



City Council Meeting DECEMBER 7, 2015

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
7:30 PM

- I. CALL TO ORDER
- II. ROLL CALL
- III. PROCLAMATIONS
 - A. Proclamation - Police Captain Gary Cann
- IV. PLEDGE TO THE FLAG
- V. CONSENT AGENDA
 - A. Council Meeting Minutes (Meeting of 11/16/2015)
 - B. Alcoholic Beverage License Applications
 - C. Financial Management Report for the month ending October 31, 2015.
- VI. PROJECT UPDATES
 - A. Convention Center
 - B. City Center - Private Development
 - C. City Center - Public Development
- VII. PUBLIC HEARING
 - A. CU-15-07/PH-15-11/V-15-19 Chick-fil-A/Avalon
 - B. PH-15-21 UDC Changes- Definitions and Text Amendments (1st reading)
- VIII. NEW BUSINESS
 - A. Amending Chapter 18 of the Code (Parking Enforcement Officer) - 1st Reading
- IX. WORKSHOP
 - A. Proposed Design: Old Roswell Plaza
 - B. Bond Discussion
- X. PUBLIC COMMENT
- XI. REPORTS
- XII. ADJOURNMENT



*A PROCLAMATION BY THE MAYOR AND CITY COUNCIL
CITY OF ALPHARETTA*

*POLICE CAPTAIN
GARY CANN*

WHEREAS, Captain Gary R. Cann began his service to the public as a police officer in Naperville, Illinois in 1979; and

WHEREAS, while maintaining a passion for public safety during a successful twenty-five year career with 3M Corporation, Gary sought opportunities to serve after moving to Georgia in 1995; and

WHEREAS, Gary generously donated his organizational talent and countless hours to the establishment of the Alpharetta Public Safety Foundation, serving as board chair for two years and executive committee member continuously since its founding; and

WHEREAS, Gary attended the Alpharetta Citizens Academy and became a CAPS volunteer in 2003; and

WHEREAS, after graduating from the Reinhardt University Police Academy's first Basic Mandate class; Gary was sworn in as an Alpharetta Police Officer in 2009, and subsequently volunteered more than six thousand hours of service with E-Squad; and

WHEREAS, Gary rose to the rank of captain with command of E-Squad, which under his leadership grew in size, professionalism and dedication to the citizens of Alpharetta; and

WHEREAS, Gary exemplifies the finest qualities of Alpharetta Public Safety as an officer of the highest integrity, a loving and devoted husband to Cindy and father to Johanna, and a courageous and loyal colleague.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Alpharetta that the members of this body commend 'Captain Gary Cann' for his service to the City and its residents; and do hereby thank him for his dedication, hard work and the inspiring example he set for his fellow first responders.

Proclaimed this 7th day of December, 2015.

David C. Belle Isle, Mayor

Coty Thigpen, City Clerk



Official Minutes
Public Hearing and Council Meeting
November 16, 2015
City Hall
2 Park Plaza
7:30pm

Official Minutes

The public is advised that the following minutes are not a verbatim transcription of business presented at the Council Meeting of the date shown; but are a synopsis of pertinent information. The public is further advised that the tapes recorded at said meeting are a matter of public record and are available to be heard at the City of Alpharetta's Clerk's office during normal business hours.

I. CALL TO ORDER

❖ *Mayor Belle Isle called the meeting to order at 7:32 p.m.*

II. ROLL CALL

Members Present:

Mayor Belle Isle, Mayor Pro Tem Aiken, Council Members Mitchell, Cross, Owens and Kennedy

Members Absent:

Council Member Gilvin

Staff Present:

City Administrator Bob Regus, Assistant City Administrator James Drinkard, City Attorney Sam Thomas, City Clerk Coty Thigpen, Director of Community Development Kathi Cook, Director of Public Works Pete Sewczwicz, Director of Finance Tom Harris, Director of Economic Development Peter Tokar, Director of Public Safety Gary George, Director of Recreation and Parks Mike Perry, Deputy Director of Recreation and Parks Lisa Cherry

III. PLEDGE TO THE FLAG

IV. PROCLAMATIONS AND PRESENTATIONS

A. Proclamation - Andy Yang

B. Crime Free Housing Presentation: Ascent at Windward and The Pointe at Preston Ridge

❖ *This presentation was postponed as requested by the recipients*

V. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 11/9/2015)

- ❖ *Council Member Cross offered a motion to approve the Consent Agenda*
 - *The motion was seconded by Council Member Kennedy*
 - *Motion approved (6-0)*

VI. PROJECT UPDATES

A. Convention Center

- Mr. Regus reported that Jim Stormont with Stormont Hospitality will be at the December 14th Council meeting with the latest update. Also, a monthly report will be emailed to Mayor and Council.

B. City Center - Public

- Mr. Regus reported that the outstanding items list is comprised of roof leaks, dead tree replacement, elevator and outstanding payment to Choate and that the work toward completing these items is in progress.

C. City Center - Private

- Mr. Regus reported that the contract on parcel 11 should be completed soon and contract on mixed use should be completed by the end of the month.

Public Comment

None

VII. PUBLIC HEARING

A. Z-15-11 Nathan Circle/Rob Forrest

- Director of Community Development, Kathi Cook, came forward to present this item on behalf of staff
- Staff recommends approval of Z-15-11 Nathan Circle/Rob Forrest request to rezone from R-15 to R-12 with the following conditions:
 1. Zoning district for property shall be R-12 with no change to existing "low density" Land Use designation.
 2. Site shall be developed substantially as depicted on site plan dated 9/21/2015.

3. Applicant shall follow all of the design elements of the Alpharetta Downtown Code.
 4. Maximum size of the homes shall be 2600 square feet with 2 stories above grade along Milton Ave and 2nd story shall be under roof in order to complement existing homes.
 5. Front setback shall be 50'.
 6. Both lots shall have access from a shared driveway off Nathan Circle.
 7. Both homes shall be side or rear loaded.
 8. All elevations shall be a minimum 30% brick or stone, with final approval by Staff.
 9. Same level of architectural details on all 4 sides, with final approval by Staff.
 10. Homes shall have front porches a minimum of 50% of the front façade length and a minimum 6' in depth.
 11. No unfinished wood on decks or porches, with final approval by Staff.
 12. Street trees shall be planted along Milton Avenue and Nathan Circle abutting the right of way at one (1) tree per 25' of property line length, as approved by Staff.
 13. Provide 5 feet R/W along Milton Ave for future bike/ped improvements
 14. Provide a 10' no access easement along Milton Avenue. Driveway apron along Milton Avenue to be removed.
 15. Provide a 10 foot landscape and screen between property to the south.
 16. The applicant shall connect to the sewerage system.
- The applicant is requesting to rezone a .6534-acre parcel from R-15 to R-12 for the purpose of splitting the lot into two parcels and constructing two 2,600 square foot "for-sale" homes. The lots would be 13,800 square feet and 14,665 square feet.
 - The parcel is located on the south side of Milton Avenue at the western corner of Nathan Circle. The site is currently zoned R-15 as well as surrounding property.
 - The property is currently zoned R-15 and could currently be developed with 15,000 square foot lots without architectural review. The lot is over 28,000 square feet however as currently zoned only 1 house would be permitted. Obtaining a land disturbance permit would be the only requirement. The request to reduce the lot size from the 15,000 square feet minimum to allow smaller lots permits conditions of zoning that would permit review of the architecture as well as site layout. Lots along Milton Avenue should have homes fronting Milton Avenue and the elevations should include porches with historic design which are important to preserving the character of Milton Avenue.
 - There are few trees on the site with just a couple of pines in the southwestern corner. Any ornamental tree that is in good quality should be spaded and replanted on site, like the Japanese maple. Applicant should also plant shade trees 25 feet on Milton Avenue and Nathan Circle to meet the new downtown code in a landscape strip abutting the public right-of-way.
 - The driveway is in the back behind the home on Nathan Circle. To minimize the effect of driveways onto Milton Avenue, both homes should be accessed from the same joint access driveway.

- The homes proposed will have a 20' separation because the lot is wider than most along Milton Avenue. Homes to the west are on lots averaging 19,800 square feet however, the separation between homes will be similar. A case can be made to permit lots fronting Milton Avenue to be permitted a reduction in order to create homes continually fronting Milton Avenue and control the architecture in order to ensure that homes that are rebuilt maintain the character of the area and are cottage style instead of a two story traditional home. Restructuring the size is also an important aspect.
- The report submitted by the applicant states that the applicant mailed each property owner within 500' of the subject property a letter stating his intent. A neighbor had inquired about the size of the units wanting them not to be too big. The report states that no negative comments were received
- City Staff has reviewed the applicant's proposal and finds that it can support the applicant's request. The lot size depicted of 13,800 and 14,665 square feet are smaller than the adjacent 22,000 square foot lots however architectural review can be added as a condition and additional landscaping can be installed to provide screening.
- This item was heard at the November 5th Planning Commission meeting. Two people were in favor but spoke on the size of the homes as being too big. One person spoke against the request based on the size of the homes. After discussion, the Commission voted 5-0-1 to recommend approval of the request.
- Rob Forrest came forward on behalf of the applicant to present his request and field questions posed by Mayor and Council

Public Comment

- John Hinton, 24 Nathan Circle, Alpharetta, GA came forward to speak on this item
- James (Rusty) Cartmill, 390 Milton Avenue, Alpharetta, GA came forward to speak on this item

❖ *Mayor Belle Isle recused himself from voting on this item*

❖ *Council Member Kennedy offered a motion to approve Z-15-11 Nathan Circle/Rob Forrest request to rezone from R-15 to R-12 with the staff conditions*

• *The motion was seconded by Council Member Owens*

• *Motion approved (4-1); Cross voting no*

B. CLUP-15-13/Z-15-14 Beecham Group/Old Milton Pkwy Townhomes

- Director of Community Development, Kathi Cook, came forward to present this item on behalf of staff

- Staff recommends approval of CLUP-15-13/Z-15-14/Beecham Group/Old Milton Parkway Townhomes subject to the following conditions:
 1. The property to be rezoned shall have an "R-8A" zoning classification and associated "High Density Residential" designation. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements.
 2. Sidewalks along Old Milton Parkway shall be required with a minimum width of 6' and a 4' planting area.
 3. Internal streets shall require 5' sidewalks and 4' planting strips between curb and sidewalk planted with street trees and pedestrian scale lighting. Pedestrian amenities shall be provided throughout development (lighting, benches, etc.)
 4. Minimum setbacks shall be as follows:
 - 20' Front setback
 - 5' Side setback
 - 20' Rear setback
 5. Driveways shall be a minimum of 18 feet from sidewalk to structure or a maximum of 5 feet from sidewalk to structure if parking is not allowed in driveway. A minimum of 15 spaces shall be provided for guests.
 6. Homes shall be a minimum of 2,400 square feet and contain a minimum of 60% brick or stone on each façade or as approved by Staff. All units shall have front stoeps, porches, and/or balconies with a minimum 6' deep and a minimum 50% of the façade length. Elevations shall have significant architectural features similar to elevations submitted on all 4 sides with final review by Staff. Side elevations adjacent to Old Milton Parkway shall require same level of architectural treatment as front elevations.
 7. A 20 foot landscape buffer shall be planted fronting Old Milton Parkway. The entire width of the 20' landscape strip along Old Milton Parkway shall be layered with a combination of trees, ornamental understory trees, decorative shrubs, grasses, and ground cover, as approved by Staff.
 8. The private street shall be gated with approval of the gate design by Staff.
 9. Applicant shall obtain GDOT Driveway Permit.
 10. Site plan shall include saving the following trees #2 (25" red oak), 29" Magnolia (#7) and the 14" pecan shall be incorporated into the site plan with final approval by Staff. Parking may be provided along front of development in order to reduce impacts to trees. Maximum encroachment shall be 20% or as approved by the Staff.
 11. Provide heavy landscape screening along the north, west, and east property lines to screen the neighboring subdivision (Bridge Pointe) and condominiums (Camden Pond) from the road and road noise. This screen shall be made up of a double staggered row of a trees minimum of 10 foot tall at time of planting. Additional screening may be required adjacent to the Bridge Point Subdivision detention pond(s).
 12. Additional encroachment into the CRZs may be allowed if retaining walls, tree wells, structural soils, or other innovative measures are used with final approval by staff.
 13. Detention shall be above ground.
- The subject property is located with frontage on Old Milton Parkway. The property encompasses 1.875 acres. The applicant is requesting to rezone the property from AG to

R-8A in order to construct 15 townhomes. A change to the Comprehensive Land Use Plan from "Low Density Residential" to "High Density Residential" is also requested, with the density at 8 units to the acre.

- The applicant proposes to develop 15 townhomes on 1.875 acres with a density of 8 units per acre. The property is on the north side of the road and adjacent to the Camden Pond Condominiums and Bridge Pointe subdivision.
- The adjacent properties to the east, north and west are zoned CUP. The properties to the south across Old Milton Parkway are zoned O-1 and C-2. Density to the west is 9 units per acre developed with condominiums within Camden Pond and to the east is 5.6 units per acre detached within Bridge Pointe. The requested density is 8 units per acre.
- The application states that the townhomes will be a minimum of 2,400 square feet in size and will be constructed of brick. The homes are configured around a center green area and guest parking has been provided.
- The architecture is designed to front onto the proposed court yard with a street circling around behind the homes. All sides of the architecture should be equally significant due to the rear of the homes facing out. They should have front stoops, porches and/or balconies on both ends. On the side facing Old Milton Parkway, the side architecture should also be distinct. Elevations will be reviewed by the Staff.
- The property currently has a mixture of hardwoods and pines. No grading will be permitted within the Critical Root Zone (CRZ) of specimen trees along north, east, and west property lines to provide screening of the adjacent developments. Tree # 5, a 46" inch popular, tree #2, a 25" red oak and tree #7, and a 29" magnolia should be incorporated into the plans. The 14" pecan tree in the middle of the green should also be saved. A change to the Comprehensive Land Use Plan could be supported by Staff in order to incorporate significant trees. If approved tree save should be required with a maximum of 20% encroachment.
- The proposed townhome development will be accessed from one curb cut off Old Milton Parkway. A decel lane will be required. Heavy landscaping will be required in order to screen views from Old Milton Parkway.
- An attached product could be supported if the site incorporated substantial tree save areas.
- The traffic will be right in/right out only on Old Milton Parkway.
- City Staff has reviewed the applicant's proposal and is of the opinion that the proposal can be supported with conditions that address the architecture and site plan as well as landscaping. However, the density is encroaching on the trees in the north. Density should be limited to 6.4 units per acre which would permit 12 units instead of 15 units which would incorporate the significant trees.
- Conditions should also be required which protect the street views by requiring landscape

and natural buffers and prohibiting visible privacy fencing. The trees should be maintained especially tree #5, #2 and #7 and the pecan tree should be saved.

- The applicant notified everyone within 500 feet of the intent for the property. The report submitted stated that one of the neighbors emailed them. She asked for the pine trees behind her to stay but she was informed that they were to be taken down. She also asked the applicant if they would protect her fence and they said they would. She asked about vandalism and damage to her property and was satisfied with their answers of excellent project managers and good insurance.
- This item was heard at the November 5th Planning Commission meeting. One person spoke against the request because of proposed tree removal. After discussion, the Commission voted 5-0-1 to recommend approval of the request.
- Rob Beecham, of the Beecham Group, came forward on behalf of the applicant

Public Comment

- Don Nasher, 305 Karen Drive, Alpharetta, GA came forward to speak on this item

❖ *Council Member Kennedy offered a motion to approve CLUP-15-13/Z-15-14/Beecham Group/Old Milton Parkway Townhomes subject to the revised conditions as provided at this meeting with a change to the 2nd sentence of condition #7 which shall read, "A 10- foot wide landscape buffer made up of a double staggered row of trees, a minimum of 10 feet tall at time of planting, shall be provided along the northern and eastern property line. A 5 foot buffer shall be provided along the western property line to be approved by staff. Additional landscape screening of the detention pond may also be required as determined by staff." The revised language replaces condition 11, which can be deleted.*

- *The motion was seconded by Mayor Pro Tem Aiken*
- *Motion approved (6-0)*

C. CLUP-15-12/Z-15-13/CU-15-12/V-15-22 Peach State Hospitality/Hotel.

NOTE: This item has been withdrawn by the Applicant and will not be heard.

D. CLUP-15-11/Z-15-10/CU-15-11/V-15-25 Thompson Street Flats

- Director of Community Development, Kathi Cook, came forward to present this item on behalf of staff
- Staff recommends approve CLUP-15-11/Z-15-10/CU-15-11/V-15-25 Thompson Street Flats request for a Land Use amendment and zoning change with the following conditions:

1. The site, shall be zoned DT-LW. Land Use shall be "Mixed Use Live- Work.
2. Property shall be developed substantially in accordance with submitted plan by CORE dated 9/21/2015 as presented on 11/5/15. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
3. Site and architecture shall be substantially similar to elevations submitted and meet requirements of the Alpharetta Downtown Code and be final approved by Staff. The sides of the building shall have significant architectural features along Thompson Street.
4. Thompson Street shall generally be improved as follows: 36 foot half width right-of-way to incorporate 12 foot walkway, 6 foot planting area, 8 foot on-street parking, and 10 foot travel lane with final approval by Staff. Final Roadway configuration to match concurrent zonings as approved by Senior Transportation Engineer.
5. Thompson Street shall include stacked stone or granite wall between sidewalk and the park with final approval by Staff. Under ledge lighting of wall shall be required. Benches approved by Staff shall be provided in dedicated pocket park area.
6. Roadways with on-street parking shall incorporate curb extensions at intersections. All entrance drives shall be constructed with decorative pavers approved by Staff.
7. Development shall not be gated.
8. Internal sidewalks to the front of units shall be provided.
9. Landscaping along Thompson Street shall be provided to screen the internal streets. Include a mix of evergreens and deciduous trees, shrubs, and ground covers of varying heights, textures and colors.
10. Additional consideration shall be given to those trees that will be visible from Thompson Street that add to the overall aesthetics and "Park-Like" appearance of the Thompson Street landscape.
11. The 23" pecan tree, the 41" Water Oak (#355), 24" Black walnut (#368), shall be incorporated into the site plan. Applicant will make every effort to incorporate the 28" Water Oak (#363), 48" Water Oak (#365), the 36" water oak (#372) and the 25" Water Oak (#366) into the site plan with final approval by Staff. Applicant shall be responsible for any recompense.
12. Street trees along Thompson Street shall be a minimum of 6" caliper at time of planting.
13. A minimum 9' landscape strip to west and south and east shall be provided and incorporate existing trees as approved by Arborist.
14. Applicant shall make an effort to determine if any existing landscaping (ornamental trees and shrubs) can be spaded and relocated on site to enhance the maturity level of landscaping at time of project completion.
15. Additional encroachment into the CRZ of saved trees on a case by case basis will be allowed if retaining walls, tree wells, structural soils, or other

innovative measures are used. This will be allowed where constructability may be a challenge based upon topography or other site factors.

16. Amenity areas shall be improved with hardscape and landscape as depicted, with final approval by Staff.
 17. Building height shall be limited to 40'-0" with additional height allowed up to 48 feet for the observatory.
- The applicant, Rick Sjöholm, is requesting to rezone 2.3 acres from R-12 to DT- LW and change the Comprehensive Land Use Plan from "Professional/Business Office" and "Commercial" to "Mixed Use Live Work". The applicant is requesting a conditional use to allow 10 units per acre. The applicant is also requesting a variance for the height of the building from 3 stories or 40' to 48' for the 4th floor conservatory. The four properties combined are approximately 2.3 acres in size.
 - The submitted request, if approved, will allow the applicant to build a project consisting of four, six unit residential condominium "for sale" with park and open space. The property is located south of Thompson Street and the north side of Old Milton Parkway and to the west of Old Milton Holdings.
 - The property is currently zoned R-12 which requires 12,000 square foot lots and is located within the Downtown Master Plan area and designated as Downtown- Live/Work within the Future Land Use Plan. The DT-LW (Downtown-Live/Work) zoning is being requested which permits consideration of up to 8 units per acre subject to site conditions. The request is for 4 buildings with 6 attached "for-sale" units in each building. The total requested density is 10 units per acre which is over the 8 units permitted in the DT-LW zoning except as approved by the City Council.
 - The property to the north is currently zoned MU and O-P, the property to the west is zoned C-2, the property to the east and south is zoned O-I with the funeral home. The proposed development would replace 4 existing homes.
 - The buildings will be filled with 24 luxury condominiums with a large central park. The prices on the units range from \$500,000 to \$1,000,000. The parking is underneath the buildings in a secured environment. Residents can walk either to Avalon or downtown.
 - The trees on the subject site are mainly around the perimeter. A 23" pecan tree is being saved located along the front of the property as well as a 41" water oak. A 36" water oak and 24" Black Walnut located along the south property line will also be incorporated. However, there is a large Magnolia #343 that is to be taken down. The Critical Root Zone can be encroached but the building is too close to the tree.
 - The traffic report shows there are 186 daily trips from the development. The weekday AM Peak Hour is 16 trips and the weekday PM Peak Hour is 19 trips.

- The Alpharetta Downtown Code requires a minimum of 10% amenity space on all sites. The amenity space on the site plan is privately owned and for use by the residents and encompasses 18.4% (19,083 sq. ft.) of the site and is viewable to the public. The civic space is about 8.2% (8,562 sq. ft.) of the site which doesn't meet the required 10% rule; however, when you combine that with the portion of Thompson Street for on street parking which the applicant is creating it meets the 10%
- The civic space is the portion of open space for public use defined by the combination of certain physical constants including the relations among their intended use, their size, their landscaping, and their adjacent buildings.
- Architecture is designed by Hug and Associates and captures the intent of the Alpharetta Downtown Code. The buildings should be brick, stone or painted brick with hard coat stucco. They will require review by the City's Downtown Architect.
- The conditional use permit is requested for the applicant to permit the 10 units per acre exceeding allowed 8 units per acre that the Alpharetta Downtown Code allows. If the applicant can include the recommended specimen trees on the site the density can be supported because this location is adjacent to commercial zoning to the west and south. The density and condominium configuration would not be appropriate on the north side and is better situated for this site due to adjacent commercial.
- The applicant also requests a height variance. The Alpharetta Downtown Code in the UDC states that all properties in DT-LW have a height limit of 40 feet or 3 stories. This application is for 4 stories. The applicant is asking for an 8 feet variance to take the building to 47 feet. However, the 4th story is an observatory and takes up only a portion of the 4th floor.
- 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 distinguish the number of children that a residential development will generate.
- Based on the total figure for all three-school levels, it can be assumed that the proposed development could house approximately 3 - 5 school age children. Alpharetta High can meet demand however; Manning Oaks Elementary and Hopewell Middle School are shown to be over capacity.
- Staff's analysis finds that the requested rezoning can be supported. The civic area should be required to include benches as well as the landscaping proposed. The higher density proposed may be appropriate in this location only because of the locations adjacent to commercial. Every effort should be made to include existing tree coverage and limit impacts.
- The applicant notified everyone within 500 feet of the intent for the property. A meeting was held where surrounding property owners could attend and no one attended. The applicant met with Lawson Finlayson of River Rock Development that adjoins this project to the east. The applicant says he offered his full support.

- This item was heard at the November 5th Planning Commission meeting. No one spoke in favor or against the proposal. After discussion, the Commission unanimously recommended approved of the request with changes to the building height limit and permitted a minimum landscape strip of 9' adjacent to the property to the west, east and south.
- Rick Sjöholm came forward on behalf of the applicant

Public Comment

None

❖ *Council Member Kennedy offered a motion to approve CLUP-15-11/Z-15-10/CU-15-11/V-15-25 Thompson Street Flats request for land use amendment and zoning change and add a condition #18 which shall read, "Applicant shall provide an easement to the City for the civic space including seating areas along Thompson Street. Space shall be maintained by the Homeowners Association."*

- *The motion was seconded by Council Member Kennedy*
- *Motion approved (6-0)*

E. PH-15-21 UDC Changes- Definitions and Text Amendments

NOTE: This item has been deferred and removed from this agenda. The case has been rescheduled to appear on the December 07, 2015 City Council Agenda.

VIII. OLD BUSINESS

A. Procurement Card Policy (2nd Reading)

- Director of Finance, Tom Harris, did not have anything further to add and stated that there had been no changes since the 1st reading
- City Attorney, Sam Thomas, read the Ordinance aloud constituting the 2nd reading
 - ❖ *Council Member Mitchell offered a motion to approve the Ordinance adopting a comprehensive procurement card policy*
 - *The motion was seconded by Mayor Pro tem Aiken*
 - *Motion approved (4-0); Owens, Kennedy absent*

B. Parks Without Borders Program with Johns Creek Recreation and Parks

- Deputy Director of Recreation and Parks, Lisa Cherry, came forward to present this item
- A recommendation listed in the City of Alpharetta Recreation and Parks Department's

("ARPD") Master Plan 2025 is to continue and/or develop partnerships with neighboring municipalities for the provision of mutually beneficial recreation and parks programs and services. In 2015, City officials approved a one-year memorandum of understanding with the City of Johns Creek Recreation and Parks Department ("Johns Creek") for mutual waiving of non-resident fees for youth recreational softball for the spring and fall seasons. This MOU was unofficially dubbed the "Parks without Borders" program.

- ARPD and Johns Creek employees have independently and collectively evaluated the effectiveness of the arrangement. Based on participation trends and positive feedback from participants, the relationship has met the goal of being beneficial to residents of both cities.
- The success of the initial Parks without Borders program led staff to consider opportunities to expand to other programs including youth recreational baseball and lacrosse. Our partners, Alpharetta Youth Softball Association and Alpharetta Youth Baseball Association, support the arrangement and believe continuing and expanding the Parks without Borders program will make our programs stronger and allow us to serve more young people.
- Staff presented this item to Council at the November 9, 2015 City Council meeting. The comments and feedback from Council was very positive. A resolution in support of continuing and extending the Parks without Borders program with Johns Creek and the MOU outlining the terms of the partnership were drafted. These documents have been reviewed and approved by City Attorney Sam Thomas. Johns Creek officials have reviewed and agreed to the terms of the MOU.
- City Attorney, Sam Thomas, read the Resolution aloud

Public Comment

- Don Nahser, 305 Karen Drive, Alpharetta, GA came forward to speak on this item
 - ❖ *Council Member Cross offered a motion to adopt the Resolution authorizing the Memorandum of Understanding with the City of John's Creek to expand the Parks Without Borders program as presented by the City Attorney*
 - *The motion was seconded by Mayor Pro Tem Aiken*
 - *Motion approved (6-0)*

IX. NEW BUSINESS

A. Intergovernmental Agreement With City Of Milton: Facility Use And Court Services

- City Administrator, Bob Regus, came forward to present this item
- Staff requests approval of an intergovernmental agreement with the City of Milton to allow and provide for, under certain terms and conditions, the limited use of certain facilities at the Crabapple Government Center for the purpose of supporting the City of Milton's municipal court operations.

Public Comment

None

❖ *Council Member Owens offered a motion to approve the Intergovernmental Agreement between the City of Alpharetta and the City of Milton to provide joint use of certain portions of the Crabapple Government Center and authorize the Mayor to execute all necessary documents*

- *The motion was seconded by Council Member Cross*
- *Motion approved (6-0)*

B. Encore Parkway Bridge Replacement and Greenway Connection

- Director of Public Works, Pete Sewczwicz, came forward to present this item on behalf of staff
- Staff requests that Mayor and Council award ITB #15-011 to C.W. Matthews in the amount of \$14,632,396.94 and authorize the Mayor to execute all necessary contracts with the Georgia Department of Transportation and Fulton County regarding the Encore Parkway Bridge Replacement and Greenway Connection Projects
- The Encore Parkway Bridge Replacement and Greenway Connection Project was a result of the North Point Activity Center Livable Centers Initiative Study. The Encore Parkway project will provide transportation enhancements to accommodate appropriate turn lanes, pedestrian, and bicycle facilities from Westside Parkway to North Point Parkway, including connection to the Big Creek Greenway further down North Point Parkway.
- This section of Encore Parkway currently has two through lanes for traffic. Sidewalks are currently found in a few, disconnected segments along this section of Encore Parkway, including across the bridge over State Route (Georgia) 400. No bicycle facilities are provided. The roadway concept along Encore Parkway includes wide sidewalks and bicycle lanes to promote pedestrian activity. Additionally, the median will be landscaped and there is a wide landscape buffer between the bicycle lane and sidewalk. The connection from the intersection of Encore Parkway and North Point Parkway to the Big Creek Greenway entrance will include minimum 8 foot wide sidewalks.
- The Encore Parkway Project started in 2008, and the North Fulton Community Improvement District (NFCID) played a vital role from the start. In 2010 the City received \$4,000,000 in construction funds through a Livable Centers Initiative (LCI) Grant. The NFCID led the design efforts and paid for the design fees associated with the Encore project. The City also received a Transportation Enhancement (TE) Grant during this time

period and the City elected to allocate these funds, \$780,793.14 towards a greenway connection along North Point Parkway. The City was responsible for funding the design work associated with the Greenway Connection. Additionally, with funding from ABC and the City in the amount of \$1,741,808.80, CID commitment of \$4,262,757 (including \$1 million through a State Road Toll authority grant – SRTA), and County waterline contribution of \$247,038, the City had a total construction allocation of \$11,032,396.94 in June 2015.

- The project was advertised for competitive bids on June 11, 2015. Bids for the project were received on July 23, 2015, and the City received a total of three bids from the following:
 - C.W. Matthews Contracting Company, Inc. \$14,632,396.94
 - G.P.'s Enterprise, Inc. \$17,398,830.46
 - Astra Group \$18,348,888.00
- Recall, this project has two separate components, Encore Parkway and the Greenway connection. The construction cost for CW Matthews to complete the Encore Parkway portion is \$13,513,439.27; and the cost to complete the Greenway Connection is \$871,919.67; and \$247,038.00 for Waterline work; total cost to complete the project is \$14,632,696.94.
- Between June 11th and now the City and NFCID have been working with the Georgia Department of Transportation (GDOT) to obtain additional funds for construction, \$3.6M, to fund the shortfall. GDOT identified Encore as a possible Bus Rapid Transit Exit and the design team had to account for such in the design, which meant longer spans to accommodate bus movements. These longer spans played a role in the project coming in over budget. Additionally, if the Encore project did not move forward and GDOT moved forward with the Bus Rapid Transit plan they would have to invest far greater than \$3.6M into improvements to Encore Parkway to accommodate the Bus Rapid Transit project. The City received confirmation GDOT allocated an additional \$3.6M to the project and the attached contract from GDOT reflects the additional dollars. Attached is a sample contract from GDOT outlining the total project cost and the total funds from GDOT for the Encore Parkway Bridge Replacement. City staff is waiting on a final contract, but due to time constraints associated with the start of the project, City staff decided it would be best to move forward. Any significant changes to the contract and City staff will bring back the contract to Council for approval. The project duration is 540 days; however the bridge shall be drivable by November of 2016 to assist in the holiday shopping period.
- The total construction cost, Encore and Greenway (excluding Fulton County waterline scope) is \$14,385,358.94 and the breakdown of the funds and where the funds are from is as follows:

• City of Alpharetta	\$ 91,126.53
• ABC	\$1,650,682.27
• NFCID	\$3,262,757.00
• NFCID (SRTA Grant)	\$1,000,000.00
• TE Funds	\$ 780,793.14
• GDOT	\$7,600,000.00

- The costs noted above are for construction only. The NFCID has funded additional monies totaling \$3.2 million as follows: project/construction management services (\$1,032,772), engineering (\$1,351,307), and right-of-way acquisition (\$875,000).
- As this is a unit price contract, progress payments to the contractor will be based on the quantity of work completed for each item per the values submitted by the contractor in its bid to the City. The City's representative will verify the quantity is correct prior to approving the payment. In this particular case the City's field representative will be representatives from Atkins. The NFCID has allocated funding for construction management and inspections for this project. Atkins will serve as an extension of City staff and they will verify all pay quantities are accurate prior to submitting payment requests from the contractor to the City.
- The schedule is aggressive for the bridge, but CW Matthews is an accomplished contractor and has the resources to meet the schedule, so long work is able to commence at the first of the year. In good faith, CW Matthews has already started working with utility companies regarding relocation schedules to minimize conflicts once bridge work begins. Thus, City staff and the NFCID team recommends awarding the Encore Parkway Bridge Replacement and Greenway Connection projects to CW Matthews.

Public Comment

None

❖ *Council Member Owens offered a motion to award ITB #15-011 to C.W. Matthews in the amount not to exceed \$14,632,396.94 and authorize the Mayor to execute all necessary contracts, agreements, and/or documents by and between the Georgia Department of Transportation, Fulton County and the City of Alpharetta regarding the Encore Parkway Bridge Replacement and Greenway Connection Projects*

- *The motion was seconded by Council Member Cross*
- *Motion approved (6-0)*

X. WORKSHOP

A. Art In Public Places Program Guidelines

- Assistant City Administrator, James Drinkard, came forward to present the tenants of this project and field questions posed by Mayor and Council

XI. PUBLIC COMMENT

None

XII. REPORTS

- Council Member Cross commended the Recreation and Parks Department for the newly renovated batting cages at North Park
- Council Member Kennedy provided a proposed capital projects list for discussion at a future Council workshop to be held the 1st week of December

- Council Member Owens reported that the Public Works Department is working on signal timing, garnering both positive and negative public feedback
- Council Member Owens recognized Mr. Manly in attendance and commented on his recent renovation of Jones Alley and further reported that he has developed a sketch for some additional brick paving and seating areas opposite Old Roswell Street.
- Mayor Belle Isle announced that there is a turkey donation mile fun run tomorrow at 6 pm sponsored by Endurance House

XIII. ADJOURNMENT

❖ *Mayor Belle Isle adjourned the meeting at 9:34 p.m.*

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Coty Thigpen".

Coty Thigpen, City Clerk



CITY COUNCIL MEETING AGENDA ITEM ROUTING FORM

DEPARTMENT DIRECTOR: COTY THIGPEN
PREPARED BY: LYN KENNEDY
COUNCIL MEETING DATE: DECEMBER 07, 2015
AGENDA ITEM TITLE: ALCOHOL BEVERAGE LICENSES
RFP / BID # (IF APPLICABLE):

CHECK ONE: ☐ BUSINESS ☒ CONSENT ☐ PUBLIC HEARING ☐ WORKSHOP

After approval by the director of the submitting department, please attach this form to your report and related / supporting items and route the full packet to the following departments in the order listed below. The initiating department is responsible for obtaining all necessary signatures prior to submittal of the report to the City Clerk; however, each reviewer is asked to forward the packet to the next reviewer following approval. All items must be received by the City Clerk a minimum of ten (10) business days before the scheduled Council Meeting.

DEPARTMENT	DATE IN	DATE OUT	APPROVED YES / NO		INITIAL
INFORMATION TECHNOLOGY ¹	_____	_____	☐ YES	☐ NO	_____
PUBLIC WORKS ²	_____	_____	☐ YES	☐ NO	_____
FINANCE	_____	_____	☐ YES	☐ NO	_____
CITY ATTORNEY	_____	_____	☐ YES	☐ NO	_____
CITY CLERK	_____	_____	☐ YES	☐ NO	_____
ASSISTANT CITY ADMINISTRATOR	_____	_____	☐ YES	☐ NO	_____
CITY ADMINISTRATOR	_____	_____	☐ YES	☐ NO	_____

¹ Required of all items involving software, computer systems, network resources, communication devices, etc.

² Required of all items involving facilities, infrastructure, etc.



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: CITY CLERK

SUBMITTED BY: COTY THIGPEN

DRAFTED BY: LYN KENNEDY

I. AGENDA ITEM TITLE: ALCOHOL BEVERAGE LICENSES

II. RECOMMENDATION:

Please approve: 1. PH-15-AB-13 – E.M.Bop, 2. PH-15-AB-14 – The Diner at North Point, 3. PH-15-AB-15 – Old Milton Beverage

III. BUDGET IMPLICATIONS:

N/A

IV. REPORT IN BRIEF:

A Public Hearing was held on Thursday, November 19, 2015 at 3:00pm in the City Hall Council Chambers for the three aforementioned applications. After doing the background checks and review by staff, staff recommends approval. No one came forward to speak against any of the applications.

V. ALTERNATIVES:

N/A

VI. ATTACHMENT:

- Agenda



*CITY OF ALPHARETTA
PUBLIC HEARING
ALCOHOL BEVERAGE LICENSE*

*DATE: NOVEMBER 19, 2015
TIME: 3:00 P.M.
LOCATION: CITY HALL - COUNCIL CHAMBERS*

AGENDA

- I. Call to order*
- II. License Applications:*

A. PH-15-AB-13

*Lakion Enterprises, Inc.
d/b/a E.M. Bop
800 North Main Street
Suite 130
Alpharetta, Ga. 30009*

*Consumption on Premises
Beer & Wine, Sunday Sales*

*Owner: Lakion Enterprises, Inc.
Registered Agent: Stewart A. Muller*

B. PH-15-AB-14

*M.J. Northpoint, LLC
d/b/a The Diner at North Point
2355 Mansell Road
Alpharetta, Ga. 30022*

*Consumption on Premises
Liquor, Beer & Wine - Sunday Sales*

*Owner: MJ Northpoint, LLC
Registered Agent: Vasilios Liakakos*

C. **PH-15-AB-15**

*East Milton Enterprises, Inc.
d/b/a Old Milton Beverage
4045 Old Milton Parkway
Alpharetta, Ga. 30005*

*Package Store
Liquor, Beer & Wine, Sunday Sales*

*Owner: East Milton Enterprises, Inc
Registered Agent: Michael Sard, Esq.*

III. *Adjournment*



City Council Meeting STAFF REPORT

Submitting Department: Finance
Submitted By: Thomas Harris, Finance Director
Meeting Date: December 7, 2015

I. AGENDA ITEM TITLE: FINANCIAL MANAGEMENT REPORT FOR THE MONTH ENDING OCTOBER 31, 2015.

II. RECOMMENDATION:

Approve the Financial Management Reports for the month ending October 31, 2015 (period 4 of Fiscal Year 2016).

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:

On a monthly basis, the Finance Department prepares detailed revenue and expenditure statements for all city operating funds (including prior-year comparisons for the General Fund).

In addition, this report includes:

1. Detailed capital project report including life-to-date activity;
2. Payments \$5,000 and greater;
3. Purchase orders with an estimated cost between \$5,000 and \$50,000; and
4. Status of current year bids/RFPs.

V. ALTERNATIVES:

VI. ATTACHMENTS:

Financial Management Reports (October 2015)

Financial Management Reports



for the month ending
October 31, 2015
(Period 4 of 12 - unaudited)

Financial Management Reports

Fiscal Year 2016

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2 PARK PLAZA
ALPHARETTA, GA 30009
PHONE: 678.297.6000
WWW.ALPHARETTA.GA.US

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS
FROM: THOMAS G. HARRIS, FINANCE DIRECTOR *TGH*
DATE: DECEMBER 7, 2015
RE: FINANCIAL MANAGEMENT REPORTS AS OF OCTOBER 31, 2015

The documents contained herein represent the financial management reports for the City of Alpharetta ("city") as of the period ending October 31, 2015.

The Finance Department is currently in the process of closing the accounting books for Fiscal Year (FY 2015). The figures represented herein are subject to change in accordance with accounting entries made during the closing process.

General Fund

Revenue: The following section pertains to information detailed in the attached Revenue Summary and Collection Comparison report. FY 2016 revenues are budgeted at \$58.5 million (net of Carryforward Fund Balance totaling \$5 million). As of October 31, 2015, actual revenue collections total 27% or \$15.8 million.

Early collection trends indicate a net gain over budget of \$2.1 million. The revenue account detail is as follows:

• Property Taxes (current year):	\$1,000,000
• Motor Vehicle Title Taxes:	100,000
• Local Option Sales Taxes:	150,000
• Franchise Taxes:	105,217
• Insurance Premium Taxes:	163,175
• Alcohol Beverage Excise Taxes:	150,000
• Building Permit Fees:	500,000
• Court Fines:	(400,000)
• Hotel Taxes (City portion):	220,000
• Other:	<u>106,715</u>

Estimated Gain: \$2,095,107

The FY 2016 budget for current year property taxes (non-motor vehicle) totals \$18.8 million and is based on a billable digest of \$3.9 billion (net of all exemptions/motor vehicle values). This figure was calculated in

MAYOR
DAVID BELLE ISLE

COUNCIL MEMBERS
D.C. AIKEN
MICHAEL CROSS
JIM GILVIN
MIKE KENNEDY
DONALD F. MITCHELL
CHRIS OWENS

CITY ADMINISTRATOR
ROBERT J. REGUS

April/May 2015 based on staff forecasts of property values/appeals. The actual digest for FY 2016, as provided by the Fulton County Board of Assessors, currently totals \$4.3 billion (net of all exemptions/motor vehicle values). However, roughly 22%, or \$923 million, of the digest value is under appeal. Preliminary billing data indicates a potential gain of \$1 million to \$1.3 million in property tax collections above budget based on historical collection rates and estimated value erosion due to appeals.

Motor Vehicle Title Tax collections is trending lower than FY 2015 (\$1.3 million was collected in FY 2015) but is conservatively estimated to total \$1.1 million by year-end (non-standard revenue collection as it is dependent upon vehicle sales) which is \$100,000 greater than budget.

Local Option Sales Tax collections is trending 4% higher than FY 2015 and is estimated to total \$14.9 million by year-end (\$14.8 million was collected in FY 2015) which is \$150,000 greater than budget.

Franchise Tax collections (telephone) is trending higher than FY 2015 and is estimated to total \$1 million by year-end (\$1 million was collected in FY 2015) which is \$105,217 greater than budget.

Insurance Premium Tax collections total \$3.3 million in FY 2016 and represent a 7% increase over FY 2015 collections of \$3.1 million.

Alcohol Beverage Excise Tax collections is trending lower than FY 2015 and is estimated to total \$2 million by year-end (\$2 million was collected in FY 2015) which is \$150,000 greater than budget.

Building Permit Fee collections is trending 18% higher than FY 2015 and is conservatively estimated to total \$1.6 million by year-end (\$1.9 million was collected in FY 2015) which is \$500,000 greater than budget. Building permit fee collections are variable but will likely exceed the estimate for FY 2016 and will be adjusted accordingly in future reports. Growth is being driven through an increase in the underlying number/value of permits.

Municipal Court Fine collections is trending -15% lower than FY 2015 and is estimated to total \$2.2 million by year-end (\$2.4 million was collected in FY 2015). Revenue decline is being driven through an overall decline in enforcement citations.

The Other revenue category is exceeding budget through a combination of development related revenue growth (e.g. Development Permits, Plan Review Fees) and general tax growth (Intangibles Tax, Real Estate Transfer Tax, etc.) which is partially offset through the reductions in Red Light Camera Citations which ceased operations in July (2015) pending a program review and contract negotiations. Red Light Camera Citation revenue forecasts will be revisited once the program review and contract negotiations are complete. There will be a similar costs savings through reductions in leases costs for the red light cameras (net impact to the budget is minimal).

The Finance Department will continue to monitor revenues and provide updates on collection trends as they become available.

Expenditures: The following section pertains to information detailed in the attached Expenditure Summary by Department (expenditure rollup by department) and Expenditure Summary by Category (expenditure rollup by account) reports.

As of October 31, 2015, city departments (not including General Government¹) have encumbered and expensed 40%, or \$21.4 million, of their FY 2016 budget appropriations. On a pure expenditure trend basis, FY 2016 is trending lower than FY 2015. Human Resources is trending higher than FY 2015 due to the employee recognition event held in September.

Contingency: The General Fund contingency balance as of October 31, 2015 totals \$534,433.

Special Revenue Funds (large funds only)

The following section references information included within the attached GAAP Financial Statements.

Hotel/Motel Fund: FY 2016 revenues are budgeted at \$4.5 million with budgeted disbursements as follows: Alpharetta Convention & Visitor's Bureau (\$1.9 million or 43.3%); Alpharetta Business Community (\$741,815 or 16.7%); and the city (\$1.8 million or 40.0%). As of October 31, 2015, the city has collected 30% or \$1.3 million (three month of collections). All collections have been distributed to the participating entities based on their proportionate share.

Effective October 1st 2015, the Hotel/Motel Tax was changed to 8% to fund tourist development including construction of a new convention center at the Avalon development. These collections will be reflected in the November financial management reports.

E-911 Fund: FY 2016 revenues are budgeted at \$3.8 million (net of carryforward fund balance totaling \$634,600 for capital initiatives). As of October 31, 2015, the city has collected 22% or \$819,188 (three months of collections including the 1st quarterly payment under the Milton IGA¹). Expenditures/encumbrances during the same time period total \$2.3 million and represent general operations, blanket purchase orders that will sustain operations/capital initiatives throughout the year, and one-time capital initiatives. There are no budget variances anticipated.

Debt Service Fund

The following section pertains to information detailed within the attached GAAP Financial Statements.

FY 2016 revenues are budgeted at \$3.3 million (net of carryforward fund balance totaling \$847,232). As of October 31, 2015, actual revenue totaled 16% of budget (\$529,900) and will remain low until property tax collections in December.

The FY 2016 budget for current year property taxes (non-motor vehicle) totals \$3.2 million and is based on a billable digest of \$4.4 billion (net of all exemptions/motor vehicle values). This figure was calculated in April/May 2015 based on staff forecasts of property values/appeals.

¹ General Government is utilized to account for non-operating transactions such as transfers-out to other city funds, contingency, etc.

The actual digest for FY 2016, as provided by the Fulton County Board of Assessors, currently totals \$4.8 billion (net of all exemptions/motor vehicle values). However, roughly 19%, or \$923 million, of the digest value is under appeal.

Preliminary billing data indicates a potential gain of \$160,000 to \$200,000 in property tax collections above budget based on historical collection rates and estimated value erosion due to appeals.

Grant Funds

The following section references information included within the attached Grant Funds Detail Reports.

Operating Grant Fund Detail (Fund 220): Available funding totals \$73,824 and represents unspent project appropriations of \$55,989 and an unallocated reserve for future projects (grant matches) of \$17,835.

Capital Grants Fund Detail (Fund 340): Available funding totals \$1.7 million and represents unspent capital project appropriations of \$1.4 million and an unallocated reserve for future capital projects (grant matches) of \$243,562.

Capital Project Funds

The following section references information included within the attached Capital Project Funds Detail Reports.

General Capital Project Fund Detail (Fund 301): Available city funding totals \$9.2 million and represents unencumbered/unspent capital project appropriations of \$8.2 million and an unallocated reserve for future capital projects of \$1 million. Upon issuance of the Convention Center Bonds in March/April 2016, \$1.2 million will be reimbursed to the unallocated reserve account.

Available ABC (Alpharetta Business Community) funding totals \$1.8 million and represents unencumbered/unspent capital project appropriations (sidewalk connectivity).

City Center Bond Fund (Fund 315): This fund accounts for proceeds of the voter approved General Obligation Bonds, Series 2012. Available funding totals \$117,969 and represents unencumbered/unspent capital project appropriations.

Enterprise Fund

The following section pertains to information detailed within the attached GAAP Financial Statements.

Solid Waste Fund: FY 2015 revenues are currently budgeted at \$3.3 million. As of October 31, 2015, the city has collected \$1.6 million which represents the 1st-2nd quarter billings and associated investment earnings. Expenditures/encumbrances during the same time period total \$3.2 million and represent general operations and blanket purchase orders (e.g. sanitation hauler) that will sustain operations throughout the year. There are no budget variances anticipated at this time.

Other Items

Council Member Stipend Activity Listing: The FY 2016 budget includes appropriations of \$9,000 for the Mayor and \$5,000 for each City Council Post and the available balances as of October 31, 2015 are as follows:

	Budget	Expenditures (year-to-date)	Available Balance
Mayor: David Belle Isle	\$ 9,000	\$ 2,253	\$ 6,747
Post #1: Donald Mitchell	\$ 5,000	\$ 3,945	\$ 1,055
Post #2: Mike Kennedy	\$ 5,000	\$ 939	\$ 4,061
Post #3: Chris Owens	\$ 5,000	\$ 43	\$ 4,957
Post #4: Jim Gilvin	\$ 5,000	\$ 962	\$ 4,038
Post #5: Michael Cross	\$ 5,000	\$ 849	\$ 4,151
Post #6: D.C. Aiken	\$ 5,000	\$ 163	\$ 4,837

Alpharetta Business Community (ABC)

ABC is a private sector non-profit organization which is governed by three directors (one of which is the City Administrator). Approximately 16.7% of hotel/motel taxes generated within the city are remitted to ABC for the express purposes of investing in system improvements to bicycle or pedestrian greenways, trails, walkways or any combination thereof that connect hotels to downtown. For eligible projects, the city provides the staff resources and ABC funds the design/construction costs. As such, ABC projects are specifically reported in its own section within the attached General Capital Project Fund Detail (Fund 301) report. As of October 31, 2015, the city reflects ABC projects totaling \$2.9 million in appropriations.

Effective October 1st 2015, the Hotel/Motel Tax was changed to 8% to fund tourist development including construction of a new convention center at the Avalon development. As a result of this change, ABC funding will cease effective with the September distribution.

Development Authority (Component Reporting Unit)

The Development Authority is a public corporation created and existing under the Constitution and laws of the State of Georgia and is governed by seven directors duly appointed by the Alpharetta City Council.

The following section pertains to information detailed within the attached Alpharetta Development Authority Financial Statements. As of October 31, 2015, the Development Authority has \$58,448 in available resources to support its main functions of promoting the public good and general welfare, trade, commerce, industry, general tax base and the employment opportunities available in the City of Alpharetta.

Other reports included with this packet are as follows:

- Listing of Payments \$5,000 and greater;
- Listing of PO's between \$5,000 and \$50,000; and
- Bid/RFP Status



GENERAL FUND

Revenue Report



CITY OF ALPHARETTA
 Financial Management Reports
 General Fund (Unaudited)
Revenue Summary and Collection Comparison
 For the month ended October 31, 2015

	Current Fiscal Year					Prior Fiscal Year		
	2016 Budget	2016 YTD	% Collected	2016 Estimated	Variance	2015 Actual	2015 YTD	% Collected
Top 10 Revenues:								
Property Taxes								
Current Year	\$ 18,800,000	\$ 3,042,824	16.2%	\$ 19,800,000	\$ 1,000,000	\$ 18,627,480	\$ 2,727,767	14.6%
Delinquent	249,500	62,725	25.1%	249,500	-	291,154	36,435	12.5%
Motor Vehicle Tax	300,000	113,072	37.7%	300,000	-	535,898	95,335	17.8%
Motor Vehicle Title Fee	1,000,000	364,875	36.5%	1,100,000	100,000	1,311,317	391,896	29.9%
Local Option Sales Tax	14,700,000	3,823,655	26.0%	14,850,000	150,000	14,757,780	3,677,276	24.9%
Franchise Tax	6,440,000	359,434	5.6%	6,545,217	105,217	6,682,041	212,029	3.2%
Insurance Premium Tax	3,150,000	3,313,175	105.2%	3,313,175	163,175	3,101,250	3,101,250	100.0%
Alcohol Beverage Excise Tax	1,850,000	505,798	27.3%	2,000,000	150,000	1,998,770	487,101	24.4%
Building Permit Fees	1,100,000	802,247	72.9%	1,600,000	500,000	1,891,794	680,696	36.0%
Business and Occupational Tax	1,000,000	38,117	3.8%	1,000,000	-	1,058,279	47,648	4.5%
Municipal Court Fines	2,400,000	794,695	33.1%	2,000,000	(400,000)	2,418,607	937,652	38.8%
Recreation/Special Event Fees	2,007,000	763,783	38.1%	2,019,211	12,211	2,065,396	703,926	34.1%
Hotel/Motel Tax (City portion)	1,780,000	532,358	29.9%	2,000,000	220,000	1,858,068	466,746	25.1%
subtotal	\$ 54,776,500	\$ 14,516,757	26.5%	\$ 56,777,103	\$ 2,000,603	\$ 56,597,834	\$ 13,565,757	24.0%
Other Revenues	3,705,630	1,288,362	34.8%	3,800,134	94,504	4,397,393	1,081,660	24.6%
Total Revenues	\$ 58,482,130	\$ 15,805,120	27.0%	\$ 60,577,237	\$ 2,095,107	\$ 60,995,227	\$ 14,647,416	24.0%
Carryforward Fund Balance	5,036,209							



GENERAL FUND

Expenditure Reports



CITY OF ALPHARETTA
 Financial Management Reports
 General Fund (unaudited)
Expenditure Summary by Department
 For the month ended October 31, 2015

	Current Fiscal Year						Prior Fiscal Year		
	2016 Budget	2016 Encumbrances	2016 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.	2015 Exp. (Total)	2015 Exp. (YTD)	% Exp.
Expenditures by Department:									
Mayor & Council	\$ 350,069	\$ 777	\$ 114,249	\$ 235,043	32.9%	32.6%	\$ 308,237	\$ 105,592	34.3%
City Administration	2,056,082	26,046	704,579	1,325,456	35.5%	34.3%	2,722,528	956,658	35.1%
Finance	3,160,975	118,156	1,298,738	1,744,080	44.8%	41.1%	2,953,855	1,278,779	43.3%
City Attorney	525,000	35,000	201,880	288,120	45.1%	38.5%	608,630	(253,455)	-41.6%
Information Technology	1,523,355	21,926	549,332	952,097	37.5%	36.1%	1,467,121	544,056	37.1%
Human Resources	395,114	13,060	108,191	273,863	30.7%	27.4%	376,580	94,780	25.2%
Municipal Court	1,052,500	152,943	348,475	551,082	47.6%	33.1%	969,417	345,489	35.6%
Public Safety	25,385,562	924,833	9,171,055	15,289,674	39.8%	36.1%	24,212,086	8,925,532	36.9%
Public Works	7,941,386	556,720	2,442,533	4,942,133	37.8%	30.8%	7,084,379	2,312,208	32.6%
Recreation & Parks	8,311,235	924,457	2,838,388	4,548,390	45.3%	34.2%	6,669,756	2,291,690	34.4%
Community Development	2,391,485	56,790	808,991	1,525,704	36.2%	33.8%	2,340,068	880,651	37.6%
subtotal	\$ 53,092,763	\$ 2,830,707	\$ 18,586,413	\$ 31,675,643	40.3%	35.0%	\$ 49,712,655	\$ 17,481,979	35.2%
General Government:									
Non-Departmental	\$ 45,000	\$ -	\$ 10,000	\$ 35,000	22.2%	22.2%	\$ 45,000	\$ 10,000	22.2%
Insurance Premiums (Risk)	607,000	-	202,333	404,667	33.3%	33.3%	545,000	181,667	33.3%
Gwinnett Tech Bond P&I	290,340	-	60,170	230,170	20.7%	20.7%	288,640	61,820	21.4%
Transfer(s) to other Funds	8,943,236	-	2,981,079	5,962,157	33.3%	33.3%	7,467,112	2,489,037	33.3%
Contingency	540,000	-	5,567	534,433	1.0%	1.0%	224,249	2,395	1.1%
subtotal	\$ 10,425,576	\$ -	\$ 3,259,149	\$ 7,166,427	31.3%	31.3%	\$ 8,570,001	\$ 2,744,919	32.0%
Total Expenditures	\$ 63,518,339	\$ 2,830,707	\$ 21,845,562	\$ 38,842,070	38.8%	34.4%	\$ 58,282,657	\$ 20,226,899	34.7%



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CITY OF ALPHARETTA
Financial Management Reports
General Fund (unaudited)
Expenditure Summary by Category
For the month ended October 31, 2015

	Current Fiscal Year						Prior Fiscal Year		
	2016 Budget	2016 Encumbrances	2016 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.	2015 Exp. (Total)	2015 Exp. (YTD)	% Exp.
Expenditures by Category:									
Salaries & Benefits:									
(1) Regular Salaries	\$ 23,485,649	\$ -	\$ 7,326,607	\$ 16,159,042	31.2%	31.2%	\$ 22,469,889	\$ 7,204,192	32.1%
Holiday Leave	1,013,494	-	188,762	824,732	18.6%	18.6%	905,464	193,062	21.3%
Overtime	974,999	-	385,687	589,312	39.6%	39.6%	1,118,654	360,639	32.2%
Group Insurance	7,155,526	-	2,435,342	4,720,184	34.0%	34.0%	6,158,782	2,303,807	37.4%
FICA and Social Security	1,945,279	-	562,103	1,383,176	28.9%	28.9%	1,758,684	552,550	31.4%
Defined Benefit Pension	2,276,470	-	2,276,470	-	100.0%	100.0%	2,176,654	2,176,654	100.0%
401(A) Retirement/Match	1,377,726	-	497,555	880,171	36.1%	36.1%	1,354,743	451,657	33.3%
(2) Other	771,021	-	263,262	507,759	34.1%	34.1%	690,420	228,597	33.1%
subtotal	\$ 39,000,164	\$ -	\$ 13,935,789	\$ 25,064,375	35.7%	35.7%	\$ 36,633,291	\$ 13,471,159	36.8%
Maintenance & Operations:									
Professional Services	\$ 2,172,038	\$ 682,427	\$ 648,448	\$ 841,162	61.3%	29.9%	\$ 1,975,802	\$ 596,840	30.2%
Legal Services	525,000	35,000	201,880	288,120	45.1%	38.5%	608,630	(253,455)	-41.6%
Vehicle Fuel/Maintenance	1,252,300	5,739	308,542	938,019	25.1%	24.6%	1,069,796	387,101	36.2%
Maintenance Contracts	2,215,480	1,283,532	472,517	459,431	79.3%	21.3%	1,921,391	449,528	23.4%
IT Professional Services	1,312,726	421,921	655,742	235,064	82.1%	50.0%	1,183,702	641,786	54.2%
General Supplies	972,022	118,080	346,221	507,721	47.8%	35.6%	989,924	347,479	35.1%
Utilities	2,629,275	-	671,964	1,957,311	25.6%	25.6%	2,409,093	641,089	26.6%
Other	2,415,184	281,330	798,023	1,335,830	44.7%	33.0%	2,393,697	722,650	30.2%
subtotal	\$ 13,494,025	\$ 2,828,030	\$ 4,103,337	\$ 6,562,658	51.4%	30.4%	\$ 12,552,035	\$ 3,533,017	28.1%
Capital:									
OSSI/Fire Truck Leases	\$ 357,676	\$ -	\$ 355,747	\$ 1,929	99.5%	99.5%	\$ 295,926	\$ 295,926	100.0%
Software Leases	183,698	-	183,696	2	100.0%	100.0%	181,877	181,877	100.0%
Other	57,200	2,677	7,844	46,679	18.4%	13.7%	49,526	-	0.0%
subtotal	\$ 598,574	\$ 2,677	\$ 547,287	\$ 48,610	91.9%	91.4%	\$ 527,329	\$ 477,803	90.6%
General Government:									
Non-Departmental	\$ 45,000	\$ -	\$ 10,000	\$ 35,000	22.2%	22.2%	\$ 45,000	\$ 10,000	22.2%
Insurance Premiums (Risk)	607,000	-	202,333	404,667	33.3%	33.3%	545,000	181,667	33.3%
Gwinnett Tech Bond P&I	290,340	-	60,170	230,170	20.7%	20.7%	288,640	61,820	21.4%
Transfer(s) to other Funds	8,943,236	-	2,981,079	5,962,157	33.3%	33.3%	7,467,112	2,489,037	33.3%
Contingency	540,000	-	5,567	534,433	1.0%	1.0%	224,249	2,395	1.1%
subtotal	\$ 10,425,576	\$ -	\$ 3,259,149	\$ 7,166,427	31.3%	31.3%	\$ 8,570,001	\$ 2,744,919	32.0%
Total Expenditures	\$ 63,518,339	\$ 2,830,707	\$ 21,845,562	\$ 38,842,070	38.8%	34.4%	\$ 58,282,657	\$ 20,226,899	34.7%

Notes:

- (1) Includes the following components: regular salaries, temporary and seasonal salaries, and separation payout.
- (2) Includes the following components: workers compensation, educational programs, automobile allowance, tuition reimbursement, and employee service awards.



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GRANT FUNDS

Revenue & Expenditure Reports



CITY OF ALPHARETTA
 Financial Management Reports
 Grant Funds
Operating Grant Fund Detail (Fund 220; life-to-date for active projects)
 As of October 31, 2015

			Project Snapshot		FY 2015												
			Total Project Authorization	Prior Year Collections/ Expenditures	Carryforward Budget	FY 2015 Appropriations	Total Budget	Collections/ Expenditures	Encumbrances	Remaining							
Account #	Project																
Revenues																	
Public Safety																	
22031150-331110-	G0029	2013 Electronics Crime Task Force	\$	3,000	\$	3,000	\$	-	\$	-	\$	-					
22031150-331150-	G1301	Bicycle Safety (GOHS 2013)		27,900		23,029		4,871		-		4,871					
22031150-331150-	G1402	Bicycle Safety (GOHS 2014)		14,701		14,550		151		151		151					
22031150-331110-	G1404	2014 Electronic Crime Taskforce		1,750		-		1,750		-		1,750					
22031150-371000-	G1407	BAC Pedal Car Walmart 2013		2,500		2,500		-		-		-					
22031150-331110-	G1500	2014 Bulletproof Vest Grant (DOJ)		10,869		-		10,869		-		10,219					
22031150-331110-	C1617	2015 Bulletproof Vest Grant (DOJ)		9,935		-		9,935		-		9,935					
subtotal			\$	70,655	\$	43,079	\$	17,641	\$	9,935	\$	27,576	\$	650	\$	26,926	
Recreation and Parks																	
22061150-371000-	G1105	Camp Happy Hearts	\$	30,145	\$	29,825	\$	320	\$	-	\$	320	\$	20		\$	300
22061150-334150	G1600	Camp Happy Hearts District 1		4,238		-		4,238		-		4,238		-			0
22061150-3334150	G1601	Camp Happy Hearts District 2		4,504		-		4,504		-		4,503		-			1
subtotal			\$	38,887	\$	29,825	\$	9,062	\$	-	\$	9,062	\$	8,761		\$	301
General Government																	
22090200-391100	Transfer-In from the General Fund (Match)																
22090200-395000	Carryforward Fund Balance																
subtotal																	
Total																	
					\$	76,861	\$	9,935	\$	86,796	\$	9,411		\$	77,385		



CITY OF ALPHARETTA

Financial Management Reports

Grant Funds

Operating Grant Fund Detail (Fund 220; life-to-date for active projects)

As of October 31, 2015

Account #	Project	Project Snapshot		FY 2015					
		Total Project Authorization	Prior Year Collections/ Expenditures	Carryforward Budget	FY 2015 Appropriations	Total Budget	Collections/ Expenditures	Encumbrances	Remaining
Expenditures									
Public Safety									
22031150-531600-	G0029 2013 Electronic Crime Task Force	\$ 3,000	\$ 2,000	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -	\$ 1,000
22031150-531100-	G1301 Bicycle Safety (GOHS 2013)	26,210	21,564	4,646	-	4,646	(75)	-	4,721
22031150-523500-	G1301 Bicycle Safety (GOHS 2013) - Employee Travel	1,090	1,090	-	-	-	-	-	-
22031150-523700-	G1301 Bicycle Safety (GOHS 2013) - Employee Training	600	450	150	-	150	-	-	150
22031150-531100-	G1402 Supplies (GOHS 2014)	10,486	10,484	2	-	2	-	-	2
22031150-523700-	G1402 Training (GOHS 2014)	995	848	147	-	147	-	-	147
22031150-523500-	G1402 Travel (GOHS 2014)	3,219	3,219	-	-	-	-	-	-
22031150-531600-	G1404 2014 Electronic Crime Taskforce	1,751	1,550	201	-	201	-	-	201
22031150-531600-	G1407 BAC Pedal Car Walmart 2013	2,500	521	1,979	-	1,979	-	-	1,979
22031150-542100-	G1500 2014 Bulletproof Vext Grant (DOJ)	24,988	23,195	1,793	-	1,793	1,791	-	2
22031150-542100	C1617 2015 Bulletproof Vext Grant (DOJ)	19,870	-	-	19,870	19,870	5,889	-	13,981
	subtotal	\$ 94,709	\$ 64,921	\$ 9,918	\$ 19,870	\$ 29,788	\$ 7,605	\$ -	\$ 22,183
Recreation and Parks									
22061150-531100-	G1105 Camp Happy Hearts	\$ 37,851	\$ 13,299	\$ 24,552	\$ -	\$ 24,552	\$ -	\$ -	\$ 24,552
22061150-521200-	G1401 Fresh Grant Special Needs	14,349	8,472	5,877	-	5,877	-	-	5,877
22061150-521200	G1600 Camp Happy Hearts District 1	730	-	730	-	730	498	-	232
22061150-522310	G1600 Camp Happy Hearts District 1	819	-	819	-	819	818	-	1
22061150-522320	G1600 Camp Happy Hearts District 1	1,895	-	1,895	-	1,895	994	-	901
22061150-531100	G1600 Camp Happy Hearts District 1	795	-	795	-	795	65	-	730
22061150-521200	G1601 Camp Happy Hearts District 2	748	-	748	-	748	651	-	97
22061150-522310	G1601 Camp Happy Hearts District 2	955	-	955	-	955	954	-	1
22061150-522320	G1601 Camp Happy Hearts District 2	2,071	-	2,071	-	2,071	1,300	-	771
22061150-531100	G1601 Camp Happy Hearts District 2	731	-	731	-	731	85	-	646
	subtotal	\$ 60,944	\$ 21,771	\$ 39,173	\$ -	\$ 39,173	\$ 5,367	\$ -	\$ 33,806
Non-Allocated									
(1) 22090200-579000	Reserve for City Grant Matches			\$ 27,770	\$ (9,935)	\$ 17,835	\$ -	\$ -	\$ 17,835
	(2) FRESH Grant			-	-	-	-	-	-
	(3) FY 2013 UASI Citizens Corps Grant			-	-	-	-	-	-
	subtotal			\$ 27,770	\$ (9,935)	\$ 17,835	\$ -	\$ -	\$ 17,835
	Total			\$ 76,861	\$ 9,935	\$ 86,796	\$ 12,972	\$ -	\$ 73,824

Notes:

(1) Represents funding available for City matches to City Council approved Grants.

(2) City Council accepted the grant funding. Awaiting award documentation from Grantor. Total Grant = \$21,800 (no local match).

(3) City Council accepted the grant funding. Awaiting award documentation from Grantor. Total Grant = \$6,929.77 (no local match).



CITY OF ALPHARETTA
 Financial Management Reports
 Grant Funds
Capital Grant Fund Detail (Fund 340; life-to-date for active projects)
 As of October 31, 2015

Account #	Project	Project Snapshot		FY 2016					
		Total Project Authorization	Prior Year Collections/ Expenditures	Carryforward Budget	FY 2016 Appropriations	Total Budget	Collections/ Expenditures	Encumbrances	Remaining
Revenue									
Public Works									
34041100-334310-	C1219 Milling & Resurfacing (LMIG)	\$ 1,253,115	\$ 839,179	\$ -	\$ 413,936	\$ 413,936	\$ 413,935		\$ 1
34041100-334310-	C1439 SR 400/Old Milton Pkwy Turn Lane (2014 LMIG)	200,000	200,000	-	-	-	-		-
34041100-331350-	C1525 SR9 Operational Improvements	978,228	381,559	596,669	-	596,669	-		596,669
34041100-331350-	G0018 Encore Parkway Greenway Connection (Transportation Enhancement Grant)	800,000	-	800,000	-	800,000	-		800,000
34041100-336101-	G1107 LCI Main Street Improvements (MARTA Offset Fund)	1,050,003	445,611	604,392	-	604,392	8,507		595,885
34090200-371000	G1109 Encore Pkwy Improvements (Cousins Properties)	54,469	54,469	-	-	-	-		-
34041100-334310-	C1620 Northwinds Parkway	1,869,353	-	-	1,869,353	1,869,353	1,869,353		-
34041100-331310	G1602 EPA Stormwater Equipment	29,100	-	29,100	-	29,100	-		29,100
	subtotal	\$ 6,234,269	\$ 1,920,819	\$ 2,030,161	\$ 2,283,289	\$ 4,313,450	\$ 2,291,795		\$ 2,021,655
Recreation and Parks									
34061150-331350-	G1217 GA 400 Bicycle Expressway Project	\$ 500,000	\$ -	\$ 500,000	\$ -	\$ 500,000	\$ -		\$ 500,000
34061150-331350-	C1539 LWCF Big Creek Drainage Improvement	80,000	-	80,000	-	80,000	1,673		78,328
	subtotal	\$ 580,000	\$ -	\$ 580,000	\$ -	\$ 580,000	\$ 1,673		\$ 578,328
General Government									
34090200-391100	Transfer-In from the General Fund (Match)			\$ -	\$ -	\$ -			\$ -
34090200-395000	Carryforward Fund Balance			642,356	-	642,356	-		642,356
	subtotal			\$ 642,356	\$ -	\$ 642,356	\$ -		\$ 642,356
	Total			\$ 3,252,517	\$ 2,283,289	\$ 5,535,806	\$ 2,293,468		\$ 3,242,338



CITY OF ALPHARETTA
Financial Management Reports
Grant Funds
Capital Grant Fund Detail (Fund 340; life-to-date for active projects)
As of October 31, 2015

Account #	Project	Project Snapshot		FY 2016					Remaining	
		Total Project Authorization	Prior Year Collections/ Expenditures	Carryforward Budget	FY 2016 Appropriations	Total Budget	Collections/ Expenditures	Encumbrances		
Expenditures										
Public Works										
34041100-541410-	C1219	Milling & Resurfacing (LMIG)	\$ 1,253,116	\$ 839,180	\$ -	\$ 413,936	\$ 413,936	\$ -	\$ 413,935	\$ 1
34041100-541410-	C1439	SR 400/Old Milton Pkwy Turn Lane (2014 LMIG)	200,001	199,421	580	-	580	-	-	580
34041100-541410-	C1525	SR9 Operational Improvements	988,228	391,559	596,669	-	596,669	-	596,669	0
34041100-541410-	C1620	Northwinds Parkway	2,119,353	-	-	2,119,353	2,119,353	-	2,119,353	0
34041100-541510-	G0018	Encore Parkway Greenway Connection (Transportation Enhancement Grant)	800,000	-	800,000	-	800,000	-	-	800,000
34041100-521200-	G1107	LCI Main Street Improvements (MARTA Offset Fund)	447,401	435,771	11,630	-	11,630	-	-	11,630
34041100-541420-	G1107	LCI Main Street Improvements	602,386	16,344	586,042	-	586,042	108,877	477,165	0
34041100-541410-	G1109	Encore Pkwy Improvements (LCI Transportation Implementation Grant)	54,469	-	54,469	-	54,469	-	-	54,469
34041100-542100	G1602	EPA Stormwater Equipment	52,910	-	52,910	-	52,910	-	-	52,910
		subtotal	\$ 6,517,864	\$ 1,882,275	\$ 2,102,300	\$ 2,533,289	\$ 4,635,589	\$ 108,877	\$ 3,607,121	\$ 919,590
Recreation and Parks										
34061150-541420-	G1217	GA 400 Bicycle Expressway Project	\$ 500,000	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000
34061150-541510	C1539	LWCF Big Creek Drainage Improvement	160,000	3,345	156,655	-	156,655	-	156,655	-
		subtotal	\$ 660,000	\$ 3,345	\$ 656,655	\$ -	\$ 656,655	\$ -	\$ 156,655	\$ 500,000
Non-Allocated										
(1) 34090200-579000		Reserve for City Grant Matches			\$ 423,207	\$ (250,000)	\$ 173,207	\$ -	\$ -	\$ 173,207
	(2)	Encore Parkway Improvements (LCI Transportation Implementation)			-	-	-	-	-	-
	(3)	Downtown Sidewalk Improvements (ADA Compliance; 2015-17 CDBG)			-	-	-	-	-	-
	(4)	Cardiac Monitors/Ballistic Protective Equip. (Assistance to FF Grant)			20,355	-	20,355	-	-	20,355
		North Fulton Comprehensive Transportation Plan (contribution)			50,000	-	50,000	-	-	50,000
		subtotal			\$ 493,562	\$ (250,000)	\$ 243,562	\$ -	\$ -	\$ 243,562
		Total			\$ 3,252,517	\$ 2,283,289	\$ 5,535,806	\$ 108,877	\$ 3,763,776	\$ 1,663,152

Notes:

- (1) Represents funding available for City matches to City Council approved Grants.
- (2) City Council approved the application for submission. Application approved by Grantor. Total Project Construction = \$11,000,000 (\$4,400,000 from the North Fulton CID; \$4,000,000 in LCI grant funding; \$800,000 in Transportation Enhancement grant funding, and \$1,800,000 in City match funding (City/ABC).
- (3) City Council approved the application for submission. Awaiting award determination by Grantor. Total Project = \$150,000 (\$150,000 in grant funding over 3 year period (2015-2017); no City match).
- (4) City Council approved the application for submission. Awaiting award determination by Grantor. Total Project = \$203,550 (\$183,195 in grant funding from the Federal Emergency Management Agency; \$20,355 in City match funding).



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CAPITAL PROJECT FUNDS

Expenditure Reports



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
 As of October 31, 2015

			Project Snapshot		FY 2016						
			Total Project Authorization	Prior Year Expenditures	Carryforward Budget	FY 2016 Appropriations	Total Budget	Expenditures	Encumbrances	Funds Available	
Account #	Project										
Administration											
30113230-544100-	C1130	Downtown Façade Grant Program	\$ 144,593	\$ 83,550	\$ 11,043	\$ 50,000	\$ 61,043	\$ -	\$ -	\$ 61,043	
30113230-542400-	C1222	Records Management	5,000	-	-	5,000	5,000	-	-	5,000	
30113230-544100-	C1300	Economic Development Initiatives	43,159	34,435	4,324	4,400	8,724	6,439	-	2,285	
30113230-544100-	C1301	Community Branding Initiatives	88,872	88,872	-	-	-	-	-	-	
30113230-544200-	C1328	Downtown Banners	15,000	12,161	2,839	-	2,839	-	-	2,839	
30113230-544400-	C1404	Website Upgrade	133,001	132,801	200	-	200	-	-	200	
30113230-544200-	C1500	Downtown Seasonal Improvements (City Ctr)	25,000	24,494	506	-	506	-	506	0	
30113230-544300-	C1501	Alpharetta History Room Design Svcs (City Ctr)	53,500	-	53,500	-	53,500	-	53,000	500	
30113230-544100-	C1502	Shop-Local Initiative for Downtown	7,501	4,857	2,644	-	2,644	-	-	2,644	
30113230-544200-	C1527	Veterans Memorial	97,843	46,277	48,853	2,713	51,566	3,056	-	48,510	
30113230-544100-	C1538	Arts Center Feasibility Study	50,000	22,788	27,212	-	27,212	10,000	9,772	7,440	
30113230-544100-	C1600	Downtown Sculpture	90,000	-	15,000	75,000	90,000	-	-	90,000	
30113230-544100	C1601	Economic Development Toolkit	75,000	-	-	75,000	75,000	-	-	75,000	
30113230-544200	C1614	Senior Citizen History Project	25,000	-	-	25,000	25,000	10,000	15,000	-	
30113230-541300	C1618	Convention Center (Design)	1,000,000	38,711	-	961,289	961,289	223,431	737,858	0	
30113230-541300	C1619	Convention Center (Consulting)	150,000	-	-	150,000	150,000	22,287	77,713	50,000	
		Economic Development Video Marketing									
30113230-544100-	C1625	Program	45,600	-	-	45,600	45,600	-	-	45,600	
		subtotal	\$ 2,049,069	\$ 488,946	\$ 166,121	\$ 1,394,002	\$ 1,560,123	\$ 275,214	\$ 893,849	\$ 391,061	
Finance											
30115150-542400-	C1101	Archive Filing & Scanning	\$ 20,000	\$ 14,191	\$ 5,809	\$ -	\$ 5,809	\$ -	\$ -	\$ 5,809	
30115150-542400-	C1102	Finance Software Improvement	94,972	57,735	37,237	-	37,237	5,706	9,856	21,675	
30115150-542400-	C1141	Tyler ERP System	805,000	745,671	59,329	-	59,329	3,613	5,000	50,716	
		subtotal	\$ 919,972	\$ 817,597	\$ 102,375	\$ -	\$ 102,375	\$ 9,319	\$ 14,856	\$ 78,200	



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
 As of October 31, 2015

			Project Snapshot		FY 2016					
			Total Project Authorization	Prior Year Expenditures	Carryforward Budget	FY 2016 Appropriations	Total Budget	Expenditures	Encumbrances	Funds Available
Account #	Project									
Information Technology										
30117400-542400	C0900	Cisco Date Network	\$ 300,000	\$ -	\$ -	\$ 300,000	\$ 300,000	\$ -	\$ -	\$ 300,000
30117400-542400-	C0903	Data Center (Test Equip. & Software)	112,381	112,282	99	-	99	-	99	0
30117400-542400-	C1000	GIS Aerial Mapping	50,001	19,128	30,873	-	30,873	-	-	30,873
30117400-542400-	C1103	Network and VOIP	416,401	415,449	952	-	952	-	191	761
30117400-542400-	C1105	Fiber Connectivity Phase I	45,001	37,677	7,324	-	7,324	3,785	3,539	-
30117400-542400-	C1312	Backup Data Storage Management	290,000	120,000	-	170,000	170,000	-	-	170,000
30117400-542400-	C1313	Technology Replacement (recurring)	1,062,364	654,151	108,213	300,000	408,213	17,224	27,592	363,397
30117400-542400-	C1400	PW Data Center Server Replacement	210,001	197,868	12,133	-	12,133	4,348	5,287	2,498
30117400-542100	C1518	PW Data Center Generator/Air Conditioner	125,001	109,326	15,675	-	15,675	12,106	1,080	2,489
30117400-542400	C1519	Wireless Access Point Deployment	30,000	28,096	1,904	-	1,904	-	-	1,904
30117400-542400	C1615	App/Desktop Virtualization	90,000	-	-	90,000	90,000	-	-	90,000
		subtotal	\$ 2,731,150	\$ 1,693,977	\$ 177,173	\$ 860,000	\$ 1,037,173	\$ 37,462	\$ 37,789	\$ 961,922
Public Safety										
30131150-542200-	C1202	Public Safety Fleet (recurring)	\$ 6,471,463	\$ 5,323,117	\$ 463,346	\$ 685,000	\$ 1,148,346	\$ 86,197	\$ 469,488	\$ 592,662
30131150-542400-	C1205	Security Camera System Expansion	37,060	1,092	35,968	-	35,968	-	4,419	31,549
30131150-541300	C1229	PS Roof Repair/Replacement	44,941	-	-	44,941	44,941	-	44,941	-
30131150-542200	C1241	Fleet - Fire Truck	474,999	-	-	474,999	474,999	474,999		-
30131150-542100-	C1315	Cardiac Monitor Replacement	112,000	-	52,000	60,000	112,000	-	-	112,000
30131150-542100	C1401	PS Equipment Replacement	264,470	170,871	4,599	89,000	93,599	31,301	4,893	57,405
30131150-541300	C1609	PS Headquarters Improvements	221,000	-	-	221,000	221,000	-	-	221,000
30131150-542200	C1623	Taser Lease	234,741	-	-	234,741	234,741	234,741	-	0
		subtotal	\$ 7,860,674	\$ 5,495,080	\$ 555,913	\$ 1,809,681	\$ 2,365,594	\$ 827,238	\$ 523,741	\$ 1,014,615
Public Works										
30141100-541510-	C0005	Encore Parkway Greenway Connection	\$ 203,727	\$ 108,096	\$ 95,631	\$ -	\$ 95,631	\$ -	\$ -	\$ 95,631
30141100-541410-	C0041	Traffic Signal Interconnect	958,596	708,595	198,489	51,512	250,001	-	17,050	232,951
30141100-541200-	C0910	Tree Replacement Fund	597,031	326,098	270,933	-	270,933	-	7,980	262,953
30141100-541200-	C1008	Cemetery Authority - Maintenance	521,498	112,607	408,891	-	408,891	2,529	7,592	398,771
30141100-541410-	C1207	Bridge Maintenance (recurring)	1,084,989	950,994	133,995	-	133,995	-	-	133,995
30141100-541410-	C1208	Mast Arm Maintenance (recurring)	463,558	445,174	18,384	-	18,384	-	-	18,384
30141100-541410-	C1215	Striping & Signage (recurring)	1,736,135	1,441,727	119,408	175,000	294,408	60,109	31,836	202,462
		Storm/Drainage Repair & Maintenance (recurring)								
30141100-541430-	C1216	Traffic Calming Equipment/Intersection Safety Improvements (recurring)	1,022,034	612,097	89,077	320,860	409,937	181,338	30,146	198,454
30141100-541410-	C1217	Improvements (recurring)	480,165	435,003	10,162	35,000	45,162	958	284	43,920



CITY OF ALPHARETTA
Financial Management Reports
Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
As of October 31, 2015

Account #	Project	Project Snapshot		FY 2016					Funds Available
		Total Project Authorization	Prior Year Expenditures	Carryforward Budget	FY 2016 Appropriations	Total Budget	Expenditures	Encumbrances	
30141100-541410-	C1218 Traffic Signal System Maintenance (recurring)	253,108	205,608	12,500	35,000	47,500	418	18,537	28,545
30141100-541410-	C1219 Milling & Resurfacing (recurring)	12,311,900	10,702,786	109,114	1,500,000	1,609,114	186	1,608,928	1
30141100-541410-	C1220 Traffic Control Equipment (recurring)	1,414,000	1,267,730	71,270	75,000	146,270	36,903	-	109,367
30141100-541410-	C1221 Design Services (recurring)	681,119	545,826	25,293	110,000	135,293	11,743	52,805	70,746
30141100-542400-	C1222 Records Management	12,106	12,106	-	-	-	-	-	-
30141100-542200	C1223 Fleet Replacement	237,001	32,620	89,381	115,000	204,381	-	199,267	5,114
30141100-541200-	C1302 Tree Planting & Landscaping Improvements (recurring)	400,000	264,783	35,217	100,000	135,217	286	9,695	125,236
30141100-541430-	C1306 Cumming St/Jayne Ellen Way Drainage	20,329	20,329	-	-	-	-	-	-
30141100-541430-	C1307 Church St Drainage	7,576	7,576	-	-	-	-	-	-
30141100-541430	C1308 Pipe/Storm Structure Replacement	750,000	-	-	750,000	750,000	-	21,592	728,408
30141100-541200-	C1311 Downtown Improvements (Jones Alley) Charlotte Drive @ Rucker Rd Intersection	115,001	64,878	15,123	35,000	50,123	-	-	50,123
30141100-541410-	C1324 Improvements	25,000	-	25,000	-	25,000	-	-	25,000
30141100-541420-	C1325 Rucker Rd Sidewalk Improvements	50,000	-	50,000	-	50,000	-	-	50,000
30141100-542400-	C1334 CityWorks Software	508,570	492,191	16,379	-	16,379	10,189	6,190	0
30141100-541410-	C1407 Minor Intersection Upgrades	112,168	24,791	87,377	-	87,377	-	-	87,377
30141100-541200-	C1408 Haynes Bridge Road Landscaping	142,762	136,404	6,358	-	6,358	-	1,139	5,219
30141100-541410-	C1409 Old Milton Parkway Right Turn Lane	62,672	60,972	1,700	-	1,700	-	1,700	-
30141100-541410-	C1410 Rucker Road Corridor Design	500,001	450,676	49,325	-	49,325	-	12,035	37,290
30141100-541420-	C1413 Marietta Street Sidewalk	195,072	195,072	-	-	-	-	-	-
30141100-541420-	C1414 Haynes Bridge Road Sidewalk Extension	142,042	142,042	-	-	-	-	-	-
30141100-541430-	C1416 Clairborne Drive Culvert Design	52,762	41,033	11,729	-	11,729	-	11,729	0
30141100-541410-	C1439 SR400/OMP Turn Lane (NFCID)	150,489	150,489	-	-	-	-	-	-
30141100-541420-	C1442 Main St. Improvements	87,565	34,104	53,461	-	53,461	13,200	40,260	1
30141100-541420-	C1443 Avalon Pedestrian Poles	255,515	315	255,200	-	255,200	255,200	-	-
30141100-541410-	C1444 Davis Drive Extension (Design)	93,800	33,630	60,170	-	60,170	6,810	53,360	-
30141100-541430-	C1503 Stormwater Studies/Design	500,000	144,064	155,936	200,000	355,936	31,472	146,000	178,464
30141100-541410-	C1504 Broadwell@Rucker Intersection Imp. Vehicle Detection Equip.(Windward Pkwy Interchange)	126,564	21,769	104,795	-	104,795	104,795	-	-
30141100-541410-	C1506 Rucker Rd Corridor Improvements (ROW)	37,370	37,370	-	-	-	-	-	-
30141100-541410-	C1507 Sidewalk Improvements	50,000	19,100	30,900	-	30,900	-	-	30,900
30141100-541420-	C1512 Stormwater Inventory & GIS Update	1,000,000	-	687,000	313,000	1,000,000	27,788	45,125	927,088
30141100-541430-	C1513 SR9 Operational Improvements	449,999	140,614	309,385	-	309,385	44,986	264,400	-
30141100-541410-	C1525 Main St. Watermain (Fulton County)	220,971	201,657	19,314	-	19,314	-	19,314	0
30141100-541410-	C1533	176,534	63,047	113,487	-	113,487	5,590	107,896	1



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
 As of October 31, 2015

Account #	Project	Project Snapshot		FY 2016					Funds Available
		Total Project Authorization	Prior Year Expenditures	Carryforward Budget	FY 2016 Appropriations	Total Budget	Expenditures	Encumbrances	
30141100-541410-	C1536 Old Roswell/Jones Alley Improvement	298,985	26,909	272,076	-	272,076	152,482	119,594	0
30141100-541300-	C1537 City Center Bandstand	251,566	-	-	251,566	251,566	-	-	251,566
30141100-541430-	C1604 Stormwater Inspections	100,000	-	-	100,000	100,000	286	83,420	16,294
30141100-542100-	C1605 Variable Message Boards	51,624	-	-	51,624	51,624	51,624	-	-
30141100-541410-	C1606 Major Intersection Improvements	250,000	-	-	250,000	250,000	14,335	-	235,665
30141100-541410-	C1607 Signal @ Westside (Fiserv)	250,000	-	-	250,000	250,000	-	-	250,000
30141100-542100-	C1608 Lowboy Trailer	60,000	-	-	60,000	60,000	27,799	-	32,201
30141100-541430-	C1616 Stormwater Ordinance	100,000	-	-	100,000	100,000	257	80,000	19,743
30141100-541410-	C1620 Northwinds Parkway	584,345	-	-	584,345	584,345	92,021	492,174	150
	subtotal	\$ 30,156,249	\$ 20,680,882	\$ 4,012,460	\$ 5,462,907	\$ 9,475,367	\$ 1,133,301	\$ 3,490,047	\$ 4,852,018
Recreation and Parks									
30161150-541500	C1221 Design Services	\$ 52,501	\$ 24,140	\$ 3,361	\$ 25,000	\$ 28,361	\$ 1,500	\$ -	\$ 26,861
30161150-541500-	C1225 Athletic Scoreboards (maint/replacement)	163,208	108,299	34,909	20,000	54,909	-	28,844	26,065
30161150-541300-	C1229 Rec & Parks Building Re-Roof	643,469	459,573	896	183,000	183,896	-	182,881	1,015
30161150-542200-	C1232 Recreation/Parks Fleet (recurring)	341,808	156,057	25,751	160,000	185,751	-	82,268	103,483
30161150-541430-	C1316 Miracle Field Drainage	150,000	-	-	150,000	150,000	-	-	150,000
30161150-541510-	C1327 Greenway (AMLI Developer Contribution)	10,001	4,327	5,674	-	5,674	-	-	5,674
30161150-541200-	C1332 Milton Center Field Re-Sod	20,000	6,900	13,100	-	13,100	-	-	13,100
30161150-542100-	C1402 Rec/Parks Equipment Replacement	268,001	193,371	1,630	73,000	74,630	25,650	-	48,980
30161150-541430-	C1422 Webb Bridge Park Erosion & Repaving	596,797	253,654	148,143	195,000	343,143	41,927	238,443	62,773
30161150-541500-	C1424 Wills Park Pool Design	40,451	28,300	12,151	-	12,151	-	-	12,151
	Wills Park Drainage & Water Quality Improvement	50,000	64	49,936	-	49,936	48,000	1,800	136
30161150-541500-	C1524 Adaptive Playground Equipment	28,501	20,422	8,079	-	8,079	-	-	8,079
30161150-541430	C1539 LWC Big Creek Drainage Improvement	20,223	-	-	20,223	20,223	-	20,222	1
30161150-541500-	C1611 Library @ Mayfield	50,000	-	-	50,000	50,000	143	-	49,857
30161150-541500-	C1612 Park Signage	55,000	-	-	55,000	55,000	-	-	55,000
30161150-541500-	C1613 Wills Park Batting Pavilion	25,000	-	-	25,000	25,000	3,000	3,500	18,500
30161150-541500-	C1624 North Park Batting Cages	38,644	-	-	38,644	38,644	-	38,644	-
	subtotal	\$ 2,514,958	\$ 1,255,105	\$ 303,630	\$ 994,867	\$ 1,298,497	\$ 120,220	\$ 596,602	\$ 581,675



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
 As of October 31, 2015

		Project Snapshot		FY 2016					
		Total Project Authorization	Prior Year Expenditures	Carryforward Budget	FY 2016 Appropriations	Total Budget	Expenditures	Encumbrances	Funds Available
Account #	Project								
Community Development									
30174150-544100-	C0019 Downtown Parking Fund	\$ 263,250	\$ 119,000	\$ 144,250	\$ -	\$ 144,250	\$ -	\$ -	\$ 144,250
30174150-542400	C1222 Records Management	50,000	4,989	45,011	-	45,011	1,699	13,300	30,012
30174150-544100-	C1406 Downtown Master Plan	317,700	314,400	3,300	-	3,300	2,000	-	1,300
30174150-542200-	C1433 Fleet Replacement	95,001	44,465	536	50,000	50,536	38,606	2,527	9,403
30174150-541410	C1602 Lilly Garden Terrace	40,000	-	-	40,000	40,000	-	-	40,000
30174150-541410	C1603 Design Services	50,000	-	-	50,000	50,000	2,115	12,885	35,000
	subtotal	\$ 815,951	\$ 482,854	\$ 193,097	\$ 140,000	\$ 333,097	\$ 44,421	\$ 28,712	\$ 259,964
Alpharetta Business Community Sidewalk Projects									
30176100-541420-	C0005 Encore Parkway Sidewalk	\$ 1,705,000	\$ -	\$ 1,705,000	\$ -	\$ 1,705,000	\$ -	\$ -	\$ 1,705,000
30176100-541510-	C0039 Greenway Phase III	1,452,618	1,422,573	30,045	-	30,045	-	-	30,045
30176100-541420-	C1240 GA 400 Bicycle Expressway Project	129,943	73,332	56,611	-	56,611	-	56,610	1
30176100-541420-	C1322 North Point Pkwy Sidewalk (Old Milton Pkwy)	220,151	189,603	30,548	-	30,548	-	-	30,548
30176100-541420-	C1435 Maxwell Rd. Sidewalk	375,001	268,395	106,606	-	106,606	65,467	15,963	25,176
30176100-541420-	C1442 Main St. Improvements	1,789,379	842,229	947,150	-	947,150	368,026	579,122	2
	subtotal	\$ 5,672,091	\$ 2,796,131	\$ 2,875,960	\$ -	\$ 2,875,960	\$ 433,493	\$ 651,695	\$ 1,790,772
Non-Departmental									
30190200-579000	Non-Allocated			\$ -	\$ 1,032,823	\$ 1,032,823	\$ -	\$ -	\$ 1,032,823
	subtotal			\$ -	\$ 1,032,823	\$ 1,032,823	\$ -	\$ -	\$ 1,032,823
	Total	\$ 52,720,113	\$ 33,710,572	\$ 8,386,729	\$ 11,694,280	\$ 20,081,009	\$ 2,880,668	\$ 6,237,291	\$ 10,963,050



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
City Center Capital Project Fund Detail (Fund 315; life-to-date for all projects)
 As of October 31, 2015

Account #	Project	Project Snapshot		FY 2016					
		Total Project Authorization	Prior Year Expenditures	Carryforward Budget	FY 2016 Appropriations	Total Budget	Expenditures	Encumbrances	Funds Available
Public Works									
31541100-541300-C1247	City Center	\$ 5,898	\$ 5,898	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
31541100-541300-C1249	City Center Master Planning	1,692,781	1,691,018	1,763	-	1,763	1,762	-	1
31541100-541300-C1250	City Center Construction Manager @ Risk	44,634	44,634	-	-	-	-	-	-
31541100-541300-C1251	City Center Geotechnical Services	243,461	243,461	-	-	-	-	-	-
31541100-541300-C1252	City Center Civil Engineering Services	190,969	190,969	-	-	-	-	-	-
31541100-541300-C1253	City Center Project Management	811,500	802,746	8,754	-	8,754	-	8,754	0
31541100-541300-C1326	Underground Storage Tank Removal	108,257	108,257	-	-	-	-	-	-
31541100-541300-C1333	City Center Site Work GMP	2,834,905	2,834,905	-	-	-	-	-	-
31541100-541300-C1427	City Center Footings & Foundation	1,450,695	1,450,695	-	-	-	-	-	-
31541100-541300-C1428	City Center Construction	20,682,296	20,682,295	1	-	1	-	-	1
31541100-542100-C1432	City Center FF&E	681,980	681,980	-	-	-	-	-	-
31541100-579000-C1437	City Center Contingency (owners)	29,137	5,670	23,467	-	23,467	-	-	23,467
31541100-541300-C1438	City Center Contingency (uncommitted)	-	-	-	-	-	-	-	-
31541100-542400-C1440	City Center (IT)	197,809	189,743	8,066	-	8,066	-	-	8,066
31541100-542400-C1529	City Center Pedestrian Lighting	341,764	341,764	-	-	-	-	-	-
31541100-541300-C1530	City Center Parking	51,121	51,121	-	-	-	-	-	-
31541100-541300-C1537	City Center Bandstand	103,934	12,500	5,000	86,434	91,434	4,500	500	86,434
31541100-541300-C1621	City Center Garden Drainage	68,206	-	-	68,206	68,206	68,206	-	0
31541100-541500-C1622	Veterans Memorial Pedestal	49,967	-	-	49,967	49,967	28,192	21,775	-
	Total	\$ 29,589,314	\$ 29,337,656	\$ 47,051	\$ 204,607	\$ 251,658	\$ 102,660	\$ 31,029	\$ 117,969



OTHER REPORTS

Payments \$5,000 and Greater



CITY OF ALPHARETTA
Financial Management Reports
Listing of Payments \$5,000 and greater
for the month ended October 31, 2015

Vendor	Description	Department	\$ Amount
Accela Inc.	Permits Plus Maintenance and Support	Information Technology	\$ 5,866.94
Ace American Insurance Company	Workers Comp Claim Payment	Risk Management	\$ 13,263.29
Ace American Insurance Company	Large Loss Claim	Finance	\$ 19,931.05
Ace American Insurance Company	Workers Comp Claim Payment	Risk Management	\$ 6,899.26
AFLAC	September 2015 Premiums	Finance	\$ 10,308.92
Allan Vigil Ford Lincoln Inc.	2016 Ford Escape	Community Development	\$ 38,564.00
Alpharetta Convention & Visitors Bureau	Hotel/Motel Tax for September 2015	Finance	\$ 177,580.14
Alpharetta Technology Commission Inc.	November 2015 ATC CEO Pay	Development Authority	\$ 7,500.00
American Facility Services Inc.	August 2015 Janitorial Services	Public Works	\$ 9,819.42
American Facility Services Inc.	September 2015 Janitorial Services	Public Works	\$ 9,117.82
Ashley Banan	Team Gymnastics - August and September 2015 Optional Practice	Recreation & Parks	\$ 7,186.50
Ashley Banan	Team Gymnastics - October 2015	Recreation & Parks	\$ 7,599.00
AT&T	September 2015 GLS	Information Technology	\$ 6,612.60
AT&T E911 Cost Recovery	July 2015 E911 Recurring Cost	Public Safety	\$ 10,691.70
AT&T E911 Cost Recovery	June 2015 E911 Recurring Cost	Public Safety	\$ 9,479.70
AT&T Mobility	Annual RAVE Smart911 License	Public Safety	\$ 44,950.00
AT&T/Bellsouth @ 85 Annex	Phone Services - 9/11/15 thru 10/10/15	Public Safety	\$ 24,287.15
AT&T/Bellsouth @ 85 Annex	October 2015 Voice and Data	Information Technology	\$ 8,359.30
AT&T/Bellsouth @ 85 Annex	Phone Services - 10/11/15 thru 11/10/15	Public Safety	\$ 24,287.08
Atlanta Softball Umpires Assn	September 2015 Umpires	Recreation & Parks	\$ 5,520.00
Avalon Hotel Associate LLC	August 2015 and September 2015 Alpharetta Conference Center & Hotel Avalon	City Administration	\$ 210,526.85
B&T Shavings Inc.	Green Tree Premium Flake Bedding	Recreation & Parks	\$ 5,460.00
Bovis Kyle & Burch LLC	Professional Services from 10/26/14 thru 6/30/15	Legal Services	\$ 409,863.00
Capital City Mechanical	Westside Parkway Street Lighting - Old Milton Parkway to Webb Bridge Road	Public Works	\$ 33,750.00
CDW LLC	Annual Barracuda Web Filter, Link Balancer & Spam Filter	Information Technology	\$ 9,403.23
Celebrite USA Inc.	Software Maintenance and Support	Public Safety	\$ 5,689.58
Cigna Premiums (wire)	Monthly Premium	Finance	\$ 32,967.16
Cigna Premiums (wire)	Monthly Premium	Finance	\$ 34,045.53
Cigna Premiums (wire)	Monthly Premium	Finance	\$ 110,425.29
City of Roswell	First Quarter Budget - Training Center	Public Safety	\$ 31,334.40
Dana Safety Supply Inc.	Vehicle Upgrade Equipment and Bulletproof Vest	Public Safety	\$ 11,354.99
Dana Safety Supply Inc.	Vehicle Upgrade Equipment	Public Safety	\$ 14,482.36
Dana Safety Supply Inc.	Vehicle Upgrade Equipment	Public Safety	\$ 26,463.85
Data Media Associates Inc.	Printing and Sending Tax Statements	Finance	\$ 13,999.74



CITY OF ALPHARETTA
Financial Management Reports
Listing of Payments \$5,000 and greater
for the month ended October 31, 2015

Vendor	Description	Department	\$ Amount
David Eristavi	Soccer Instructor thru October 2, 2015	Recreation & Parks	\$ 10,173.33
Dell Marketing LP	VLA Enterprises Office 365	Information Technology	\$ 26,280.00
Downey Trees Inc.	Tree Trimming and Pruning Services	Recreation & Parks	\$ 20,060.00
DreamSeats LLC	HT Recliners	Public Safety	\$ 6,460.44
Ed Isakson/Alpharetta Family YMCA	Marketing Payment Agreement - Four Square Research	Recreation & Parks	\$ 7,000.00
Fulton County Board of Commissioners	September 2015 State Reports	Municipal Courts	\$ 11,532.50
Fulton County-Dept. of Finance	Water Bills	Finance	\$ 7,145.89
Fulton County-Dept. of Finance	Water Bills	Finance	\$ 9,830.44
Gem Car Sales and Service	2015 Gem Model E2	Public Safety	\$ 12,597.77
Georgia Bureau of Investigation	September 2015 Alcohol/Liquor Licenses, Pistol Permits and Georgia Check	Public Safety	\$ 12,463.75
Georgia Development Partners	SR9 Roadway and Streetscape Improvements	Public Works	\$ 324,966.54
Georgia Earth and Pipe LLC	Storm Structures and Drainage Repairs	Public Works	\$ 52,920.00
Georgia Earth and Pipe LLC	Storm Structures and Drainage Repairs	Public Works	\$ 45,000.00
Georgia Power Co	Power Bill	Finance	\$ 164,939.73
Georgia Superior Court Clerks	September 2015 State Reports	Municipal Courts	\$ 48,563.56
Hewlett Packard Company	Tax Refund	Finance	\$ 56,739.34
Hi-Rez Studios Inc.	2016 Sponsorships - Smite World Championship	City Administration	\$ 15,000.00
Integrated Science & Engineering Inc.	Stormwater Inventory/GIS Update	Public Works	\$ 13,380.00
It's My Party Rentals LLC	Equipment Rental - Food Truck Events and Wire & Wood Event	Recreation & Parks	\$ 8,203.04
Krown USA Inc.	Soccer Uniforms and Jersey Sets	Recreation & Parks	\$ 14,361.00
Landair Surveying Co	Surveying - Sidewalks Improvements	Public Works	\$ 19,195.00
LD Gymnastics Inc.	Payment 2 of 5 Fall Classes and September 2015 Birthday Parties	Recreation & Parks	\$ 6,894.70
LD Gymnastics Inc.	Payment 3 of 5 Fall Classes	Recreation & Parks	\$ 6,519.70
LD Gymnastics Inc.	Fall Gymnastic Classes and Late Add Ons	Recreation & Parks	\$ 7,511.95
Mass Services Inc.	September 2015 Wills Park Equestrian Center Cleaning and Event Services	Recreation & Parks	\$ 9,719.67
Meer Electric Contractors Inc.	Lighting Services for Parks and European Market 2015	Recreation & Parks	\$ 10,737.55
Monro Muffler Brake Inc.	Vehicle Repair and Maintenance	Public Safety	\$ 8,358.00
Motorola Solutions Inc.	Radio Communication Equipment	Public Safety	\$ 668,464.90
OPEB (wire)	Monthly Wire	Finance	\$ 7,083.30
Peace Officers Annuity & Benefit Fund of GA	September 2015 State Reports	Municipal Courts	\$ 11,077.75
Peek Pavement Marking LLC	Pavement Marking Services	Public Works	\$ 31,829.50
Pitney Bowes Inc.	Postage Meter Refill	City Administration	\$ 5,017.00
Premier Events LLC	2015 Wire and Wood Event	Recreation & Parks	\$ 10,000.00



CITY OF ALPHARETTA
Financial Management Reports
Listing of Payments \$5,000 and greater
for the month ended October 31, 2015

Vendor	Description	Department	\$ Amount
RCS Productions.Com Inc.	October 16 & 17 City Stages	Recreation & Parks	\$ 22,350.00
Republic Services #800	September & October 2015 Waste Management Services	Finance	\$ 7,320.27
Republic Services #800	Sept 2015 Waste Management Services	Finance	\$ 251,021.11
Ruppert Landscape	September 2015 Landscape Management	Public Works	\$ 24,393.58
Russell Landscape Georgia LLC	SR400 @ 4 Interchanges Maintenance	Public Works	\$ 10,800.00
Sawnee Electric Membership Corp	Power Bill	Finance	\$ 29,094.21
Southern Tire Mart	Vehicle Tires and Services	Public Safety	\$ 6,110.68
SunTrust Pcard	Procurement Card	Finance	\$ 118,738.31
Taser International	Tasers with Associated Equipment	Public Safety	\$ 234,740.75
Team Chevrolet at North Point	Vehicle Repair and Maintenance	Public Safety	\$ 5,480.54
Team Chevrolet at North Point	Vehicle Maintenance and Repairs	Public Safety	\$ 8,670.38
Team Chevrolet at North Point	Vehicle Repair and Maintenance	Public Safety	\$ 9,644.46
Technical Innovation LLC	Sound Masking System for City Hall	Finance	\$ 8,120.00
Technology International Inc.	2016 Felling Air Tilt Trailer	Public Works	\$ 27,799.00
Temple Inc.	Traffic Control Devices and Cabinet Replacement Accident Claim	Various	\$ 44,153.94
Tetra Tech	Watershed Improvement-Foe Killer Creek	Public Works	\$ 24,000.00
Tetra Tech	Watershed Improvement-Foe Killer Creek	Public Works	\$ 7,200.00
Timmons Group Inc.	Alpharetta Work Management System	Public Works	\$ 8,747.45
Tri Scapes Inc.	Fall Planting of Flower Pots and One Time Clean Up @ Library	Recreation & Parks	\$ 15,396.00
Tri Scapes Inc.	September 2015 City Planters/Lawn Maintenance/Fescue Renovation/Drainage Imprv	Recreation & Parks	\$ 109,158.65
Veristor Systems Inc.	Annual Vmware Production Support, First Call Support and Nexsan Warranty Extension	Information Technology	\$ 37,435.87
Veristor Systems Inc.	Annual CommVault Premium VPA Galaxy Software	Information Technology	\$ 27,551.38
Verizon Wireless Services LLC	8/13/15 thru 9/12/15 Cellphone, iPhone, iPad Services and Cellular MiFi Services	Information Technology	\$ 20,137.79
Verizon Wireless Services LLC	9/13/15 thru 10/12/15 Cellphone, iPhone, iPad Services	Information Technology	\$ 19,310.97
Verizon Wireless Services LLC	9/13/15 thru 10/12/15 Equipment Charges	Information Technology	\$ 13,499.62



OTHER REPORTS

Purchase Orders between
\$5,000 and \$50,000



CITY OF ALPHARETTA
 Financial Management Reports
Listing of PO's between \$5,000.01 and \$50,000.00
 for the month ended October 31, 2015

Purchase Order #	Vendor	Department	Purchase Order Amt.	Description
16000214	Hi-Rez Studios Inc.	Administration	\$ 15,000.00	Sponsorship of the SWC Work Championship
16000215	Holland & Knight LLP	Administration	\$ 50,000.00	Consultant for the Avalon Conference Center and Hotel
16000220	Utility Asset Management Inc.	Public Works	\$ 21,592.00	Mayfield Road and Chelsey Lane pipe lining project
16000221	Southern Hydro Vac Inc.	Public Works	\$ 30,000.00	Storm pipe cleaning
16000222	Tomco LLC Plumbing Diagnostics	Public Works	\$ 18,480.00	Installation of backflow preventer at 3010 Mark Place
16000224	Landair Surveying Co of Georgia	Public Works	\$ 7,285.00	Surveying services for Crabapple Road at Green Road
16000225	Veristor Systems Inc.	Information Technologies	\$ 10,329.52	Maintenance, replacement and support for Dell Poweredge R610, 610 & 510
16000226	Veristor Systems Inc.	Information Technologies	\$ 7,590.60	Nexsan warranty extension on hardware and support maintenance
16000227	Veristor Systems Inc.	Information Technologies	\$ 24,366.00	Network security and anti-malware licenses
16000229	Care Environmental Corp	Public Works	\$ 18,362.00	Hazardous material and waste services to be provided at the collection event
16000230	Veristor Systems Inc.	Information Technologies	\$ 19,515.75	VMWare/VSPHERE support coverage
16000233	Dana Safety Supply Inc.	Public Safety	\$ 14,482.36	Upfitting for (4) Public Safety vehicles
16000236	Timmons Group Inc.	Information Technologies	\$ 10,400.00	Cityworks software maintenance
16000237	L-3 Communications Mobile-Vision Inc.	Information Technologies	\$ 9,817.00	Mobile Vision software extended maintenance
16000242	Ed Isakson/Alpharetta Family YMCA	Recreation & Parks	\$ 14,000.00	Feasibility study for expanded recreational services for the east side of the City
16000243	Championship Fields LLC	Recreation & Parks	\$ 38,644.00	Construction and installation of batting cages for North Park, Fields 1 - 4
16000247	Landair Surveying Co of Georgia	Public Works	\$ 11,435.00	Surveying services for the Public Safety Complex
16000248	Benchmark Design PC	Community Development	\$ 15,000.00	Historical architectural review services
16000251	Holland & Knight LLP	Finance	\$ 35,000.00	Negotiation services for City Center out-parcels
16000252	Dana Safety Supply Inc.	Public Safety	\$ 35,772.18	Upfitting for (1) Public Safety vehicle & (5) upfitting build kits for on-order vehicles
16000253	Melinda Snider	Administration	\$ 32,000.00	Full page ad for Newsweek Magazine
16000257	Ace Truck Body & Trailer Repair Inc.	Public Works	\$ 5,739.48	Repairs to sander spreader, equipment # 67
16000258	Curb-Tech Inc.	Public Works	\$ 45,125.00	Academy Street sidewalk improvement project



OTHER REPORTS

Bid/RFP Status



CITY OF ALPHARETTA
Financial Management Reports
Bid/RFP Status
for the month ended October 31, 2015

Bid#	RFP#	Department	Description	Close Date	Number of Vendor Responses	Award Date	Awarded To	Award Amount	Note	Purchase Order Date	Purchase Order #
	14-116	Administration	City Center Out-Parcels, Master Developer	8/28/2014	3	8/10/2015	MidCity Real Estate Partners; Morris & Fellows; South City Partners; Hedgewood Homes	N/A	1	n/a	n/a
15-011		Public Works	Encore Parkway Streetscapes & Big Creek Grnwy Ext. (P.I. No. 0010241 & 0010339)	7/23/2015	3	11/16/2015	C.W. Matthews Contracting Co., Inc.	\$ 14,632,396.94			
15-013		Public Works	Webb Bridge Park Water Quality Pond	5/28/2012	4	8/10/2015	Tri Scapes, Inc.	\$ 238,443.27		9/30/2015	16000213
15-015		Public Works	Big Creek Greenway Drainage Improvement	6/18/2015	4	8/24/2015	Tri Scapes, Inc.	\$ 176,877.08		9/29/2015	16000208
	15-110	Recreation and Parks	On-Call Electrical Services for City Parks	7/9/2015	1	8/10/2015	Meer Electric, Inc.	5-year, on-call services			
15-016		Public Works	Northwinds Phase 1	7/23/2015	2	8/17/2015	CMES, Inc.	\$ 2,611,526.75		9/30/2015	16000212
16-001		Public Works	FY 2016 Milling and Resurfacing	8/20/2015	6	9/8/2015	Northwest Georgia Paving, Inc.	\$ 2,009,757.10		11/2/2015	16000260
	16-101	Recreation and Parks	Mayfield Arts Center Design, Phase 1	7/22/2015	7						
	16-102	Administration	Professional Exhibit Design Services for City's History Room	7/15/2015	3	8/10/2015	Malone Design/Fabrication	\$ 53,500.00		10/2/2015	16000216
16-002		Information Technology	Annual CISCO SmartNet Maintenance	8/13/2015	1	8/24/2015	Presidio	\$ 34,894.06		8/25/2015	16000150
	16-1001 RFQ	Public Works	MS4 Inventory Inspections	8/6/2015	10	8/27/2015	Shortlisted 4 Bidders for ITB 16- 003	n/a			
	16-1002 RFQ	Public Works	Watershed Improvement Plan - Long Indian Creek	8/20/2015	5	8/27/2015	Shortlisted 3 Offerors for RFP 16- 104	n/a			
	16-1003 RFQ	Public Works	Stormwater Ordinance Revision	8/20/2015	7	8/27/2015	Shortlisted 4 Offerors for RFP 16- 103	n/a			
	16-1004 RFQ	Recreation and Parks	City Center Bandstand Design - Build	9/3/2015	3	9/4/2015	Shortlisted 2 Offerors for RFP 16- 105	n/a			
	16-103 RFP	Public Works	Stormwater Ordinance Revision	9/9/2015	4	10/5/2015	Tetra Tech, Inc.	\$ 80,000.00		10/26/2015	16000249
	16-104 RFP	Public Works	Watershed Improvement Plan - Long Indian Creek	9/9/2015	3	10/5/2015	Dewberry Consultants, LLC	\$ 131,000.00		10/26/2015	16000250
16-003		Public Works	MS4 Inventory Inspections	9/9/2015	4	10/5/2015	Sustainable Water Planning and Engineering	\$ 83,420.00		10/28/2015	16000256
16-004		Recreation and Parks	Pine Shavings for City's Equestrian Center Stalls	9/17/2015	1	10/5/2015	B&T Greentree Brand Bedding	\$3.90/Bale			
	16-105 RFP	Recreation and Parks	City Center Bandstand Design - Build	9/17/2015	2	10/19/2015	Astra Group	\$ 338,000.00		11/11/2015	16000274
	16-1005 RFQ	Public Works	Annual Tree Planting and Landscape Maintenance	10/15/2015	6	10/20/2015	Shortlisted 3 Bidders for ITB 16- 007	n/a			
	16-106 RFP	Public Safety	911 Phone System	11/12/2015							



CITY OF ALPHARETTA
Financial Management Reports
Bid/RFP Status
for the month ended October 31, 2015

Bid#	RFP#	Department	Description	Close Date	Number of Vendor Responses	Award Date	Awarded To	Award Amount	Note	Purchase Order Date	Purchase Order #
16-005		Public Works	Mayfield Road Sidewalk Improvements: Colony Drive to Mayfield Manor Drive	11/12/2015							
16-007		Public Works	FY2016 Annual Tree Planting and Landscape Improvements	11/12/2015							

Notes:

1 Sale of City Center Out Parcels to MidCity Real Estate Partners



OTHER REPORTS

GAAP Financial Statements

**City of Alpharetta
Balance Sheet
Governmental Funds
October 31, 2015**

	Major Governmental Funds				Non-Major	Total
	General	Capital	Capital	City Center	Governmental	Governmental
	Fund	Project Fund	Grant Fund	Bond Fund	Funds	Funds
ASSETS						
Cash / Cash Equivalents / Investments	\$ 18,367,497	\$ 7,506,741	\$ 2,829,736	\$ 323,103	\$ 5,715,953	\$ 34,743,030
Receivables (net of allowance for uncollectibles)						
Taxes Receivable						-
Property Taxes	17,641,841	-		-	2,954,515	20,596,357
Other Taxes	-	-		-	-	-
Interest	-	-		-	-	-
Accounts	555,876	200,180	17,317	-	11,598	784,971
Due from Other Funds	286,064	-	-	-	-	286,064
Prepaid Items	-	-		-	-	-
Cash - Restricted	-	-		-	-	-
Intergovernmental Receivable	-	-		-	-	-
Restricted	-	-		-	-	-
Total Assets	36,851,278	7,706,921	2,847,053	323,103	8,682,066	56,410,421
LIABILITIES AND FUND BALANCES						
Liabilities						
Current						
Accounts Payable	1,500,182	20,613	-	(70,207)	721	1,451,308
Retainage Payable	-	254,682	12,522	281,527	-	548,730
Intergovernmental Payable	-	-	-	-	-	-
Arbitrage Payable	-	-	-	-	-	-
Accounts payable/AR Suspense acct	-	-		-	-	-
Claims Payable	-	-		-	-	-
Payroll Payable	72,518	-		-	9,633	82,151
Due to Other Funds	-	-	-	-	64	64
Deferred Revenue	17,732,953	146,535	8,177	-	2,966,114	20,853,778
Unearned Revenue	-	-		-	-	-
Teen Driving/Donation	-	-		-	-	-
T.A.D Payment to County	-	-		-	-	-
Compensated Absences	-	-		-	-	-
Non-Current						
Unclaimed Property	-	-		-	-	-
Claims Payable	-	-		-	-	-
Total Liabilities	19,305,653	421,829	20,699	211,320	2,976,532	22,936,032
Fund Balances:						
Restricted for:						
Capital Projects	-	460,250	2,826,354	111,784	2,006,709	5,405,098
Law Enforcement	-	-		-	1,950,658	1,950,658
Emergency Telephone Activities	-	-		-	991,925	991,925
Grant Projects	-	-		-	-	-
Debt Service	-	-		-	709,590	709,590
Promotion of Tourism	-	-		-	-	-
Assigned for:						
Grant Projects	-			-	46,652	46,652
Capital Projects		6,824,841			-	6,824,841
2016 Fiscal year Expenditures	2,055,130	-		-	-	2,055,130
Unassigned	15,490,495			-	-	15,490,495
Total Fund Balances	17,545,625	7,285,091	2,826,354	111,784	5,705,534	33,474,390
Total Liabilities and Fund Balances	\$ 36,851,278	\$ 7,706,921	\$ 2,847,053	\$ 323,103	\$ 8,682,066	\$ 56,410,421

City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the Period Ended October 31, 2015

	Major Governmental Funds				Non-Major	Total
	General	Capital	Capital	City Ctr Fund	Governmental	Governmental
	Fund	Project Fund	Grant Fund	Fund	Funds	Funds
REVENUES						
Taxes:						
Property Tax	\$ 3,105,549	-		-	1,330,895	\$ 4,436,444
Local Option Sales Tax	3,823,655	-		-	529,022	4,352,677
Other Taxes	4,976,411	-		-	817,401	5,793,812
Licenses and permits	978,548	-		-	439,419	1,417,967
Intergovernmental	15,000	1,394	2,293,468	-	111,639	2,421,500
Charges for services	1,442,342	-		-	9,391	1,451,733
Impact Fees	-	-		-	20	20
Fines/Forfeitures	802,037	-		-	4,917	806,954
Investment earnings	16,971	8,212	(593)	285	-	24,875
Contributions and Donations	-	21,007	-	-	-	21,007
Other	53,502	150,489		-	-	203,991
Total revenues	15,214,016	181,102	2,292,875	285	3,242,704	20,930,981
EXPENDITURES						
Current:						
Unallocated	-				798,537	798,537
General government	3,325,446	321,995		-	17,055	3,664,496
Public safety	9,171,055	827,238	-	-	2,121,715	12,120,008
Public works	2,442,533	1,133,301	108,877	102,660	-	3,787,372
Economic and community development	808,991	44,421		-	-	853,411
Alpharetta Business Community	-	433,493		-	-	433,493
Culture and recreation	2,838,388	120,220	-	-	5,367	2,963,975
Debt service:						
Principal	-	-		-	-	-
Interest	60,170	-		-	665,821	725,991
Other Costs	217,900	-		-	-	217,900
Bond issuance costs	-	-		-	-	-
Capital outlay						
Total expenditures	18,864,483	2,880,668	108,877	102,660	3,608,494	25,565,183
Excess (deficiency) of revenues over (under) expenditures	(3,650,469)	(2,699,566)	2,183,997	(102,375)	(365,791)	(4,634,202)
OTHER FINANCING SOURCES (USES)						
Transfers in	532,358	2,981,079		-	-	3,513,437
Transfers out	(2,981,079)	-		-	(532,358)	(3,513,437)
Loan Proceeds	-			-	-	-
Capital Leases	-	475,002		-	-	475,002
Sale of capital assets	44,313	-		-	-	44,313
Sale of non-capital assets	14,433	-		-	-	14,433
Insurance Proceeds		-		-	-	-
Bond Proceeds		-		-	-	-
Total other financing sources and (uses)	(2,389,975)	3,456,081	-	-	(532,358)	533,748
Net change in fund balances	(6,040,443)	756,515	2,183,997	(102,375)	(898,150)	(4,100,454)
Fund balances - beginning	23,586,067	6,528,577	642,357	214,159	6,603,684	37,574,844
Fund balances - ending	\$ 17,545,625	\$ 7,285,091	\$ 2,826,354	\$ 111,784	\$ 5,705,534	\$ 33,474,390

City of Alpharetta
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended October 31, 2015

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Taxes:			
Property Tax	\$ 19,049,500	\$ 3,105,549	\$ (15,943,951)
Local Option Sales Tax	14,700,000	3,823,655	(10,876,345)
Other Taxes	14,529,500	4,976,411	(9,553,089)
Licenses and Permits	1,493,550	978,548	(515,002)
Intergovernmental	380,000	15,000	(365,000)
Charges for Service	3,463,500	1,442,342	(2,021,158)
Fines/Forfeitures	2,779,000	802,037	(1,976,963)
Investment Earnings	50,000	16,971	(33,029)
Contributions and Donations	-	-	-
Other	197,080	53,502	(143,578)
Total revenues	56,642,130	15,214,016	(41,428,114)
EXPENDITURES			
Current:			
General government			
City Administration	2,056,082	730,626	1,325,456
Finance	3,160,975	1,416,895	1,744,080
Human Resources	395,114	121,251	273,863
Legal	525,000	236,880	288,120
Mayor and Council	350,069	115,026	235,043
Municipal Court	1,052,500	501,418	551,082
Information Technology	1,523,355	571,258	952,097
Non-Departmental	652,000	212,333	439,667
Contingency	540,000	5,567	534,433
Total general government	10,255,095	3,911,254	6,343,841
Public Safety	25,385,562	10,095,888	15,289,674
Public works	7,941,386	2,999,253	4,942,133
Economic and community development	2,391,485	865,781	1,525,704
Culture and recreation	8,311,235	3,762,845	4,548,390
Debt Service			
Principal	170,000	-	170,000
Interest	120,340	60,170	60,170
Total expenditures	54,575,103	21,695,191	32,879,912
Excess (Deficiency) of revenues over expenditures	2,067,027	(6,481,175)	(8,548,202)
OTHER FINANCING SOURCES (USES)			
Transfers in	1,780,000	532,358	(1,247,642)
Transfers out	(8,943,236)	(2,981,079)	5,962,157
Capital leases	-	-	-
Sale of capital assets	50,000	44,313	(5,687)
Sale of non-capital assets	10,000	14,433	4,433
Total other financing sources and uses	(7,103,236)	(2,389,974)	4,713,262
Net change in fund balances	(5,036,209)	(8,871,149)	(3,834,940)
Fund balances - beginning		23,586,067	
Fund balances - ending		\$ 14,714,918	
Adjustments to GAAP basis:			
Encumbrances		2,830,707	
Misc adj			
Fund balances-ending		\$ 17,545,625	

City of Alpharetta
Capital Project Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended October 31, 2015

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Intergovernmental	\$ 540,533	\$ 1,394	\$ (539,139)
Contributions & Donations	3,142,079	21,007	(3,121,072)
Investment earnings	-	8,212	8,212
Misc Revenue	-	-	-
Other	150,488	150,489	1
Total revenues	3,833,100	181,102	(3,651,998)
EXPENDITURES			
Capital Outlay			
General Government:			
City Administration	1,535,123	1,169,062	366,061
Finance	102,375	24,175	78,200
Information Technology	1,037,173	75,251	961,922
Non-departmental	1,032,823	-	1,032,823
Total general government	3,707,494	1,268,488	2,439,006
Public Safety	2,365,594	1,350,979	1,014,615
Engineering & Public Works	6,475,367	4,623,348	1,852,019
Alpharetta Business Community	2,875,960	1,085,188	1,790,772
Economic and community development	333,097	73,133	259,964
Culture and recreation	1,298,497	716,823	581,675
Total Capital Outlay	17,056,009	9,117,958	7,938,051
Excess (Deficiency) revenue over expenditures	(13,222,909)	(8,936,857)	4,286,052
OTHER FINANCING SOURCES (USES)			
Transfers in	8,943,236	2,981,079	(5,962,157)
Capital leases	709,740	475,002	
Budgeted Fund Balance	-	-	-
Total other financing sources and uses	9,652,976	3,456,080	(5,962,157)
Net change in fund balances	(3,569,933)	(5,480,776)	(1,910,843)
Fund balances - beginning		6,528,577	
Fund balances - ending		\$ 1,047,801	
Adjustments to GAAP basis:			
Encumbrances		6,237,291	
Misc adj-			
Fund balances-ending		\$ 7,285,091	

City of Alpharetta
Capital Grant Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended October 31, 2015

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
Revenues:			
Intergovernmental	\$ 5,368,166	2,293,468	\$ (3,074,698)
Contributions & Donations	-	-	-
Interest Earnings	-	(593)	(593)
Total	<u>5,368,166</u>	<u>2,292,875</u>	<u>(3,075,291)</u>
Expenditures:			
Public Safety	-	-	-
General Government	243,562	-	243,562
Community Development	-	-	-
Public Works	5,110,305	3,715,999	1,394,306
Recreation & Parks	656,655	156,655	500,000
Non-Departmental	-	-	-
Total	<u>6,010,522</u>	<u>3,872,654</u>	<u>2,137,868</u>
Excess (Deficiency) revenue over expenditures	<u>(642,356)</u>	<u>(1,579,779)</u>	<u>(937,423)</u>
Other Financing Sources & Uses:			
Transfers in	-	-	-
Budgeted Fund Balance	-	-	-
Subtotal:	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balance	<u>(642,356)</u>	<u>(1,579,779)</u>	<u>(937,423)</u>
Fund balance - beginning		<u>642,357</u>	
Fund balance - ending		<u>\$ (937,422)</u>	
Adjustments to GAAP basis:			
Misc adj			
Encumbrances		3,763,776	
Fund balances - ending		<u>\$ 2,826,354</u>	

**City of Alpharetta
City Center Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended October 31, 2015**

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Investment Earnings	\$ -	\$ 285	\$ 285
Discounts		-	-
Total revenues	-	285	285
EXPENDITURES			
General Government:			
Cost of Bond Issuance	-	-	-
Non-Departmental	-	-	-
Total general government	-	-	-
Engineering and Public Works	214,158	133,689	80,469
Public Safety	-	-	-
Excess (Deficiency) of Revenues Over expenditures	(214,158)	(133,404)	80,754
OTHER FINANCING SOURCES			
General Obligation Bond Proceeds	-	-	-
Operating Transfers Out	-	-	-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(214,158)	(133,404)	80,754
Fund balances - beginning		214,159	
Fund balances - ending		\$ 80,755	
Adjustments to GAAP basis:			
Encumbrances		31,029	
Fund balances-ending		\$ 111,784	

City of Alpharetta
Internal Service Fund - Medical Insurance
Statement of Net Position
October 31,2015

ASSETS

Current Assets:		
Cash and Cash Equivalents & Investments	\$	853,283
Accounts Receivables (net of allowance for uncollectibles)		-
Total Current Assets		<u>853,283</u>
Noncurrent Assets:		
Restricted Cash, Cash Equivalents, and Investments		-
Total Restricted Assets		<u>-</u>
Total Noncurrent Assets		<u>-</u>
Total Assets		<u>853,283</u>

LIABILITIES

Current Liabilities:		
Accounts Payable		-
Claims Payables		
Accrued Interest Payable		-
Due to Other Funds		286,000
Total Current Liabilities		<u>286,000</u>
Current Liabilities Payable from Restricted Assets:		
		-
Total Current Liabilities Payable from Restricted Assets		<u>-</u>
Noncurrent Liabilities:		
Other Non-Current Liabilities		-
Total Noncurrent Liabilities		<u>-</u>
Total Liabilities		<u>286,000</u>

NET ASSETS

Invested in Capital Assets, net of related debt		-
Reserved for Debt Service		-
Reserved for Encumbrances		-
Unreserved		<u>567,283</u>
Total Net Assets		<u>567,283</u>
Total Liabilities & Net Assets	\$	<u>853,283</u>

City of Alpharetta
Internal Service Fund - Medical Insurance
Statement of Revenues, Expenses, and Changes in Net position - Budget and Actual
For the Period Ended October 31, 2015

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES			
Investment Earnings	\$ -	\$ 17	\$ (17)
Employer Medical Contribution	5,952,922	1,942,594	(4,010,328)
Employee Medical Contribution	705,592	248,845	(456,747)
Insurance Proceeds	-	-	
Total revenues	6,658,514	2,191,457	(4,467,057)
EXPENDITURES			
Medical Premiums	1,350,000	443,365	906,635
Medical Claims	4,620,000	1,180,809	3,439,191
Contingency	688,514	0	688,514
Total expenditures	6,658,514	1,624,174	5,034,340
Excess (Deficiency) of Revenues Over expenditures	-	567,283	567,283
OTHER FINANCING SOURCES			
Asset Disposition		-	
Operating Transfers In	-	-	-
Operating Transfers Out	-	-	-
Total other financing sources (uses)	-	-	-
Net change in fund balances	-	567,283	567,283
Fund balances - beginning			-
Fund balances - ending		\$ 567,283	
Adjustments to GAAP basis:			
Encumbrances		-	
Misc adj			
Fund balances-ending		\$ 567,283	

City of Alpharetta
Enterprise Fund -Solid Waste
Statement of Net Position
October 31, 2015

	<u>Solid Waste</u>
ASSETS	
Current Assets:	
Cash and Cash Equivalents & Investments	\$ 1,831,498
Inventories, at cost	-
Accounts Receivables (net of allowance for uncollectibles)	1,911
Prepaid Insurance Expenses	-
Total Current Assets	<u>1,833,409</u>
Noncurrent Assets:	
Restricted Cash, Cash Equivalents, and Investments	-
Total Restricted Assets	<u>-</u>
Other	-
Capital Assets	
Buildings and System	-
Machinery and Equipment	
Less Accumulated Depreciation	-
Total Capital Assets (net of accumulated depreciation)	<u>-</u>
Total Noncurrent Assets	<u>-</u>
Total Assets	<u>1,833,409</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	634
Accounts Payable/ Customer Credit Balances	-
Accounts Payable/ Customer Pre-Paid Service	-
Accounts Payable/ A/R Module Suspense Acct	2,210
Payroll Liabilities	204
Accrued Salaries	-
Accrued Interest Payable	-
Compensated Absences Payable	2,729
Notes Payable - Revenue Bonds	-
Due to Other Funds	-
Total Current Liabilities	<u>5,777</u>
Current Liabilities Payable from Restricted Assets:	
Revenue Bonds Payable	-
Total Current Liabilities Payable from Restricted Assets	<u>-</u>
Noncurrent Liabilities:	
Customer Deposits	-
Compensated Absences less Current Portion	-
Revenue Bonds Payable	-
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>5,777</u>
NET ASSETS	
Invested in Capital Assets, net of related debt	-
Reserved for Debt Service	-
Reserved for Encumbrances	-
Unreserved	1,827,633
Total Net Assets	<u>1,827,633</u>
Total Liabilities & Net Assets	<u>\$ 1,833,409</u>

City of Alpharetta
Enterprise Fund - Solid Waste
Statement of Revenues, Expenses, and Changes in Net Position
For the Period Ended October 31, 2015

Operating revenues:	
Charges for sales and services:	
Refuse Collection charges	\$ 1,642,325
Misc Revenue	
Total operating revenues	<u>1,642,325</u>
Operating expenses:	
Administration	3,178,284
Non-departmental	-
Total operating expenses	<u>3,178,284</u>
Operating Gain (loss)	(1,535,960)
Non-operating revenues (expenses):	
Investment earnings	<u>1,756</u>
Total non-operating revenue (expenses)	<u>1,756</u>
Income (loss) before transfers	(1,534,203)
Transfers In	-
Transfers Out	<u>-</u>
Change In Net Assets	(1,534,203)
Total net assets-beginning	<u>967,766</u>
Total net assets-ending (net of encumbrances)	<u>(566,438)</u>
Adjustments to GAAP basis:	
Encumbrances	2,394,070
Misc adj-Encumbrances Resv/Prior Year	-
Total net assets-ending	<u>\$ 1,827,633</u>

City of Alpharetta
Internal Service Fund - Risk Management
Statement of Net Position
October 31, 2015

ASSETS

Current Assets:		
Cash and Cash Equivalents & Investments	\$	783,583
Accounts Receivables (net of allowance for uncollectibles)		-
Total Current Assets		<u>783,583</u>
Noncurrent Assets:		
Restricted Cash, Cash Equivalents, and Investments		-
Total Restricted Assets		<u>-</u>
Total Noncurrent Assets		<u>-</u>
Total Assets		<u>783,583</u>

LIABILITIES

Current Liabilities:		
Accounts Payable		-
Claims Payables		334,799
Accrued Interest Payable		-
Due to Other Funds		-
Total Current Liabilities		<u>334,799</u>
Current Liabilities Payable from Restricted Assets:		
Total Current Liabilities Payable from Restricted Assets		<u>-</u>
Noncurrent Liabilities:		
Other Non-Current Liabilities		480,681
Total Noncurrent Liabilities		<u>480,681</u>
Total Liabilities		<u>815,480</u>

NET ASSETS

Invested in Capital Assets, net of related debt		-
Reserved for Debt Service		-
Reserved for Encumbrances		-
Unreserved		(31,897)
Total Net Assets		<u>(31,897)</u>
Total Liabilities & Net Assets	\$	<u>783,583</u>

City of Alpharetta
Internal Service Fund - Risk Management
Statement of Revenues, Expenses, and Changes in Net position - Budget and Actual
For the Period Ended October 31, 2015

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES			
Investment Earnings	\$ 2,200	\$ 511	\$ 1,689
Charges for Service	1,262,000	420,667	(841,333)
Discounts	-	-	-
Insurance Proceeds	-	4,045	
Total revenues	1,264,200	425,222	(838,978)
EXPENDITURES			
Workers Compensation Admin	-	0	-
Professional Fees	125,000	77,287	47,713
Auto Liability	135,000	135,169	(169)
Property & Equipment Liability	55,000	84,628	(29,628)
General Liability	70,000	54,387	15,613
Law Enforcement Liability	100,000	0	100,000
Public Entity Liability	55,000	142,724	(87,724)
Workers Comp Excess Liability	90,000	87,050	2,950
Employee Benefits Liability	-	0	-
Criminal Liability	4,200	4,075	125
Cyber Liability	-	6,584	(6,584)
Umbrella Liability	60,000	53,602	6,398
Medical Services	40,000	3,892	36,108
Claims/Judgements	551,730	175,632	376,098
Contingency	346,180	0	346,180
Total expenditures	1,632,110	825,030	807,080
Excess (Deficiency) of Revenues Over expenditures	(367,910)	(399,807)	(31,897)
OTHER FINANCING SOURCES			
Asset Disposition	-	-	-
Operating Transfers In	-	-	-
Operating Transfers Out	-	-	-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(367,910)	(399,807)	(31,897)

Fund balances - beginning

367,911

Fund balances - ending

\$ (31,897)

Adjustments to GAAP basis:

Encumbrances

Misc adj

Fund balances-ending

\$ (31,897)

**City of Alpharetta
Statement of Net Position
OPEB Trust Fund
October 31, 2015**

	OPEB Plan
ASSETS	
Current Assets:	
Cash and Cash Equivalents	\$ 1,024,097
Investments	-
Accounts Receivables (net of allowance for uncollectibles)	-
Total Assets	<u>1,024,097</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	-
Due to Other Funds	-
Total Current Liabilities	<u>-</u>
Current Liabilities Payable from Restricted Assets:	-
Total Current Liabilities Payable from Restricted Assets	<u>-</u>
Noncurrent Liabilities:	-
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>-</u>
NET ASSETS	
Net Assets held in trust for pension benefits	<u>1,024,097</u>
Total Net Assets	<u>1,024,097</u>
Total Liabilities & Net Assets	<u><u>\$ 1,024,097</u></u>

City of Alpharetta
Statement of Changes in Fiduciary Net Position
OPEB Trust Fund
For the Period Ended October 31, 2015

	<u>Actual Amounts</u>
Additions:	
Employer Contribution	\$ 28,333
Employee Contribution	-
Total Contribution	<u>28,333</u>
Investment Income	-
Net appreciation in FMV	-
Interest and Dividends	607
Total Investment Income	<u>607</u>
Total Additions (Deductions)	<u>28,940</u>
Deductions:	
Benefits payments	-
Professional Fees	-
Total deductions	<u>-</u>
Net Increase (Decrease)	<u>28,940</u>
Net Assets held in trust for pension benefits	
Beginning of year	995,157
Total net assets	<u>\$ 1,024,097</u>

**City of Alpharetta
Statement of Net Position
Pension Trust Fund
October 31, 2015**

	Pension Trust Fund
ASSETS	
Current Assets:	
Cash and Cash Equivalents	\$ -
Investments	57,074,552
	-
Accounts Receivables (net of allowance for uncollectibles)	-
Total Assets	<u>57,074,552</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	-
	-
Due to Other Funds	-
Total Current Liabilities	<u>-</u>
Current Liabilities Payable from Restricted Assets:	
	-
Total Current Liabilities Payable from Restricted Assets	<u>-</u>
Noncurrent Liabilities:	
	-
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>-</u>
NET ASSETS	
Net Assets held in trust for pension benefits	<u>57,074,552</u>
Total Net Assets	<u>57,074,552</u>
Total Liabilities & Net Assets	<u><u>\$ 57,074,552</u></u>

City of Alpharetta
Statement of Changes in Fiduciary Net Position
Pension Trust Fund
For the Period Ended October 31, 2015

	<u>Actual Amounts</u>
Additions:	
Employer Contribution	\$ 2,400,000
Employee Contribution	126,100
Total Contribution	<u>2,526,100</u>
Investment Income	-
Net appreciation in FMV	(1,068,134)
Interest and Dividends	61,804
Total Investment Income	<u>(1,006,330)</u>
Total Additions (Deductions)	<u>1,519,771</u>
Deductions:	
Benefits payments	470,636
Professional Fees	47,500
Total deductions	<u>518,136</u>
Net Increase (Decrease)	<u>1,001,634</u>
Net Assets held in trust for pension benefits	
Beginning of year	56,072,917
Total net assets	<u>\$ 57,074,552</u>

City of Alpharetta
Combining Balance Sheet
Non-Major Governmental Funds
October 31, 2015

	Special Revenue					Debt	Total Non-major Governmental
	Hotel Motel	Impact Fee	Confiscated Assets	Grant Operating	E911	Service Fund	Funds
ASSETS							
Cash / Cash Equivalents / Investments	\$ -	\$ 2,009,613	\$ 1,950,813	\$ 46,652	\$ 999,284	\$ 709,590	\$ 5,715,953
Taxes Receivable	-	-	-	-	-	-	-
Pre-Paid Expenditures	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	11,598	-	-	11,598
Property Taxes	-	-	-	-	-	2,954,515	2,954,515
Intergovernmental Receivable	-	-	-	-	-	-	-
Due From Other Funds	-	-	-	-	-	-	-
Restricted	-	-	-	-	-	-	-
Total Assets	-	2,009,613	1,950,813	58,250	999,284	3,664,105	8,682,066
LIABILITIES							
Accounts Payable	-	-	-	-	721	-	721
Retainage Payable	-	-	-	-	-	-	-
Intergovernmental Payable	-	-	-	-	-	-	-
Arbitrage Payable	-	-	-	-	-	-	-
Accounts payable/AR Suspense acct	-	-	-	-	-	-	-
Compensated Absences	-	-	-	-	-	-	-
Payroll Liabilities	-	2,904	91	-	6,638	-	9,633
Due to Other Fund	-	-	64	-	-	-	64
Deferred Revenue	-	-	-	11,598	-	2,954,516	2,966,114
Unearned Revenue	-	-	-	-	-	-	-
Total Liabilities	-	2,904	155	11,598	7,359	2,954,516	2,976,532
FUND BALANCES							
Restricted:							
Capital Projects	-	2,006,709	-	-	-	-	2,006,709
Law Enforcement	-	-	1,950,658	-	-	-	1,950,658
Promotion of Tourism	-	-	-	-	-	-	-
Emergency Telephone Activities	-	-	-	-	991,925	-	991,925
Debt Service	-	-	-	-	-	709,590	709,590
Assigned for: Grant Projects	-	-	-	-	-	-	-
Grant Projects	-	-	-	46,652	-	-	46,652
Unassigned:	-	-	-	-	-	-	-
Total Fund Balances	-	2,006,709	1,950,658	46,652	991,925	709,590	5,705,534
Total Liabilities and Fund Balances	\$ -	\$ 2,009,613	\$ 1,950,813	\$ 58,250	\$ 999,284	\$ 3,664,105	\$ 8,682,066

City of Alpharetta
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Non-major Governmental Funds
For the Period Ending October 31, 2015

	Special Revenue					Total Non-major Governmental Funds
	Hotel Motel	Impact Fee	Confiscated Assets	Grant Operations	E911 Fund	Debt Service Fund
REVENUES:						
Hotel Motel Tax	\$ 1,330,895	-	-	-		\$ 1,330,895
Property tax						529,022
Charges for Service	-	-	-	-	817,401	817,401
Impact Fees	-	439,419	-	-		439,419
Forfeiture Income	-	-	111,639	-		111,639
Intergovernmental	-	-	-	9,391	-	9,391
Contributions & Donations	-	-	-	20		20
Investment Earnings	-	1,786	413	54	1,787	878
Other	-		-			-
Total revenues	1,330,895	441,204	112,052	9,465	819,188	3,242,704
EXPENDITURES:						
Tourism	798,537	-	-	-	-	798,537
Community Development	-	17,055	-	-	-	17,055
Culture/Recreation	-	-	-	5,367	-	5,367
Public Safety	-	-	136,148	7,605	1,977,962	2,121,715
General Government	-	-	-	-	-	-
Debt Service:						-
Principal						-
Interest						665,821
Bond Issuance Costs						-
Total expenditures	798,537	17,055	136,148	12,972	1,977,962	3,608,495
Excess (deficiency) of revenues over expenditures	532,358	424,149	(24,096)	(3,507)	(1,158,774)	(135,921)
OTHER FINANCING SOURCES (USES):						
Transfers in / out:						-
Debt service fund	-	-	-	-		-
Capital Projects						-
Operating grants fund	-	-	-	-		-
Capital grants fund	-	-	-	-		-
General fund	(532,358)	-	-	-	-	(532,358)
Budgeted Fund Balance:	-	-	-	-		-
Total other financing sources and (uses)	(532,358)	-	-	-	-	(532,358)
Net change in fund balances	-	424,149	(24,096)	(3,507)	(1,158,774)	(135,921)
Fund balances - beginning	-	1,582,560	1,974,754	50,160	2,150,699	845,511
Fund balances - ending	-	\$ 2,006,709	\$ 1,950,658	\$ 46,652	\$ 991,925	\$ 709,590
						\$ 5,705,534

City of Alpharetta
Hotel Motel Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended October 31, 2015

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Hotel Motel Tax	\$ 4,450,000	\$ 1,330,895	\$ (3,119,105)
Misc Revenue	-	-	-
Investment Earnings	-	-	-
Total revenues	4,450,000	1,330,895	(3,119,105)
EXPENDITURES:			
Alpharetta Convention & Visitor's Bureau	1,928,185	576,677	1,351,508
Alpharetta Business Community	741,815	221,860	519,955
Contingency	0	0	0
Total Expenditures	2,670,000	798,537	1,871,463
Excess of revenues over expenditures	1,780,000	532,358	(1,247,642)
OTHER FINANCING SOURCES (USES):			
Transfers Out	(1,780,000)	(532,358)	1,247,642
Total other financing sources and uses	(1,780,000)	(532,358)	1,247,642
Net change in fund balances	-	(0)	11,137
Fund balances - beginning	\$ -		
Fund balances - ending	\$ (0)		

City of Alpharetta
Impact Fee Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended October 31, 2015

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Impact Fees	\$ 45,000	\$ 439,419	\$ 394,419
Investment Earnings	1,350	1,786	436
Total Revenues	46,350	441,204	394,854
EXPENDITURES:			
General Government	1,628,910	\$ 17,055	1,611,855
Total expenditures	1,628,910	17,055	1,611,855
Excess (deficiency) of revenues over expenditures	(1,582,560)	424,149	2,006,709
OTHER FINANCING SOURCES (USES):			
Transfers Out	-	-	-
Total other financing sources and uses	-	-	-
Net change in fund balances	(1,582,560)	424,149	2,006,709
Fund balances - beginning		1,582,560	
Fund balances - ending		\$ 2,006,709	
Encumbrances		-	
Fund balances - ending		\$ 2,006,709	

City of Alpharetta
Confiscated Assets Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended October 31, 2015

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Forfeiture Income	\$ 448,500	\$ 111,639	\$ (336,861)
Investment Earnings	227	413	186
Misc Revenue	-	-	-
Total Revenues	448,727	112,052	(336,674)
EXPENDITURES:			
Public Safety	2,423,480	829,959	1,593,521
Non-Departmental	-	-	-
Total expenditures	2,423,480	829,959	1,593,521
Excess (deficiency) of revenues over expenditures	(1,974,753)	(717,907)	1,256,847
OTHER FINANCING SOURCES (USES):	-	-	-
Net change in fund balances	(1,974,753)	(717,907)	1,256,847
Fund balances - beginning		1,974,754	
Fund balances - ending		\$ 1,256,847	
Adjustments to GAAP basis:			
Encumbrances		693,811	
Fund balances - ending		\$ 1,950,658	

City of Alpharetta
Grant Fund - Operating
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended October 31, 2015

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Intergovernmental	\$ 36,318	\$ 9,391	(26,927)
Contributions & Donations	320	20	(300)
Discounts Taken		-	-
Interest Earnings	-	54	54
Transfers in	-	-	-
Contingencies	-	-	-
Total	36,638	9,465	(27,173)
EXPENDITURES:			
General Government	17,835	-	17,835
Community Development	-	-	-
Engineering/Public Works	-	-	-
Public Safety	29,788	7,605	22,183
Recreation & Parks	39,173	5,367	33,806
Contingencies	-	-	-
Operating Transfers Out	-	-	-
Non-Allocated	-	-	-
Total	86,796	12,972	73,824
Excess (deficiency) of revenues over expenditures	(50,158)	(3,507)	46,651
OTHER FINANCING SOURCES (USES):	-	-	-
Net change in fund balance	(50,158)	(3,507)	46,651
Fund balance - beginning		50,160	
Fund balance - ending		\$ 46,652	
Adjustments to GAAP basis:			
Encumbrances			
Fund balances - ending		\$ 46,652	

City of Alpharetta
Emergency 911 Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended October 31, 2015

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Charges for Service	\$ 3,790,000	\$ 817,401	\$ (2,972,599)
Misc Revenue	-	-	-
Investment Earnings	6,931	1,787	(5,144)
Total Revenues	3,796,931	819,188	(2,977,743)
EXPENDITURES:			
Public Safety	5,252,507	2,339,225	2,913,282
Total expenditures	5,252,507	2,339,225	2,913,282
Excess (deficiency) of revenues over expenditures	(1,455,576)	(1,520,037)	(64,461)
OTHER FINANCING SOURCES (USES):			
Transfers In	-	-	-
Transfers Out - Capital Project Fund	-	-	-
Total other financing sources and uses	-	-	-
Net change in fund balances	(1,455,576)	(1,520,037)	(64,461)
Fund balances - beginning		2,150,699	
Fund balances - ending		\$ 630,662	
Adjustments to GAAP basis:			
Encumbrances		361,263	
Fund balances - ending		\$ 991,925	

City of Alpharetta
Debt Service Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended October 31, 2015

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Property tax	\$ 3,260,000	\$ 529,022	\$ (2,730,978)
Misc Revenue		-	-
Investment earnings	9,000	878	(8,122)
Total revenues	3,269,000	529,900	(2,739,100)
EXPENDITURES:			
Current:			
General government			
Finance			-
Non-departmental		-	-
Total general government	-	-	-
Debt Service:			
Principal	2,230,600	-	2,230,600
Interest	1,329,398	665,821	663,577
Contingency	556,089	-	556,089
Professional Services/Other	5,000	-	5,000
Total debt service	4,121,087	665,821	3,455,266
Total expenditures	4,121,087	665,821	3,455,266
Excess (Deficiency) of revenues over expenditures	(852,087)	(135,921)	716,166
OTHER FINANCING SOURCES (USES):			
Transfers in			-
Transfers out			-
Total other financing sources and uses	-	-	-
	(852,087)	(135,921)	716,166
Fund balances - beginning		845,511	
Fund balances - ending		\$ 709,590	



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DEVELOPMENT AUTHORITY



Revenue & Expenditure Report GAAP Financial Statements



ALPHARETTA DEVELOPMENT AUTHORITY

Financial Management Report

As of October 31, 2015

Account #	Project	Total Budget	Actuals (Collections/ Expenditures)	Encumbrances	Remaining
Revenues					
99575100-361000	Investment Earnings	\$ -	\$ 92	\$ -	\$ (92)
	<i>subtotal</i>	<i>\$ -</i>	<i>\$ 92</i>	<i>\$ -</i>	<i>\$ (92)</i>
(1) 99575100-395000	Carryforward Fund Balance	\$ 398,030	\$ -	\$ -	\$ 398,030
	<i>subtotal</i>	<i>\$ 398,030</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ 398,030</i>
	Total	\$ 398,030	\$ 92	\$ -	\$ 397,938
Expenditures					
99575100-523300	Advertising (Newsweek Ad; 50/50 split with COA)	\$ 16,000	\$ 16,000	\$ -	\$ -
99575100-571000-C1403	Local Job Creation Grant Program	60,000	-	-	60,000
99575100-544100-C1532	ATC Operational Funds	232,500	30,000	-	202,500
	<i>subtotal</i>	<i>\$ 308,500</i>	<i>\$ 46,000</i>	<i>\$ -</i>	<i>\$ 262,500</i>
99575100-522250-C1535	Innovation Center Operations (Facility R&M)	\$ 1,000	\$ 1,496	\$ -	\$ (496)
99575100-523860-C1535	Innovation Center Operations (Maintenance Contracts)	13,498	2,661	1,785	9,051
99575100-531100-C1535	Innovation Center Operations (Maintenance Supplies)	680	615	-	65
99575100-531200-C1535	Innovation Center Operations (Miscellaneous Utilities)	152	261	-	(109)
99575100-531210-C1535	Innovation Center Operations (Water/Sewer)	365	39	-	326
99575100-531220-C1535	Innovation Center Operations (Natural Gas)	1,849	657	-	1,192
99575100-531230-C1535	Innovation Center Operations (Electricity)	15,416	2,005	-	13,411
	<i>subtotal</i>	<i>\$ 32,960</i>	<i>\$ 7,735</i>	<i>\$ 1,785</i>	<i>\$ 23,439</i>
99575100-579000	Reserve	\$ 56,570	\$ -	\$ -	\$ 56,570
	<i>subtotal</i>	<i>\$ 56,570</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ 56,570</i>
	Total	\$ 398,030	\$ 53,735	\$ 1,785	\$ 342,509

(1) Carryforward Fund Balance represents cash available at the end of the prior fiscal year that is programmed into the current fiscal year budget. As this account represents cash already received, there will not be actual collections.



ALPHARETTA DEVELOPMENT AUTHORITY

Financial Management Report

As of October 31, 2015

Account #	Project	Total Budget	Actuals (Collections/ Expenditures)	Encumbrances	Remaining
Fund Balance Reconciliation					
	Fund Balance (beginning of Fiscal Year)		\$ 398,031		
	Revenues collected to date		92		
	Expenditures incurred to date		(53,735)		
	Fund Balance (current)		\$ 344,388		
	Forecasted revenue collections		-		
	Fund Balance (forecasted)		\$ 344,388		
	Allocation of Forecasted Fund Balance:				
	Spendable (available for investment by the Board)		\$ 56,663		
	Non-Spendable (unspent/remaining project allocations)		287,725		
			\$ 344,388		



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intentionally left blank*

GAAP



Financial Statements

City of Alpharetta
Balance Sheet
COMPONENT UNIT-DEVELOPMENT AUTHORITY
October 31, 2015

ASSETS

Current Assets:

Cash and Cash Equivalents	\$	416,430
Investments		

Restricted Cash for Bond Issuance Costs		-
Total Assets		416,430

LIABILITIES

Current Liabilities:

Accounts Payable		72,042
Due to Other Funds		-
Total Current Liabilities		72,042

Current Liabilities Payable from Restricted Assets:

		-
Total Current Liabilities Payable from Restricted Assets		-

Noncurrent Liabilities:

		-
Total Noncurrent Liabilities		-
Total Liabilities		72,042

Fund Balance

Restricted		287,725
Unassigned		56,663
Total Fund Balance		344,388

Total Liabilities & Fund Balance	\$	416,430
----------------------------------	----	---------

City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balance
COMPONENT UNIT-DEVELOPMENT AUTHORITY
For the Period Ended October 31, 2015

	<u>Actual Amounts</u>
Revenues	
Rent/Royalties	\$ -
Fees	-
Contributions & Donations	-
Miscellaneous Income-Interest	92
	<u>92</u>
Total Revenues	<u><u>92</u></u>
Expenditures	
Economic Development	53,735
Debt Service:	
Principal	-
Interest	-
	<u>-</u>
Total Expenditures	<u><u>53,735</u></u>
Excess (deficiency) of revenues over (under) expenditures	(53,643)
Other Financing Sources (Uses)	
Sale of capital assets	-
	<u>-</u>
Net Change in Fund Balances	(53,643)
Fund Balance, Beginning of Year	<u>398,031</u>
Fund Balance, End of Year	<u><u>\$ 344,388</u></u>





City Council Meeting STAFF REPORT

Submitting Department: Community Development
Submitted By: Richard McLeod, Senior Planner
Meeting Date: December 7, 2015

I. AGENDA ITEM TITLE: CU-15-07/PH-15-11/V-15-19 CHICK-FIL-A/AVALON

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:

Chick fil A Aerial Map, Chick fil A 2030 Land Use Map, Chick fil A Location Map, Chick fil A Zoning Map, CU-15-07/PH-15-11 Chick-fil-A Applications, Chick-fil-A Citizens Part B, Chick fil A Site Plans and Elevations, Chick-fil-A Elevations 1 and 2, Chick fil A Signage



COUNCIL AGENDA REPORT

FROM: Kathi Cook, Community Development Director
Prepared by: Richard McLeod, Senior Planner

SUBJECT: CU-15-07/PH-15-11/V-15-19 Chick-fil-A/Avalon

CITY COUNCIL: December 7, 2015

PLANNING COMMISSION:

This item was heard at the September 8th Planning Commission meeting. One person spoke against the request based on traffic. After discussion, the Commission unanimously recommended denial of the request.

RECOMMENDATION:

Deny CU-15-07/PH-15-11/V-15-19 Chick-fil-A/Avalon.

If a conditional use permit, site plan approval and variance are approved, the following zoning conditions are recommended:

- 1. Architecture shall have significant architectural details on all 4 sides and shall be substantially similar to the location at Cameron Village, Raleigh, NC subject to final approval by Design Review Board.**
- 2. Awnings similar to the awnings shown on plans shall be added to private front door on Old Milton Parkway.**
- 3. Building parapets shall be continuous and raised high enough to block backs of opposite parapets.**
- 4. Drive thru facilities shall not be located immediately adjacent to Old Milton Pkwy.**
- 5. Drive thru facilities shall be designed to minimize the impact of speaker noise and menu board lights on the adjacent residential development in Avalon. In addition, the drive thru facilities shall be fully screened with landscaping to create a year-round, opaque visual barrier.**
- 6. Drive thru facilities shall be designed to provide sufficient vehicle stacking on-site, within an exclusive drive aisle(s), as approved by Staff.**
- 7. Playgrounds must be located within the building and not visible through windows on the façade facing Old Milton Pkwy.**
- 8. Outdoor seating area, including furniture shall be subject to Design Review Board approval.**
- 9. A maximum of 3 wall signs shall be permitted.**

REPORT-IN-BRIEF

The Applicant, Chick-fil-A, is requesting a conditional use permit to add a fast food restaurant with a drive thru on Parcel 2 of Old Milton Parkway at Avalon. The applicant also requests a variance to increase the number of wall signs permitted from 3 to 4.

DISCUSSION

Chick-fil-A is requesting a conditional use to add a fast food restaurant with a drive thru on parcel 2 of Avalon with site plan approval. The building is approximately 5000 square feet. The applicant submitted a public hearing application in order to meet the October 27, 2014 conditions of approval, stated below:

Future design, use and/or development of each of the four commercial outparcels in Pod 1 shall go through the public hearing process. Conditional use of one fast food restaurant with drive thru maximum on commercial parcels 1 – 4 may be considered by a Council at a future public hearing as a conditional use.

The property is an out parcel in the Avalon development. The property is zoned MU and a restaurant with a drive thru requires a conditional use. The parcel is located on the north side of Old Milton Parkway and between Westside Parkway and 3rd Street.

The site plan submitted locates the building adjacent to Old Milton Parkway with 50 parking spaces. The drive thru stacking lane is located along the internal drive and wraps around the back side of the property. The drive thru lane should be able to hold 20 cars before it blocks any of the parking spaces. Cars may be visible from Old Milton Parkway and certainly from the side street in the drive thru lanes. Landscaping will have to be heavy to block the noise, lights, and view of the cars in the drive thru lanes. There is an outdoor eating area located on the southeast corner and visible from both roads.

The architecture of the building is important from all four sides. The Old Milton Parkway private door should be decorated with an awning similar to the other windows and doors. The parapets should be raised to block all of the rooftop units and hide the opposing side parapets. The height should also be increased as this building will be the shortest of all the buildings at Avalon on Old Milton Parkway.

The Cameron Village Chick-fil-A (attached Exhibit A) has arched loft style windows and great brick detail around the roof line. Although the applicant is not requesting a two-story store, the designed building is only 19.6' high. The building should capture some of Cameron Village's details. The trees along Old Milton Parkway need to be shifted to block the view of the corner of the building. The Design Review Board will review all of the architecture, landscaping, and signage.

Landscaping should be much heavier in the northwest corner than is reflected in the applicant's plans. Additional trees will need to be planted at the ends of the parking spaces on the northwest side and along the border with the property to the west. The trash dumpster located on the west boundary will likely be seen from Old Milton Parkway and the internal street and should be located elsewhere on the site.

TRAFFIC

Traffic impacts were also assessed for the proposed Chick-fil-A. Using the ITE Trip Generation report, 9th Edition, a similar fast food restaurant with drive thru is expected to generate nearly 2,500 vehicle trips during an average weekday and approximately 250 vehicle trips during its peak operation periods of mornings, lunch, and evenings. This traffic demand was included in the overall Avalon traffic assessment however, other permitted uses on the site would create fewer vehicular trips. For comparison, traffic for a sit down casual restaurant was also evaluated. Traffic for the restaurant without a drive through generated roughly a quarter of the trips with a daily volume of 636 vehicles and a peak hourly demand near 67 vehicles.

Upon Staff request, the applicant also conducted a drive-thru queue study. Existing Chick-fil-A restaurants in the area experience significant demand during the lunch time rush. Based on observations at Windward Parkway and North Point Parkway locations, a minimum storage for 25 vehicles should be provided to prevent spillover interfering with parking lot operations or vehicle encroachment onto the common drive isle. The current site plan should be able to accommodate nearly 20 vehicles before blocking any parking spaces. An additional 10 to 12 vehicles could be accommodated but would block the back eleven parking spaces. The applicant stated these spaces would primarily serve as employee parking.

ITE	Land Use	Weekday Average Daily Trips				Weekday AM Peak Hour of Adjacent Street Traffic				Weekday PM Peak Hour of Adjacent Street Traffic				Weekday AM Peak Hour of Generator			
		*	Enter	Exit	Total	*	Enter	Exit	Total	*	Enter	Exit	Total	*	Enter	Exit	Total
932	High Turnover Sit-Down 5 Gross Floor Area 1000 SF		318	318	636		30	24	54		29	20	49		36	31	67
933	FASTFOOD-No DriveThru 5 Gross Floor Area 1000 SF		1790	1790	3580		131	88	219		50	81	131		165	153	318
934	FastFood-DriveThru 5 Gross Floor Area 1000 SF		1241	1240	2481		116	111	227		85	78	163		137	131	268
Unadjusted Volume			3349	3348	6697		277	223	500		164	179	343		338	315	653
Internal Capture Trips			0	0	0		0	0	0		0	0	0		0	0	0
Pass-By Trips			0	0	0		56	56	112		52	52	104		0	0	0
Volume Added to Adjacent Streets			3349	3348	6697		221	167	388		112	127	239		338	315	653

SIGN VARIANCE REQUIREMENTS

The City of Alpharetta Unified Development Code Article II, Section 2.6.5 outlines the criteria set forth for granting a variance to the sign regulations. The ordinance specifically states..."a variance may be granted pursuant to procedures set forth in the City Zoning Ordinance, where all of the following conditions exist:

(1) Exceptional conditions pertaining to the property where the sign is to be located as a result of its size, shape or topography, which are not applicable to other lands or structures in the area.

The size, shape and topography do not result in exceptional circumstances.

(2) The applicant would be deprived of rights that are commonly enjoyed by others similarly situated.

3 Signs are permitted, a hardship to allow 4 has not been provided.

(3) Granting the variance would not confer on the applicant any significant privileges, which are denied to others similarly situated.

It is Staff's opinion that granting the variance request may grant the applicant significant privileges denied to others because other outparcel buildings within Avalon have complied.

(4) The exceptional circumstances are not the result of action by the applicant.

Not applicable

(5) The requested variance is the minimum variance necessary to allow the applicant to enjoy the rights commonly enjoyed by others similarly situated.

Not applicable.

(6) Granting of the variance would not violate more than one standard of this Ordinance.

Granting the variance would violate only one standard of the ordinance.

(7) Granting the variance would not result in allowing a sign that interferes with road or highway visibility or obstruct or otherwise interfere with the safe and orderly movement of traffic.

Granting the variance requested would not interfere with road or highway visibility or obstruct the safe and orderly movement of traffic.

CONDITIONAL USES

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

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

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

Response:

The use will have a significant impact on traffic; especially at peak times. The Daily Trip Analysis shows almost 2500 trips from a fast food restaurant with a drive thru when compared with 636 from a high turnover sit-down restaurant. There are several uses permitted by right on the site that would generate fewer trips.

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

Response:

The orientation of the building on the site plan with the drive thru aisles is not ideal. The drive thru aisles are located right next to the internal street and the screening will require DRB approval.

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

Response:

A drive through fast food restaurant generates high traffic at times and could be disingenuous to the walkable mixed-use area.

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

Response:

Not applicable.

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

Response:

Not applicable

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

Response:

The use is a fast food restaurant with a drive thru use, which does not fit into the character of surrounding businesses. In fact, recent zonings in the surrounding area removed drive thru restaurants as a permitted use due to traffic impacts.

CONCLUSION

Staff reviewed the applicant's request and is of the opinion that the applicant's request to allow a fast food restaurant with drive through is not consistent with a pedestrian-oriented, mixed-use development. A restaurant drive through will produce a high number of vehicle trips, which could create a negative impact on

the surrounding road infrastructure. Several uses are allowed by right including a sit down restaurant, and office. The precedent in recent public hearing cases has been to remove restaurant uses with drive thrus.

Attachments

Site Plan

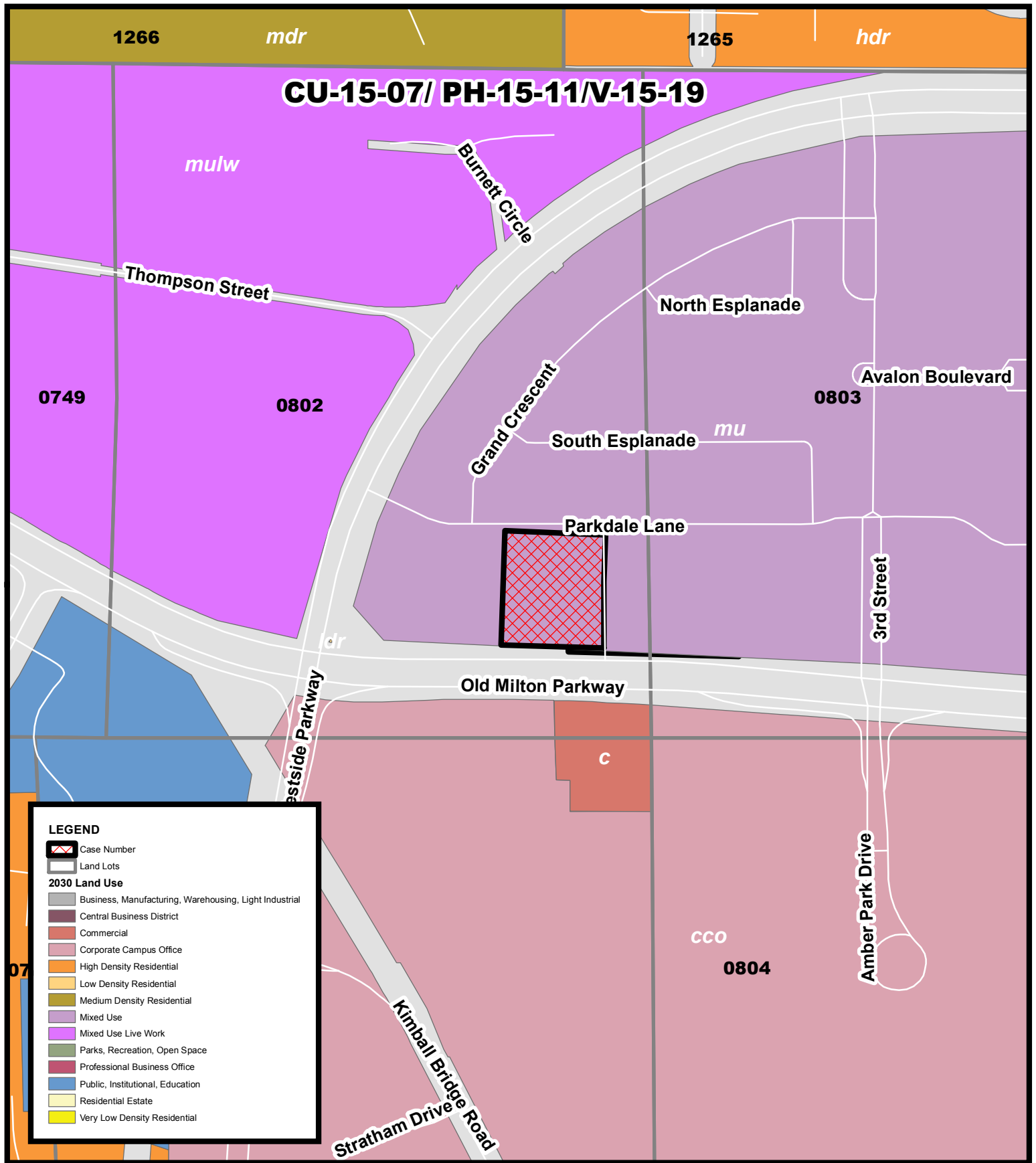
Architectural Drawings



Aerial Map Chick-Fil-A Avalon

Case: CU-15-07/ PH-15-11/
V-15-19
D/LL: 1/2/0802
CC Date: 12/07/2015

Location Map Provided by:
Community Development - GIS



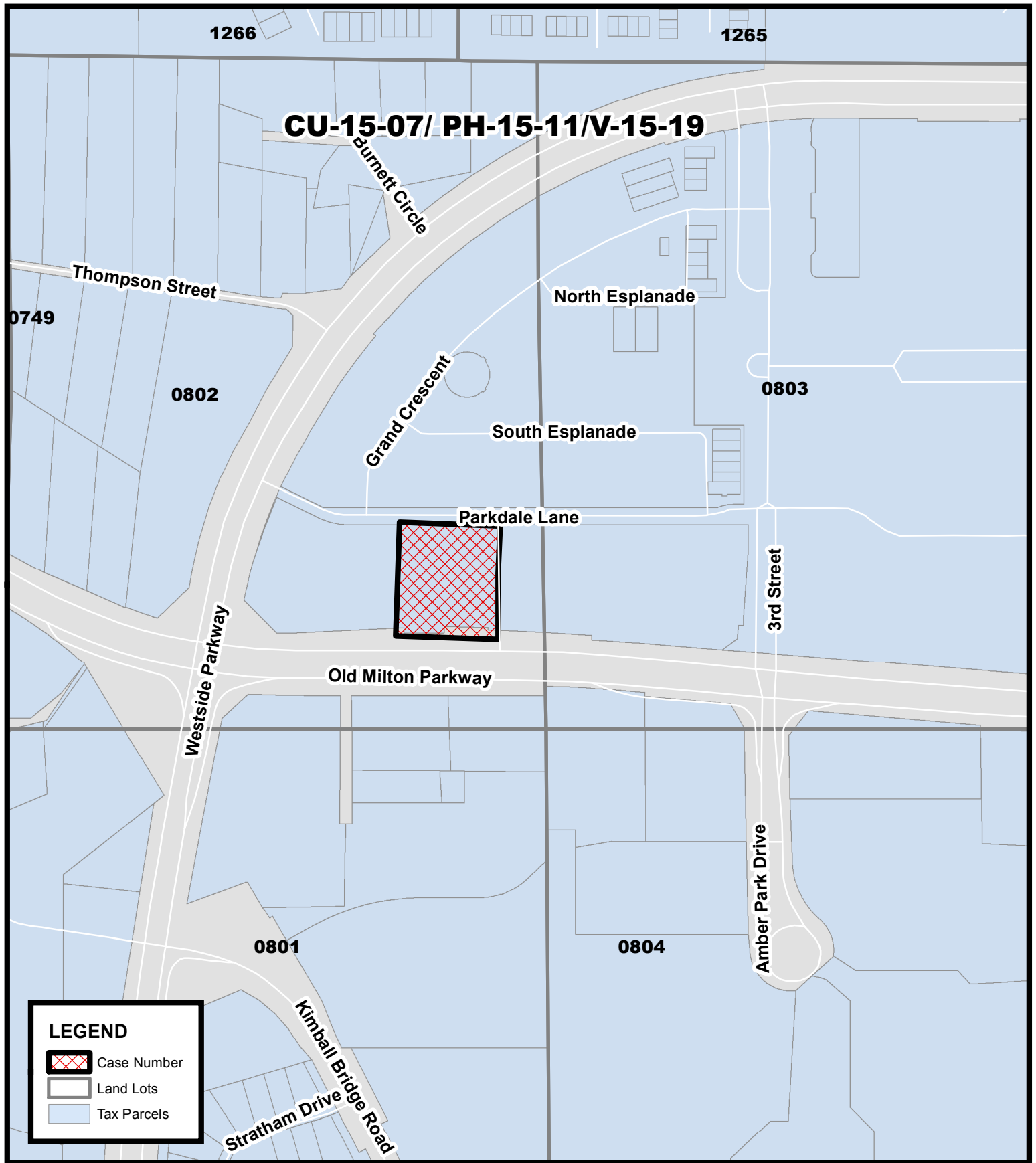
Landuse 2030 Map **Chick-Fil-A** **Avalon**

Case: CU-15-07/ PH-15-11/
V-15-19

D/LL: 1/2/0802
CC Date: 12/07/15



Location Map Provided by:
Community Development - GIS

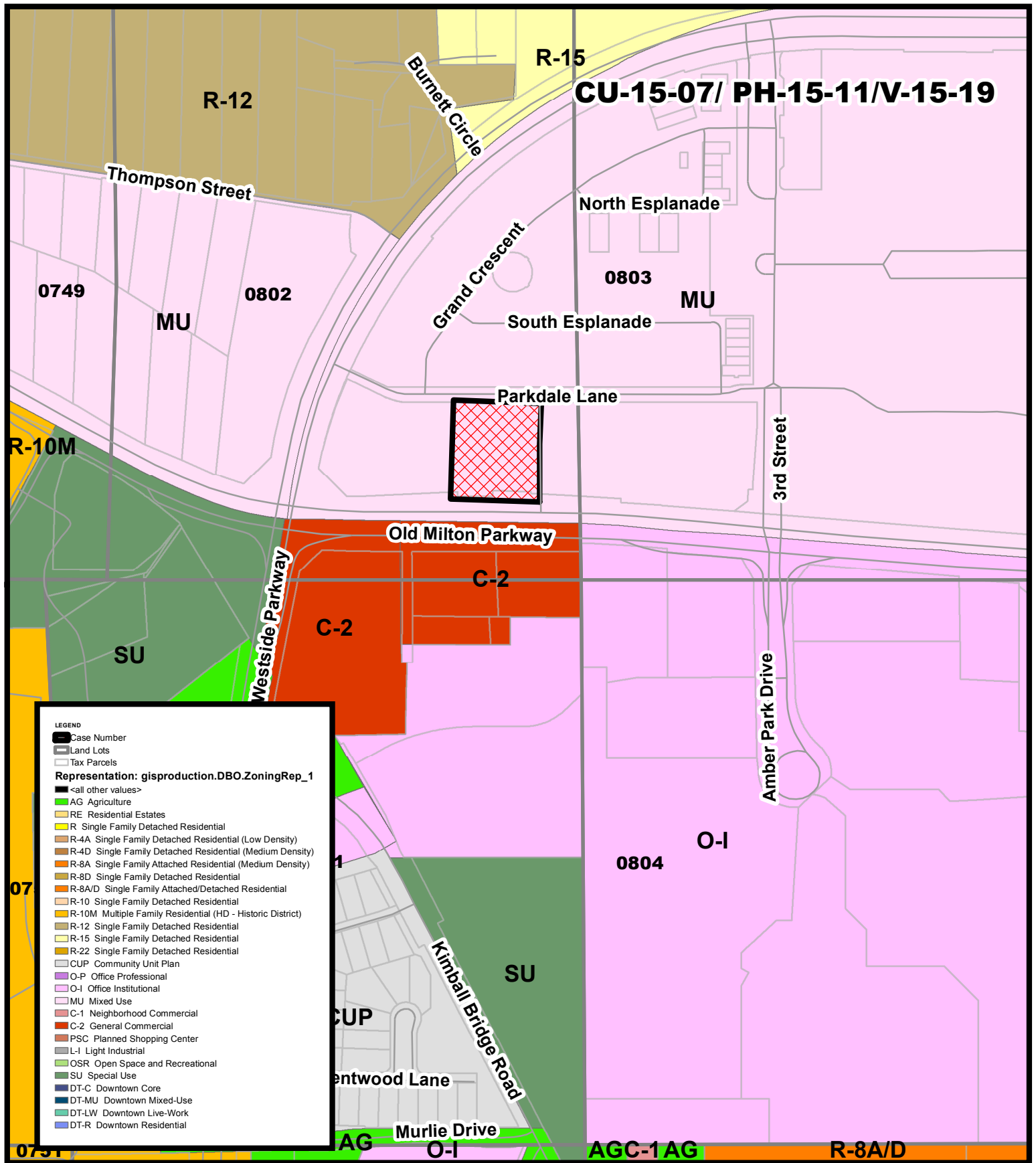


Location Map **Chick-Fil-A** **Avalon**

**Case: CU-15-07/ PH-15-11/
V-15-19**

**D/LL: 1/2/0802
CC Date: 12/07/15**

**Location Map Provided by:
Community Development - GIS**



Zoning Map **Chick-Fil-A** **Avalon**

**Case: CU-15-07/ PH-15-11/
V-15-19**

**D/LL: 1/2/0802
CC Date: 12/07/15**



**Location Map Provided by:
Community Development - GIS**

CITY OF ALPHARETTA

CU-15-07/PH-15-11
CHICK-FIL-A/AVALON

PUBLIC HEARING APPLICATION

☐ 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: Chick-fil-A c/o John Mark Wood

Telephone: 404-684-8529

Address: 5200 Buffington Road

Suite: _____

City Atlanta

State: GA

Zip: 30349

Fax: _____

Mobile Tel: 404-557-9738

Email: johnmark.wood@chick-fil-a.com

Subject Property Information:

Address: Old Milton Parkway, Alpharetta, GA 30009

Current Zoning: MU

District: 1

Section: 2

Land Lot: 802

Parcel ID: 12-2841-802-0897

Proposed Zoning: MU

Current Use: Vacant Land

This Application For (Check All That Apply):

☒ Conditional Use

☐ Master Plan Amendment

☐ Rezoning

☐ Master Plan Review

☐ Variance

☒ Public Hearing

☐ Comprehensive Plan Amendment

☒ Other (Specify): Site Plan Approval

APPLICANT REQUEST AND INTENT

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

Commercial development including +/-5000 sf restaurant.

Applicant's Request *(Please itemize the proposal)*:

Applicant requests a public hearing for Conditional Use and Site Plan Approval of Outparcel 2. Applicant requests increase in the limit of signs from 2 to 4 while staying under the code maximum square footage for signs allowed for this parcel. Applicant requests addition of a 50 foot flag pole to display the American Flag.

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

Applicant intends to construct a +/-5000 sf building on Outparcel 2 to include (1) tenant.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Robert J. Shaw, Chairman, Development Authority of Fulton County

Telephone: 404-612-8101

Address: 141 Pryor Street

Suite: 1031

City: Atlanta

State: GA

Zip: 30303

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>Site Plan Approval</u> |

Identify Authorized Applicant:

Name of Authorized Applicant: NAP Atlanta Management Company, Inc

Telephone: 404-965-9065

Address: 264 19th Street

Suite: 2200

City: Atlanta

State: GA

Zip: 30363

So Sworn and Attested: Development Authority of Fulton County

Owner Signature:

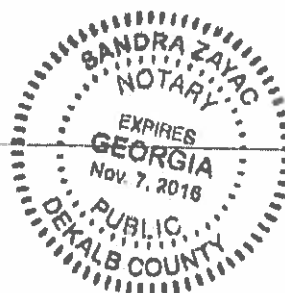
Robert J. Shaw
Robert J. Shaw, Chairman

Date: 3/13/15

Notary:

Notary Signature:

Sandra Zayac



Date: 3/13/15

PROPERTY OWNER AUTHORIZATION

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|---|---|
| ☐ Annexation | ☐ Special Use |
| ☐ Rezoning | ☒ Conditional Use |
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| ☐ Land Use Application | ☒ Other <u>Site Plan Approval</u> |

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City Atlanta

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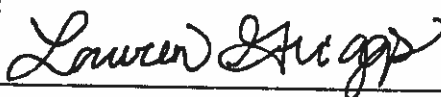


Date:

3/13/15

Name: Mark C. Toro

Title: Vice President and Chairman of the Board



Date:

3/13/15

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: Chick-fil-A, Inc. c/o John Mark Wood

Subject Public Hearing Case: Avalon - Site Plan Approval

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: None

Position: _____

Description of Contribution: N/A

Value: _____

Description of Contribution: _____

Value: _____

Description of Contribution: _____

Value: _____

Description of Contribution: _____

Value: _____

Description of Contribution: _____

Value: _____

Campaign Contribution Information:

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

Signature: _____

Date: 8.13.15

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: Chick-fil-A, Inc. c/o Greyden Engineering - Todd Rogers or Ralph Davis

Subject Public Hearing Case: Avalon - Site Plan Approval

Campaign Contribution Information:

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

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

Name of Official: N/A

Position: _____

Description of Contribution: _____

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: 4-1-13

**Legal Description
Combined Outparcels**

All that tract or parcel of land lying and being in Land Lots 802 and 803 of the 1st District, 2nd Section, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a concrete monument found at the intersection of the northern right-of-way of Old Milton Parkway (aka Georgia State Route 120 and State Bridge Road) (variable right-of-way) with the eastern right-of-way of Westside Parkway (variable right-of-way); Thence along said right-of-way of Westside Parkway the following courses and distances: North 43 degrees 17 minutes 59 seconds West a distance of 103.94 feet to a point; along a curve to the right an arc length of 243.61 feet, said curve having a radius of 1033.99 feet, with a chord distance of 243.05 feet, at North 17 degrees 06 minutes 26 seconds East, to a point; Thence leaving said right-of-way, South 64 degrees 03 minutes 54 seconds East a distance of 106.78 feet to a point; Thence along a curve to the left an arc length of 68.12 feet, said curve having a radius of 150.46 feet, with a chord distance of 67.54 feet, at South 77 degrees 01 minutes 57 seconds East, to a point; Thence North 89 degrees 59 minutes 53 seconds East a distance of 900.53 feet to a point; Thence South 00 degrees 00 minutes 00 seconds East a distance of 53.26 feet to a point; Thence South 04 degrees 11 minutes 39 seconds West a distance of 150.40 feet to a point; Thence South 00 degrees 00 minutes 00 seconds East a distance of 23.20 feet to a point; Thence North 89 degrees 31 minutes 57 seconds West a distance of 11.83 feet to a point; Thence South 04 degrees 51 minutes 58 seconds West a distance of 30.00 feet to a point; Thence South 53 degrees 13 minutes 58 seconds West a distance of 60.21 feet to a point located on the northern right-of-way of Old Milton Parkway (aka Georgia State Route 120 and State Bridge Road); Thence along said right-of-way the following two courses and distances: North 85 degrees 07 minutes 28 seconds West a distance of 149.49 feet to a concrete monument found; along a curve to the left an arc length of 33.68 feet, said curve having a radius of 5794.66 feet, with a chord distance of 33.68 feet, at North 85 degrees 31 minutes 08 seconds West, to a point; Thence leaving said existing right-of-way, along the proposed right-of-way of northern right-of-way of Old Milton Parkway (aka Georgia State Route 120 and State Bridge Road) the following courses and distances: North 00 degrees 00 minutes 00 seconds East a distance of 10.03 feet to a point; along a curve to the left an arc length of 234.15 feet, said curve having a radius of 5807.31 feet, with a chord distance of 234.13 feet, at North 86 degrees 50 minutes 54 seconds West, to a point; North 01 degrees 53 minutes 51 seconds East a distance of 5.00 feet to a point; North 88 degrees 29 minutes 31 seconds West a distance of 98.97 feet to a point; South 01 degrees 07 minutes 07 seconds West a distance of 15.00 feet to a point located on the existing northern right-of-way of Old Milton Parkway (aka Georgia State Route 120 and State Bridge Road); Thence along said right-of-way the following courses and distances: along a curve to the left an arc length of 73.05 feet, said curve having a radius of 5794.66 feet, with a chord distance of 73.05 feet, at North 89 degrees 20 minutes 29 seconds West, to a point; along a curve to the left an arc length of 15.76 feet, said curve having a radius of 5794.66 feet, with a chord distance of 15.76 feet, at North 89 degrees 46 minutes 50 seconds West, to a point; North 89 degrees 20 minutes 33 seconds West a distance of 90.42 feet to a point; North 89 degrees 20 minutes 33 seconds West a distance of 49.47 feet to a point; North 00 degrees 17 minutes 52 seconds East a distance of 11.56 feet to a point; North 89 degrees 42 minutes 08 seconds West a distance of 245.00 feet to a concrete monument found at the intersection of the northern right-of-way of Old Milton Parkway (aka Georgia State

Route 120 and State Bridge Road) with the eastern right-of-way of Westside Parkway;
said concrete monument found being the **TRUE POINT OF BEGINNING**.

Said tract of land contains 6.685 acres.

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The proposed restaurant construction is compatible with the mixed use of the Avalon development.

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

This proposal will increase the value of surrounding properties by allowing for an economically viable use of the property and offering Avalon residents an affordable quick service restaurant easily accessible within their development.

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

N/A. Request for site plan approval.

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

There will be no increase in population.

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

There will be no impact to schools and utilities, as the request is for site plan approval only.

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

N/A. Request is for site plan approval only.

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

The success of Avalon's Phase 1 opening has demonstrated the demand for a high quality quick service restaurant.

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: Avalon

Contact Name: John Mark Wood

Telephone: 404-684-8529

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.

All property owners within 500' of the project, as listed

on Exhibit "A" attached.

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.

They may respond by letter, telephone call, email, personal conference, or group meeting.

Exhibit "A"

SCHECHTER STACEY R & ANDREW
9037 WOODLAND TRL
ALPHARETTA, GA 30004

HENRY WALTER & BARBARA JEAN
9042 WOODLAND TRL
ALPHARETTA, GA 30004

WOODLANDS HOLDINGS INVESTMENT
4080 MC GINNIS FERRY RD BLDG/STE 7
ALPHARETTA, GA 30005

MOLINA LUIS
6555 ABERMARLE CT
CUMMING, GA 30004

SNELLINGS LATOSHA K
9045 WOODLAND TRL
ALPHARETTA, GA 30004

BALENO BRIAN A
9055 WOODLAND TRL
ALPHARETTA, GA 30009

HOUNTZ RYAN
9065 WOODLAND TRL
ALPHARETTA, GA 30004

POWELL RICHARD D
9048 WOODLAND TRL
ALPHARETTA, GA 30009

FERNANDEZ MICHAEL A
9034 WOODLAND TRL
ALPHARETTA, GA 30009

KAMARA MAKHTAR &
LAKECIA
9040 WOODLAND TRL
ALPHARETTA, GA 30004

RANKE RICHARD S
9054 WOODLAND TRL
ALPHARETTA, GA 30009

GALVIS ALVARO &
CORNEJO SANDRA N
9069 WOODLAND TRL
ALPHARETTA, GA 30004

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4080 MC GINNIS FERRY RD BLDG/STE 7
ALPHARETTA, GA 30005

HERTEL & KERLE LLC
117 BERKELY CT
GLENTHWORTH ST
LONDON, N 1 5PG

KIM STEVE & PATTY
9994 INISFREE DR
JOHNS CREEK, GA 30022

MEAD THOMAS
9057 WOODLAND TRL
ALPHARETTA, GA 30004

MEAD MAYUMI TSUNEKI
9067 WOODLAND TRL
ALPHARETTA, GA 30009

PARACHA ASAD
4000 W CRESCENT WAY
FRISCO, TX 75034

PETERSON KEVIN DOUGLAS & PATRI
9036 WOODLAND TRL
ALPHARETTA, GA 30004

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4080 MC GINNIS FERRY RD BLDG/STE 7
ALPHARETTA, GA 30005

WOODLANDS HOLDINGS INVESTMENT
4080 MCGINNIS FERRY RD SUITE 700
ALPHARETTA, GA 30005 3950

WOODLANDS HOLDINGS INVESTMENT
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ALPHARETTA, GA 30005

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ALPHARETTA, GA 30005

RIVERA ANTHONY S
9043 WOODLAND TRL
ALPHARETTA, GA 30009

ELNAAMANI ALI &
ELNAAMANI ABDULKARIM
9053 WOODLAND TRL
ALPHARETTA, GA 30009

RUFF GRAIG K
9063 WOODLAND TRL
ALPHARETTA, GA 30009

SLOAN JULIE
9046 WOODLAND TRL
ALPHARETTA, GA 30004

BRYANT JOHN ANDREW
9052 WOODLAND TRL
ALPHARETTA, GA 30004

BRYANT JON N
BRYANT KATJA G
9038 WOODLANDS TRL
ALPHARETTA, GA 30009

DEVELOPMENT AUTHORITY OF FULTON
141 PRYOR ST SW SUITE 1031
ATLANTA, GA 30303

DEVELOPMENT AUTHORITY OF FULTO
141 PRYOR ST SW SUITE 1031
ATLANTA, GA 30303

HAYES BRANDEN
9059 WOODLAND TRL
ALPHARETTA, GA 30004

FRIEDRICH FELIX
P O BOX 338
CRYSTAL BAY, NV 89402

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4080 MC GINNIS FERRY RD BOX 700 70
ALPHARETTA, GA 30005

WEBB BRIDGE APARTMENTS LLC
C/O AIMCO - TTA MS 235
P O BOX 941490
ATLANTA, GA 31141

MC DADE BENJAMIN &
CLAUDIA
9044 WOODLAND TRL
ALPHARETTA, GA 30009

WOODLANDS HOLDINGS INVESTMENT
4080 MC GINNIS FERRY RD BLDG/STE 7
ALPHARETTA, GA 30005

JDW MANAGEMENT LLC
P O BOX 516
MABLETON, GA 30126

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ALPHARETTA, GA 30005

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: Avalon

Contact Name: John Mark Wood

Telephone: 404-684-8529

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

No comments or concerns were received via e-mail, phone, or written response to our notifications.

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: 

Date: 5-13-2015

Print Form

SCHECHTER STACEY R & ANDREW
9037 WOODLAND TRL
ALPHARETTA, GA 30004

RANKE RICHARD S
9054 WOODLAND TRL
ALPHARETTA, GA 30009

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4080 MC GINNIS FERRY RD BUILDING 7
ALPHARETTA, GA 30005

Design Intent Package

Avalon, Alpharetta, GA

S08H-N-SQ-LG

3700

Prototype S08H-N-SQ-LG-R



Tier	3
Total Square Footage	
Conditioned	
Footprint	4,864 s.f.
Service Yard	98 s.f.
Seat Count	
Interior	126
Exterior	22
Registers	4 + 1
Playground	Yes
Kitchen Layout	CL
Drive-Thru	
# Order Points	2
# Windows	1
LEED	TBD
Level	TBD
Landscaping	Standard
Seating Type	Family
Team Sign-Off	

Design Leader _____ Date _____

Interior Design _____ Date _____

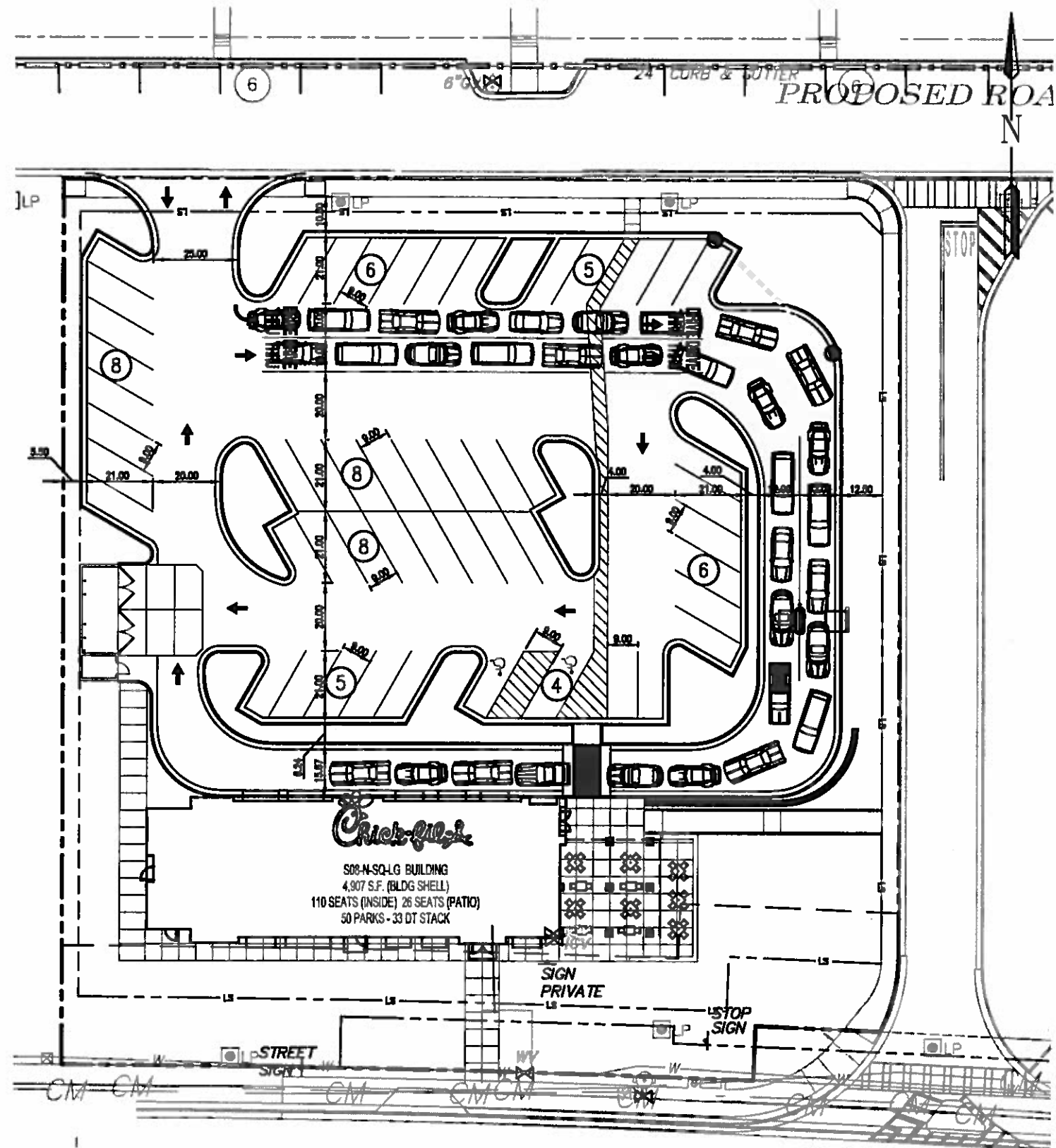
Kitchen & Systems Design _____ Date _____



06/17/2015

AvalonDIP_2015-06-17

*The Chick-fil-A Design Intent Package represents a brand compliant design solution.
Site adapt professionals are responsible for application of design and compliance of ordinances and codes*



08/13/2015

AvalonDIP_2015-08-13

Site Plan





Elevation - Left



Elevation - Front

Exterior Elevations

06/17/2015

AvalonDIP_2015-06-17





Elevation - Right



Elevation - Rear

06/17/2015

AvalonDIP_2015-06-17

Exterior Elevations

See Finish Schedule for more information

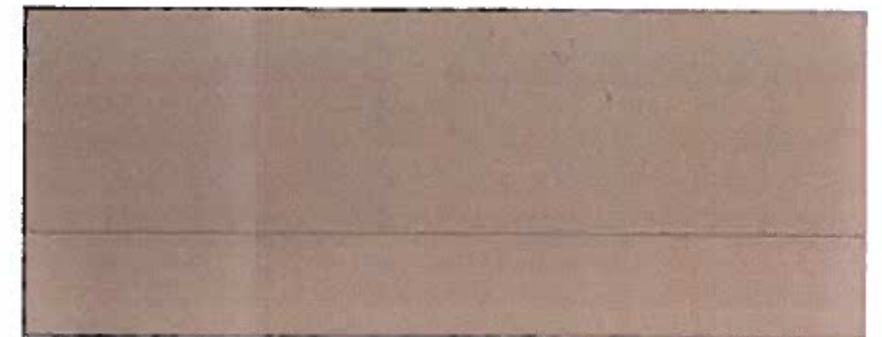




BR-1
Modular Size
General Shale - Red Velour



MP-1
Aluminum Fascia & Soffit
Durolast / Exceptional Metals
Color: Dark Bronze



MP-2
Aluminum Fascia
Durolast / Exceptional Metals
Color: Sierra Tan



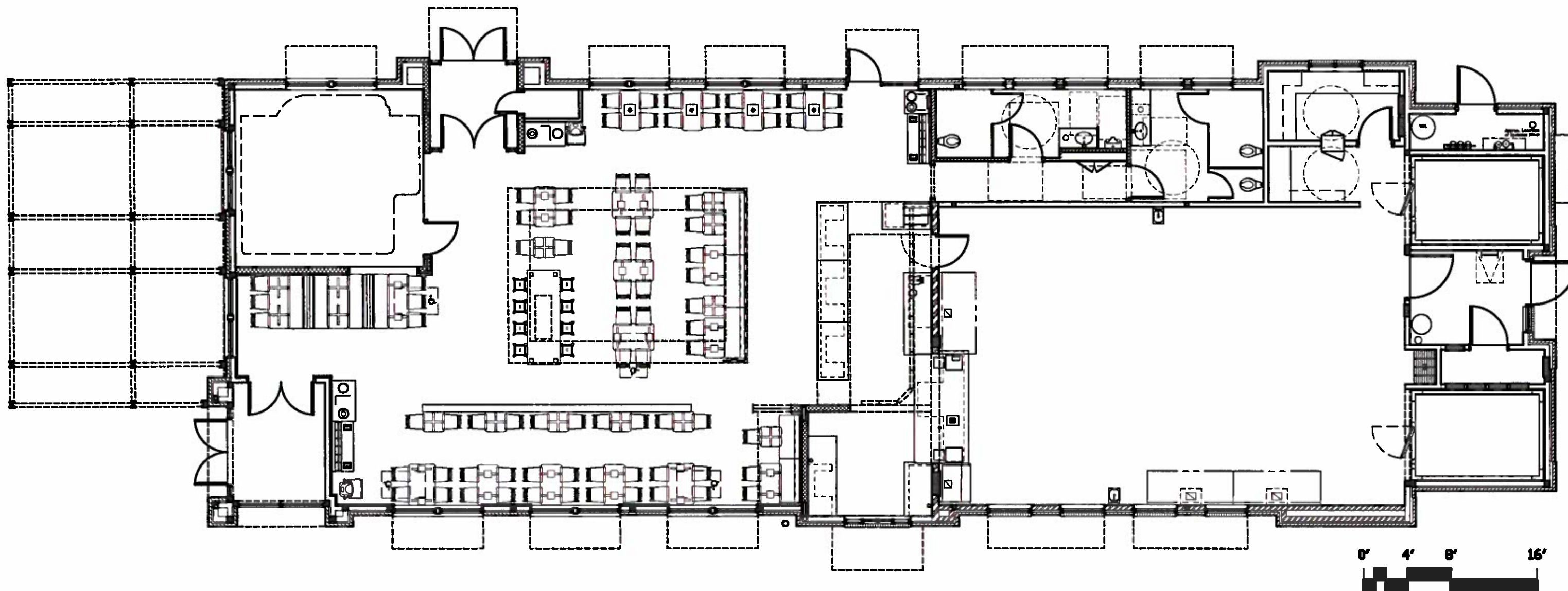
BR-2
Modular Size
General Shale - Silverstone



PT-9
Sherwin Williams - Sher-Cry High Performance
Acrylic #B66-350
Color: Dark Bronze (Semi-Gloss)



ST-1 Storefront
YKK - Yes 45
Color: Dark Bronze Anodized (Matte)



06/17/2015

AvalonDIP_2015-06-17

Floor Plan





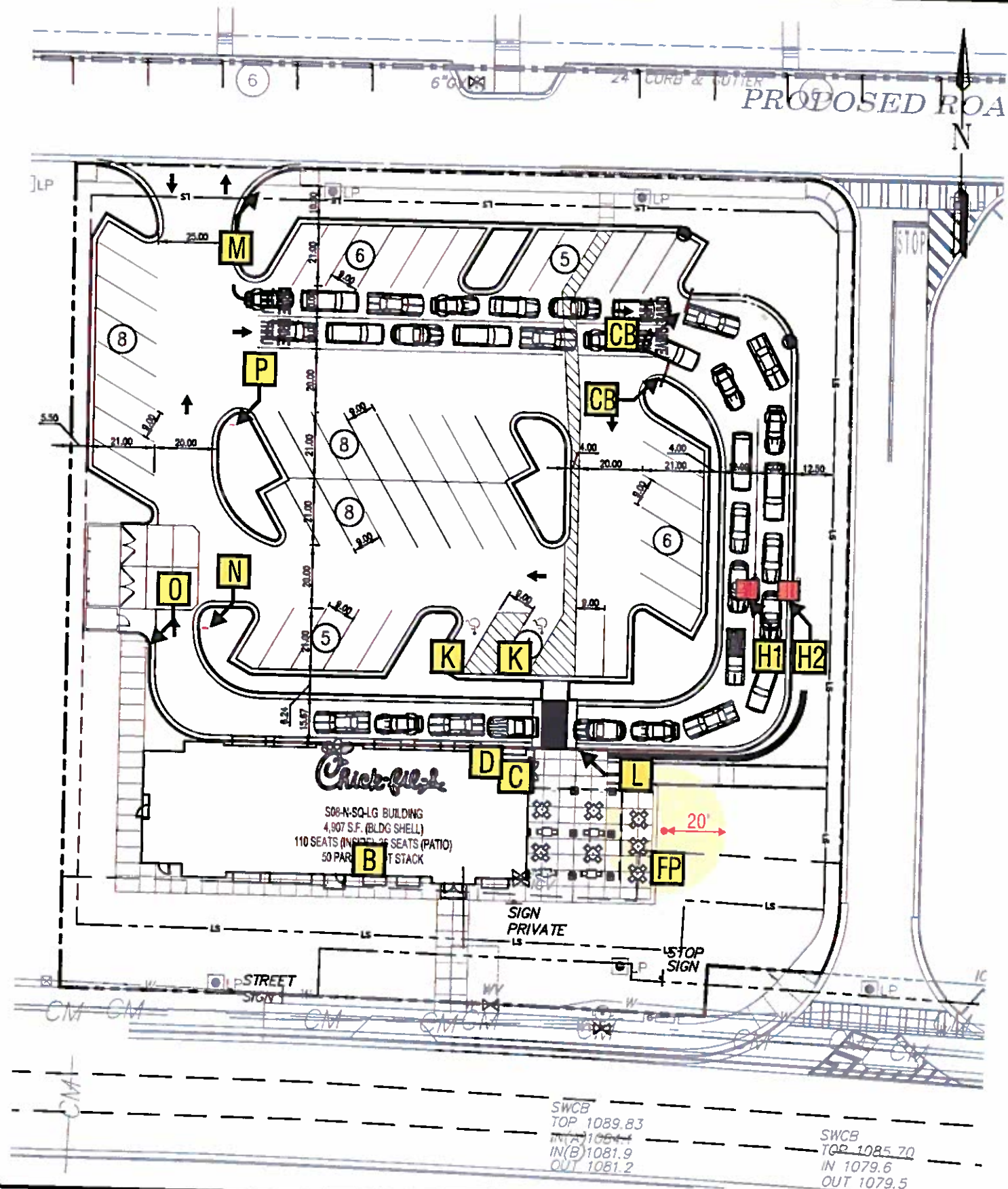
EXHIBIT A (1)



EXHIBIT A (2)

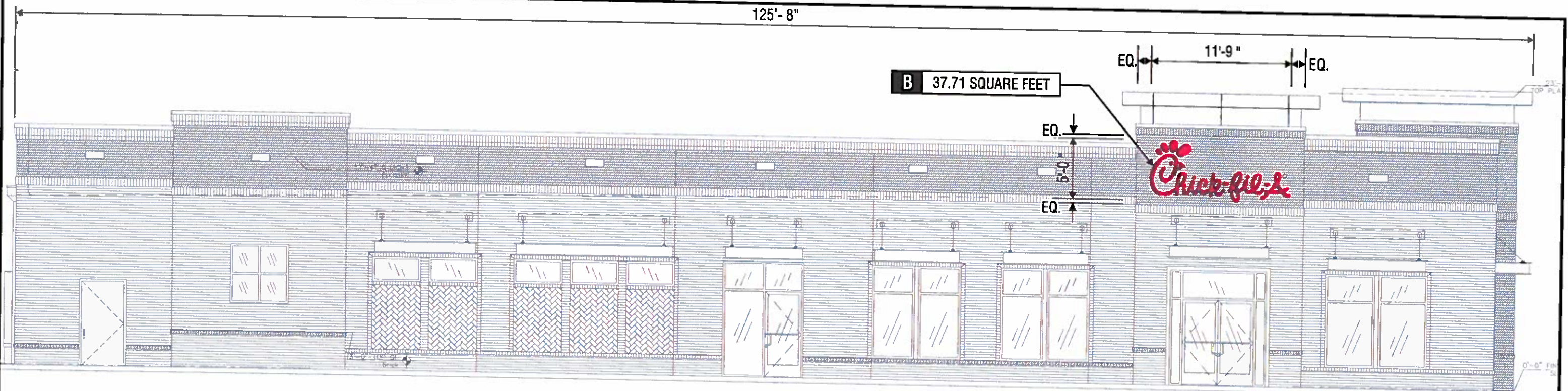
Item	Description	Qty	Sign Area	Allowed
B	Wall Sign - Script	1	37.71	44.33
C	Wall Sign - Icon	1	21.60	133.50
D	Wall Sign - Icon	1	21.60	133.50

Item	Description	Qty
K1	DOT - Handicapped Parking	1
K2	DOT - Handicapped Parking (Van)	1
L	DOT - Pedestrian Sign	1
M	DOT - Stop	1
N	DOT - Stop / Do Not Enter	1
O	DOT - Do Not Enter	1
P	DOT - One Way / Do Not Enter	1
H1	Menu Canopy (Lane 1)	1
H2	Menu Canopy (Lane 2)	1
CB	Clearance Bar	2
FP	Flag pole (50') freight not included	1



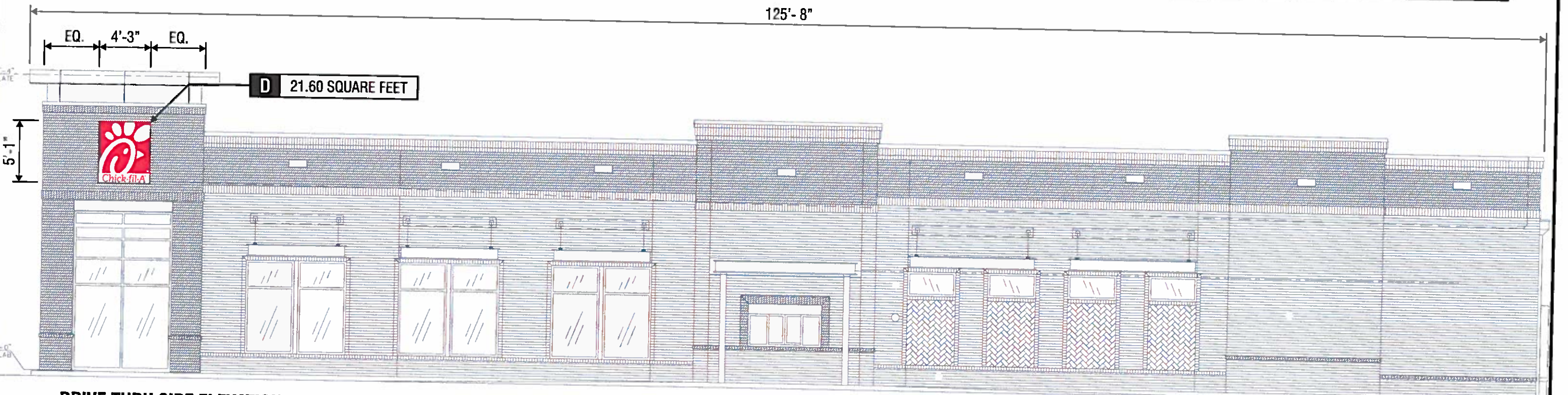
5198 North Lake Drive
Lake City, GA 30260
404.361.3800
www.daytonsigns.com

SITE PLAN DRAWING FILE - CFA - ALPHARETTA, GA (AVALON) SIGNAGE.CDR	ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED	SWI b.o Ben Holliday ACCOUNT REP. Ben Holliday DRAWING DATE June 24, 2015 REVISION DATE August 25, 2015	STORE NUMBER L03700	STORE ADDRESS Chick-fil-A at Alpharetta, GA (Avalon) Old Milton Pkwy. Alpharetta, GA	THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC.. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW. ©2015 ALL RIGHTS RESERVED
					SITE PLAN



ENTRY SIDE ELEVATION

SCALE - 1/8" = 1'-0"



DRIVE-THRU SIDE ELEVATION

SCALE - 1/8" = 1'-0"



5198 North Lake Drive
Lake City, GA 30260
404.361.3800
www.claytonsigns.com

BUILDING
S08N
144 REVERSE

BUILDING ELEVATIONS

DRAWING FILE - CIA - ALPHARETTA, GA (AVALON) SIGNAGE.CDR

ALL ELECTRICAL
SIGNS ARE
120 VOLTS
UNLESS
OTHERWISE INDICATED

DRAWN BY	Ben Holliday
ACCOUNT REP.	Ben Holliday
DRAWING DATE	June 24, 2015
REVISION DATE	July 13, 2015

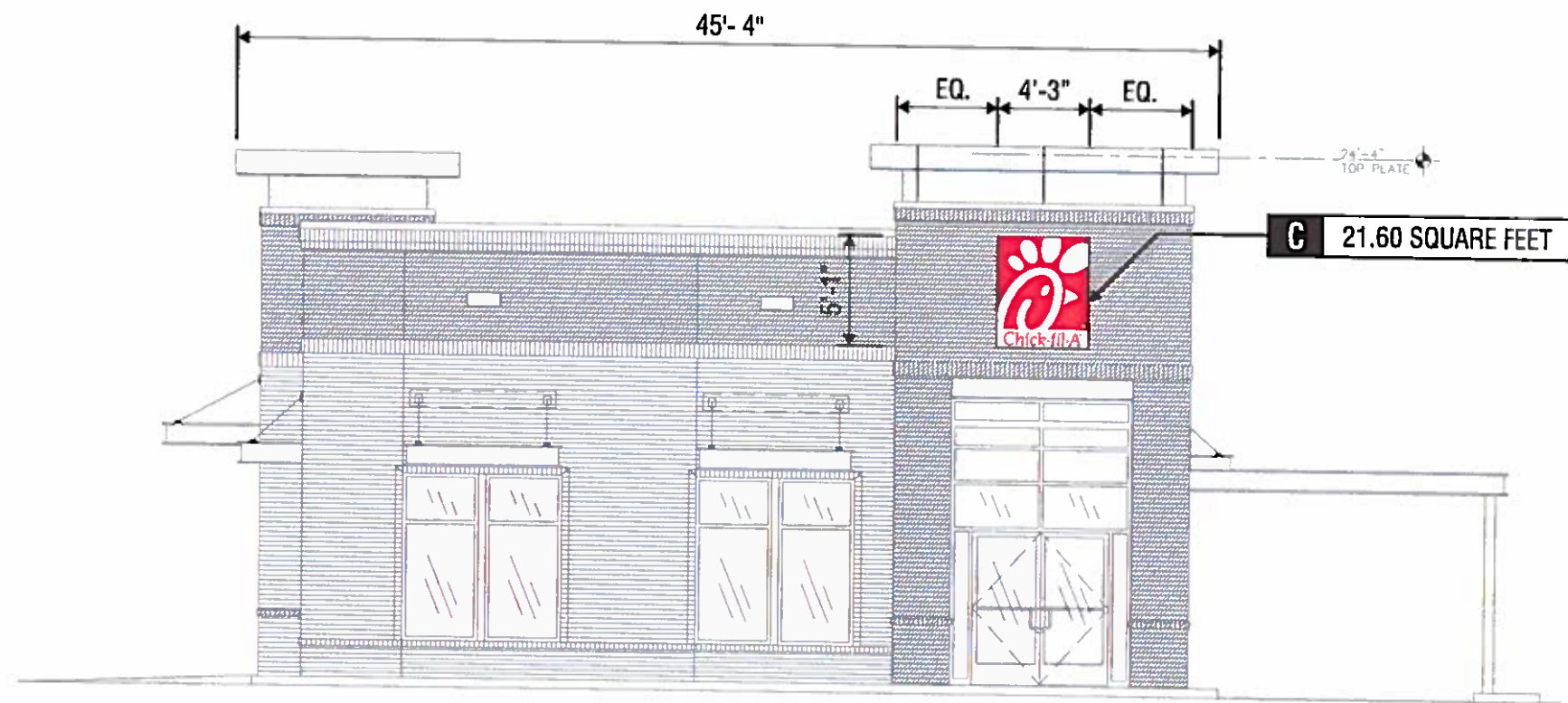
STORE NUMBER	
L03700	

STORE ADDRESS	
Chick-fil-A at Alpharetta, GA (Avalon)	
Old Milton Pkwy.	
Alpharetta, GA	

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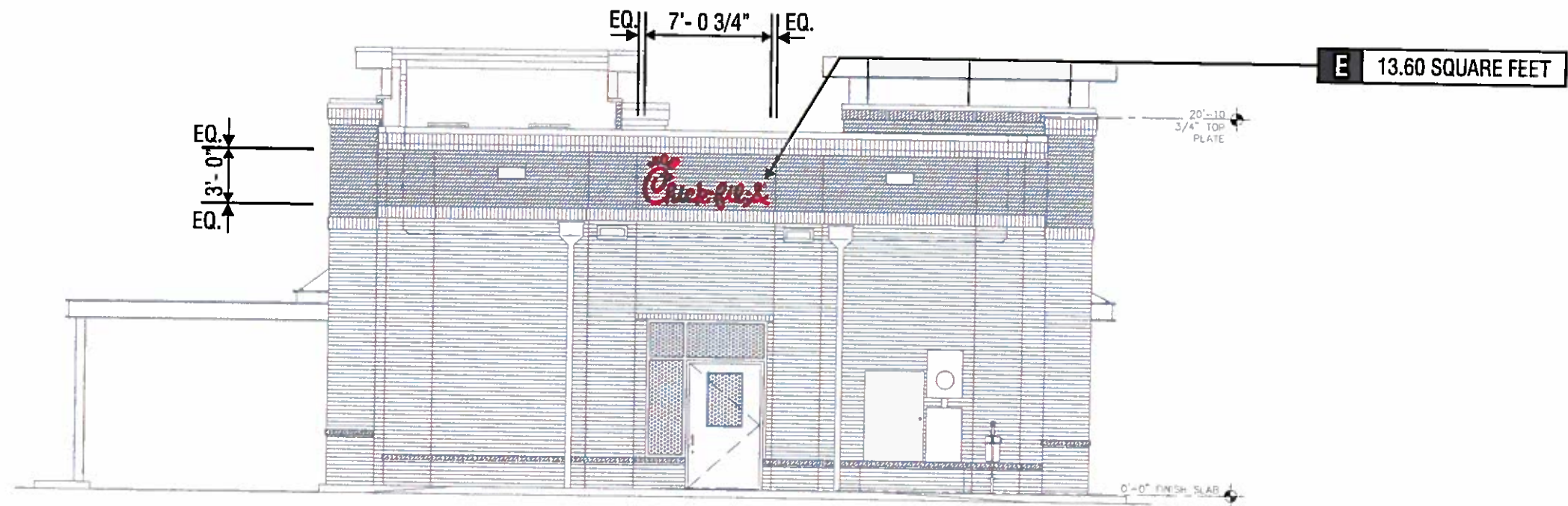
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**BUILDING
ELEVATIONS**



ELEVATION

SCALE - 1/8" = 1'-0"



ELEVATION

SCALE - 1/8" = 1'-0"



5198 North Lake Drive
Lake City, GA 30260
404.361.3800
www.claytonsigns.com

BUILDING
S08N
144 REVERSE

BUILDING ELEVATIONS

DRAWING FILE - CTA - ALPHARETTA, GA (AVALON) SIGNAGE CDR

ALL ELECTRICAL
SIGNS ARE
120 VOLTS
UNLESS
OTHERWISE INDICATED

DRAWN BY Ben Holliday
ACCOUNT REP. Ben Holliday
DRAWING DATE June 24, 2015
REVISION DATE July 13, 2015

STORE NUMBER
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STORE ADDRESS

Chick-fil-A at Alpharetta, GA (Avalon)
Old Milton Pkwy.
Alpharetta, GA

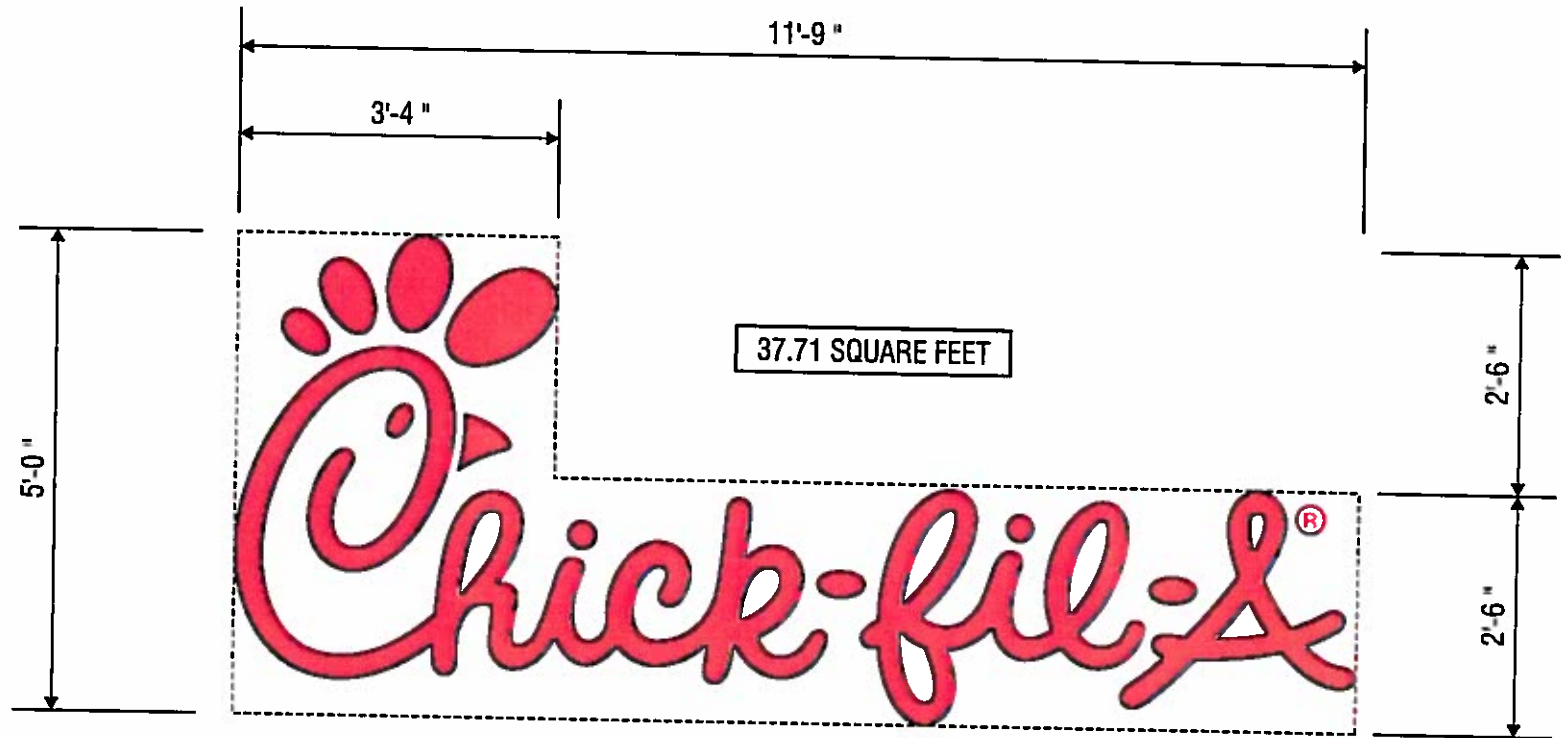
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**BUILDING
ELEVATIONS**

SPECIFICATIONS

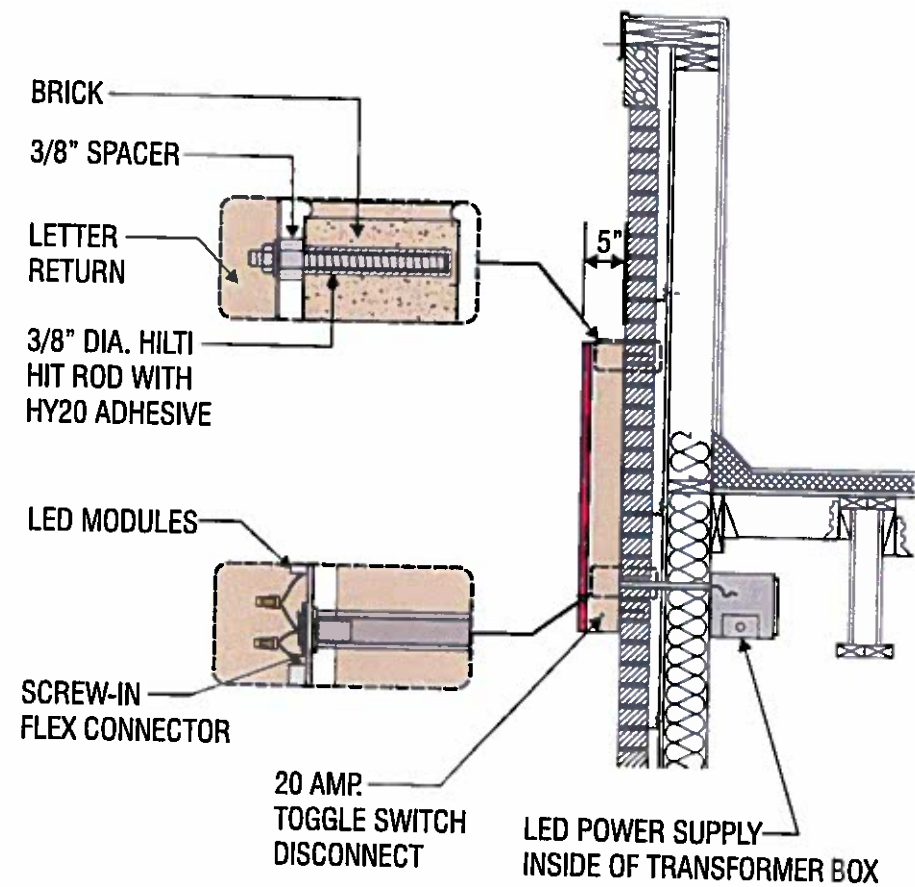
CHICK-FIL-A SCRIPT LETTERS
LETTERS ARE LED-ILLUMINATED
CHANNEL LETTERS MOUNTED
ON ALUMINUM SURFACE OF BUILDING
WITH TRANSFORMERS REMOTELY
LOCATED BEHIND THE WALL IN
UL APPROVED TRANSFORMER BOXES.
FACES ARE 3/16" ACRYLIC
RETURNS ARE .063 ALUMINUM
BACKS ARE .080 ALUMINUM
ALL RETURNS ARE ARC-WELDED TO
LETTER BACKS

- CHANNEL LETTER FACES
2793 RED ACRYLIC
TRIMCAP RETAINER-
1" RED JEWELITE TRIMCAP
- ALUMINUM RETURNS
PAINTED TO MATCH
SHERWIN WILLIAMS
SW6108 LATTE



ELEVATION

SCALE - 1/2" = 1'-0"



CROSS-SECTION

SCALE - 1/2" = 1'-0"

CHANNEL LETTERS (RED ILLUMINATION)

WET LOCATION

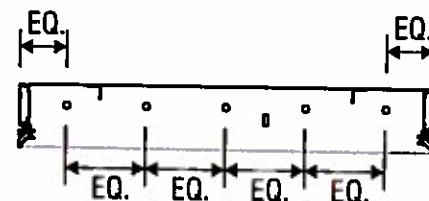
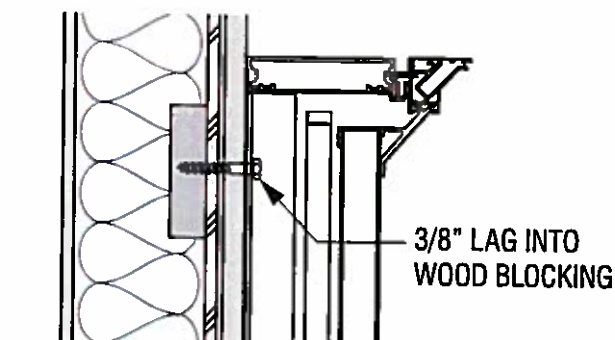
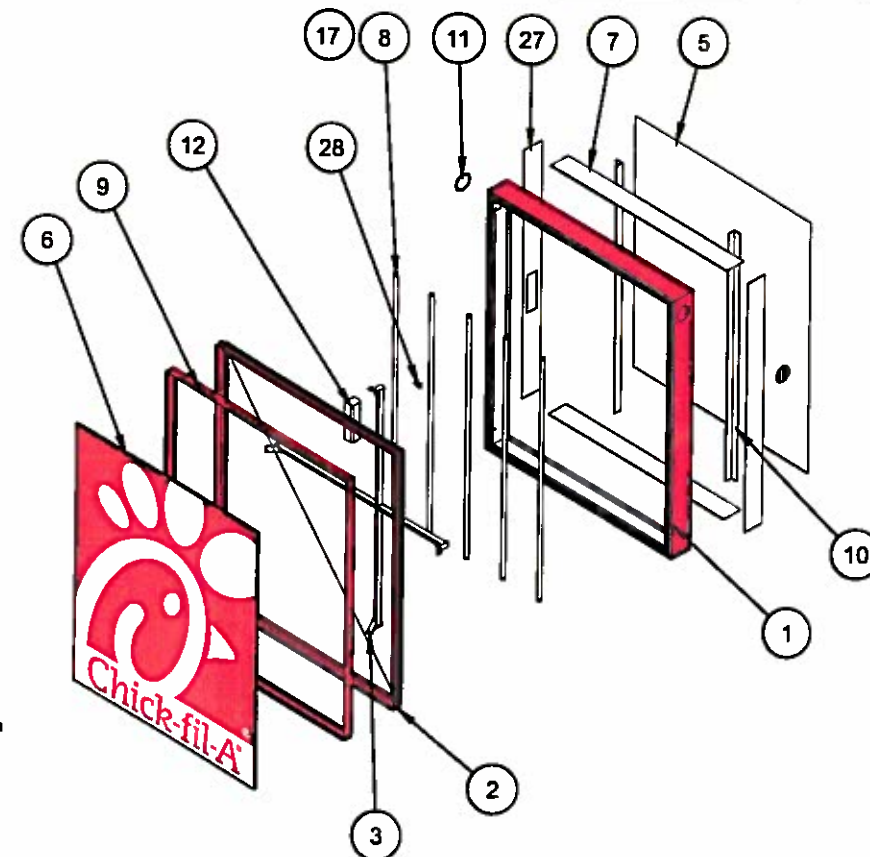
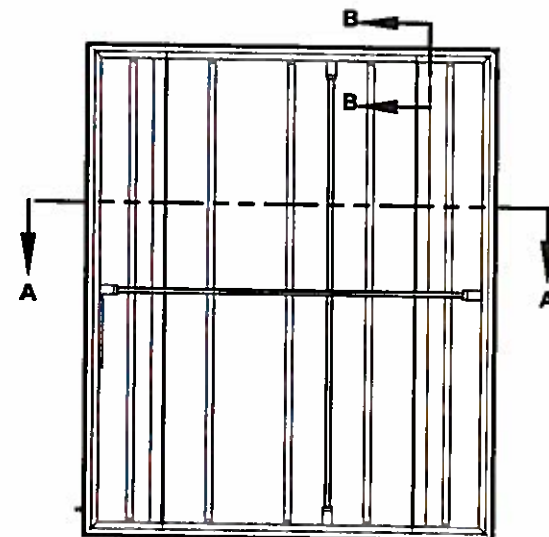
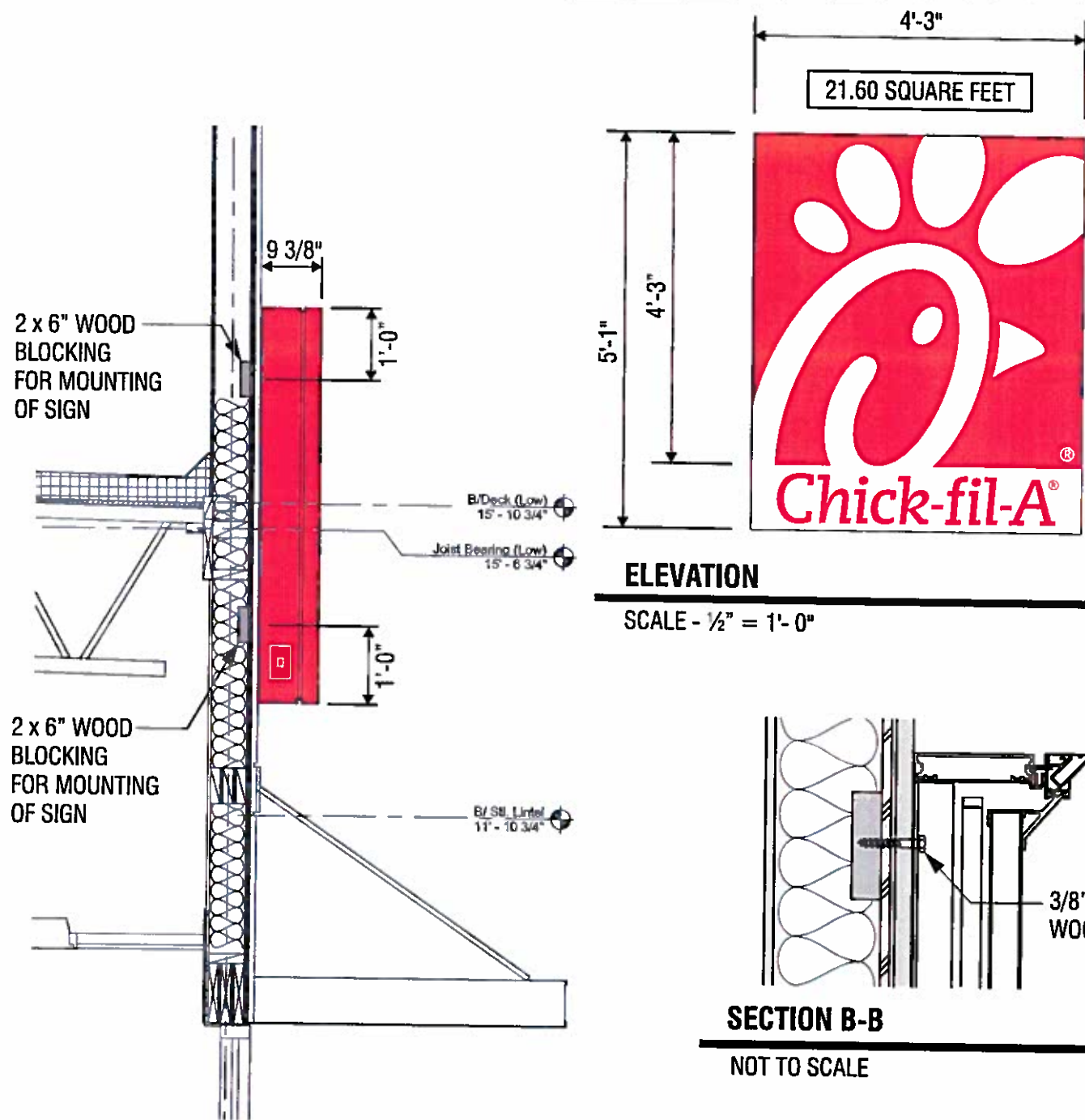
LED: JTSLS016R-0.4 RED LED
POWER SUPPLY: 60-120-12-60 POWER SUPPLY

CONNECT THE AC LINE TO THE BLACK (LINE) AND WHITE (NEUTRAL) INPUT WIRES OF THE POWER SUPPLY USING 18-14 AWG TWIST ON WIRE CONNECTORS. GROUND POWER SUPPLY GREEN WIRE TO GROUNDING SCREW. REPLACE JUNCTION BOX COVER.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.

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www.claytonsigns.com

SIGN TYPE 3.5	LED-ILLUMINATED CHANNEL LETTER WALL SIGN	ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED	DRAWN BY Ben Holliday	STORE NUMBER L03700	STORE ADDRESS Chick-fil-A at Alpharetta, GA (Avalon) Old Milton Pkwy. Alpharetta, GA	THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW. © 2015 ALL RIGHTS RESERVED	LOCATION B
	DRAWING FILE - CFA-ALPHARETTA, GA (AVALON) SIGNAGE.CDR		ACCOUNT REP. Ben Holliday				
			DRAWING DATE June 24, 2015				
			REVISION DATE July 13, 2015				



ITEM NO.	DESCRIPTION	QTY.
1	SIGNCOMP #2025 SINGLE FACE BODY CABINET	4
2	SIGNCOMP #2085 ALUM TENTION FRAME RETAINER	4
3	SIGNCOMP #5350 ALUM FRAME BRACE	4
4	SIGNCOMP #2175 ALUM FRAME SUPPORT TUBE	4
5	.080 ALUM BACK	1
6	ARLON CAST FLEX SUBSTRATE	1
7	.063 ALUM RACEWAY COVERS	3
8	F72T8/CW/B41/H O/RDC VOLTARC TRILIGHT MAX LAMPS	5
9	SIGNCOMP #2095 ALUM TENTION FRAME COVER	4
10	2X 2X 3/16 ALUM MOUNTING ANGLE	2
11	4" DIA VENT COVER	2
12	EESB832-16L @ 3.0AMPS - 120V ELECTRONIC BALLAST	1
13	SIGNCOMP #5312 ALUM CORNER ANGLE	4
14	SIGNCOMP #5210 ALUM CORNER KEY	4
15	SIGNCOMP #5360 FACE RETENTION CLIPS AT 5"oc	A/R
16	SIGNCOMP ALUM RETAINER CORNER ANGLE	4
17	KULKA 583-GDF SPRINGLOADED LAMP SOCKET	5
18	KULKA 582-GDF SNAP-IN LAMP SOCKET	5
19	1/2" DIA LIQUID TIGHT CONDUIT CONNECTOR	A/R
20	1/2" DIA LIQUID TIGHT FLEXIBLE CONDUIT	A/R
21	SIGNCOMP #5170 RETAINER HINGE SCREWS (18" oc)	A/R
22	SIGNCOMP #5180 RETAINER CLOSURE SCREWS (18" oc)	A/R
23	SIGNCOMP #5195 COVER SCREWS (24" oc)	A/R
24	SIGNCOMP FRAME BRACE SCREWS	A/R
25	#8 SHEET METAL SCREWS	A/R
26	FIRST SURFACE APPLIED VINYL (ARLON 230-53 CARDINAL RED)	1
27	.063 ALUM RACWAY COVER WITH BALLAST HOLE	1
28	20 AMP TOGGLE SWITCH	1

SINGLE FACED CABINET

LED'S GEWHS3S3 - 71K - SINGLED SID
POWER SUPPLY
GEPS12 - 12V POWER SUPPLY

CONNECT THE AC LINE TO THE BLACK (LINE) AND WHITE (NEUTRAL) INPUT WIRES OF THE POWER SUPPLY USING 18-14 AWG TWIST ON WIRE CONNECTORS. GROUND POWER SUPPLY GREEN WIRE TO GROUNDING SCREW. REPLACE JUNCTION BOX COVER.

WET LOCATION!

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.

CLAYTON Signs
50 YEARS

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SIGN TYPE
4

SINGLE-FACED WALL SIGN

DRAWING FILE - CFA - ALPHARETTA, GA (AVALON) SIGNAGE.CDR

ALL ELECTRICAL
SIGNS ARE
120 VOLTS
UNLESS
OTHERWISE INDICATED

DRAWN BY Ben Holliday
ACCOUNT REP. Ben Holliday
DRAWING DATE June 24, 2015
REVISION DATE July 13, 2015

STORE NUMBER
L03700

STORE ADDRESS
Chick-fil-A at Alpharetta, GA (Avalon)
Old Millon Pkwy.
Alpharetta, GA

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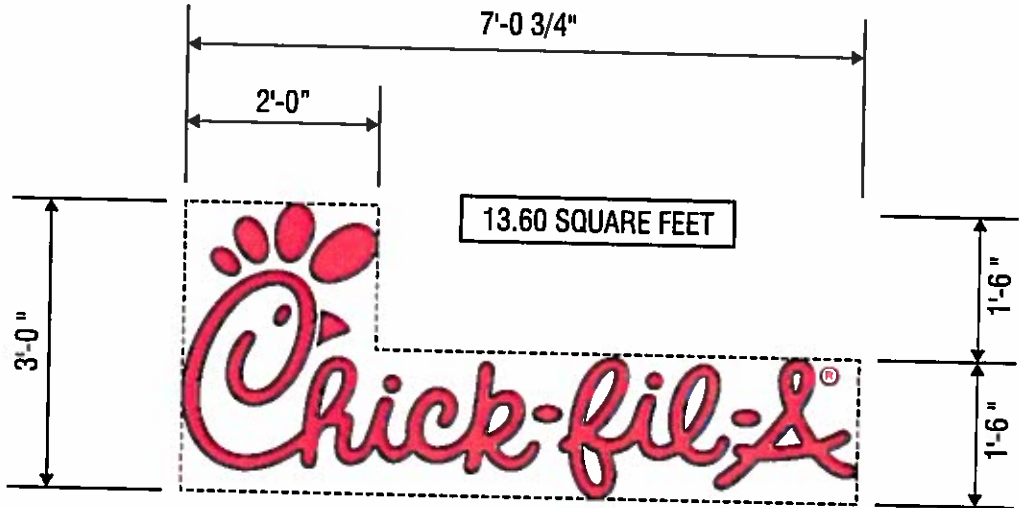
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LOCATION
C,D

SPECIFICATIONS

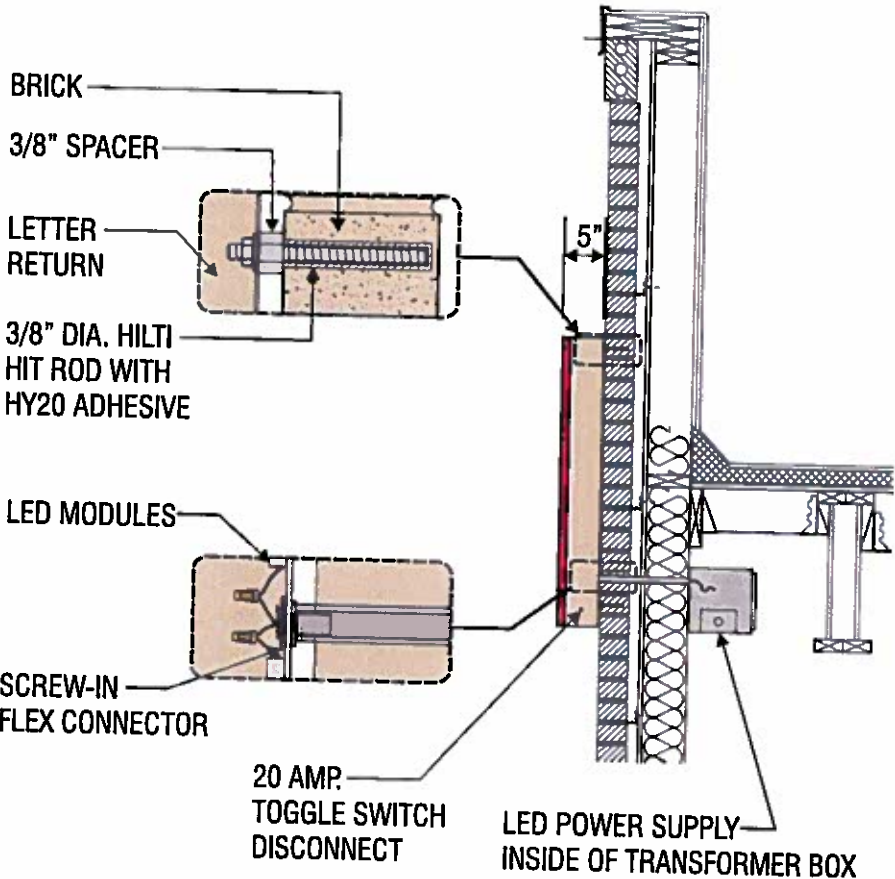
CHICK-FIL-A SCRIPT LETTERS
LETTERS ARE LED-ILLUMINATED
CHANNEL LETTERS MOUNTED
ON ALUMINUM SURFACE OF BUILDING
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- CHANNEL LETTER FACES
2793 RED ACRYLIC
TRIMCAP RETAINER-
1" RED JEWELITE TRIMCAP
- ALUMINUM RETURNS
PAINTED TO MATCH
SHERWIN WILLIAMS
SW6108 LATTE



ELEVATION

SCALE - 1/2" = 1'- 0"



CROSS-SECTION

SCALE - 1/2" = 1'- 0"

CHANNEL LETTERS (RED ILLUMINATION)

WET LOCATION

LED: JTLSD16R-0.4 RED LED
POWER SUPPLY: BL-120-12-60 POWER SUPPLY

CONNECT THE AC LINE TO THE BLACK (LINE) AND WHITE (NEUTRAL) INPUT WIRING OF THE POWER SUPPLY USING 18-14 AWG TWIST ON WIRE CONNECTORS. GROUND POWER SUPPLY GREEN WIRE TO GROUNDING SCREW. REPLACE JUNCTION BOX COVER.

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SIGN TYPE 3.3	LED-ILLUMINATED CHANNEL LETTER WALL SIGN	ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED	DRAWN BY	Ben Holiday	STORE NUMBER	STORE ADDRESS	THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW. LOCATION E
	DRAWING FILE - CFA - ALPHARETTA, GA (AVALON) SIGNAGE.COR		ACCOUNT REP.	Ben Holiday	L03700	Chick-fil-A at Alpharetta, GA (Avalon)	
			DRAWING DATE	June 24, 2015		Old Milton Pkwy.	
			REVISION DATE	July 13, 2015		Alpharetta, GA	

SPECIFICATIONS

CANOPY TOP

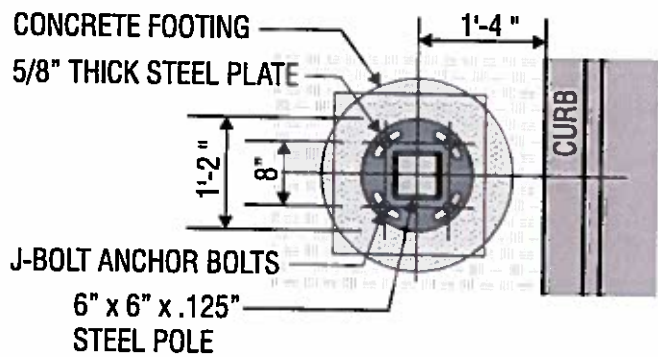
METAL TOP (OPAQUE) WITH COLOR TO MATCH BUILDING COLOR.

STRUCTURE

6" X 6" STEEL SUPPORT POLE INSTALLED INTO CONCRETE FOOTING WITH ANCHOR BOLTS. 3" ALUMINUM TUBING FRAME ON CANOPY TOP.

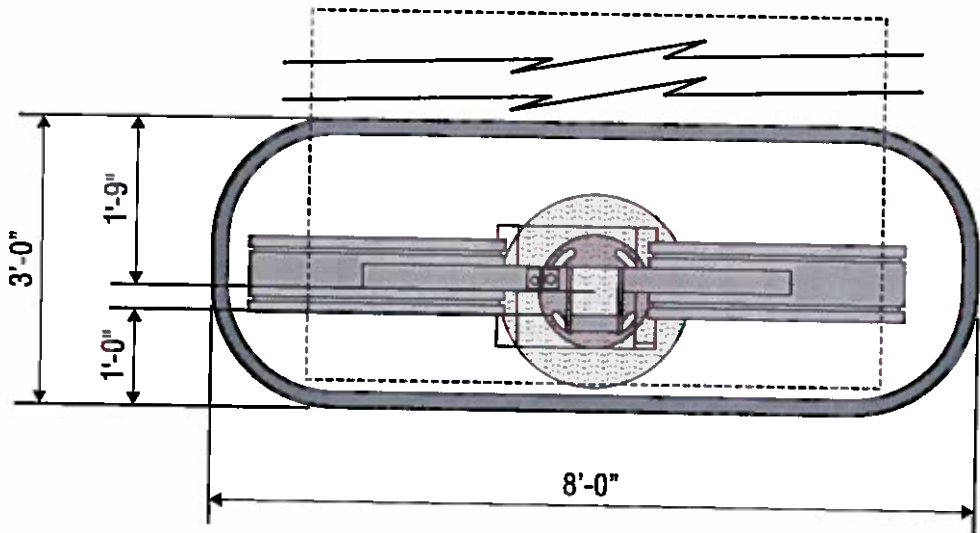
MENU BOARDS

PIVOTING ALUMINUM CONSTRUCTION CABINETS INTERNALLY ILLUMINATED WITH OPENINGS TO FIT MENU GRAPHICS. BOARDS INTERNALLY ILLUMINATED BY LEDS.



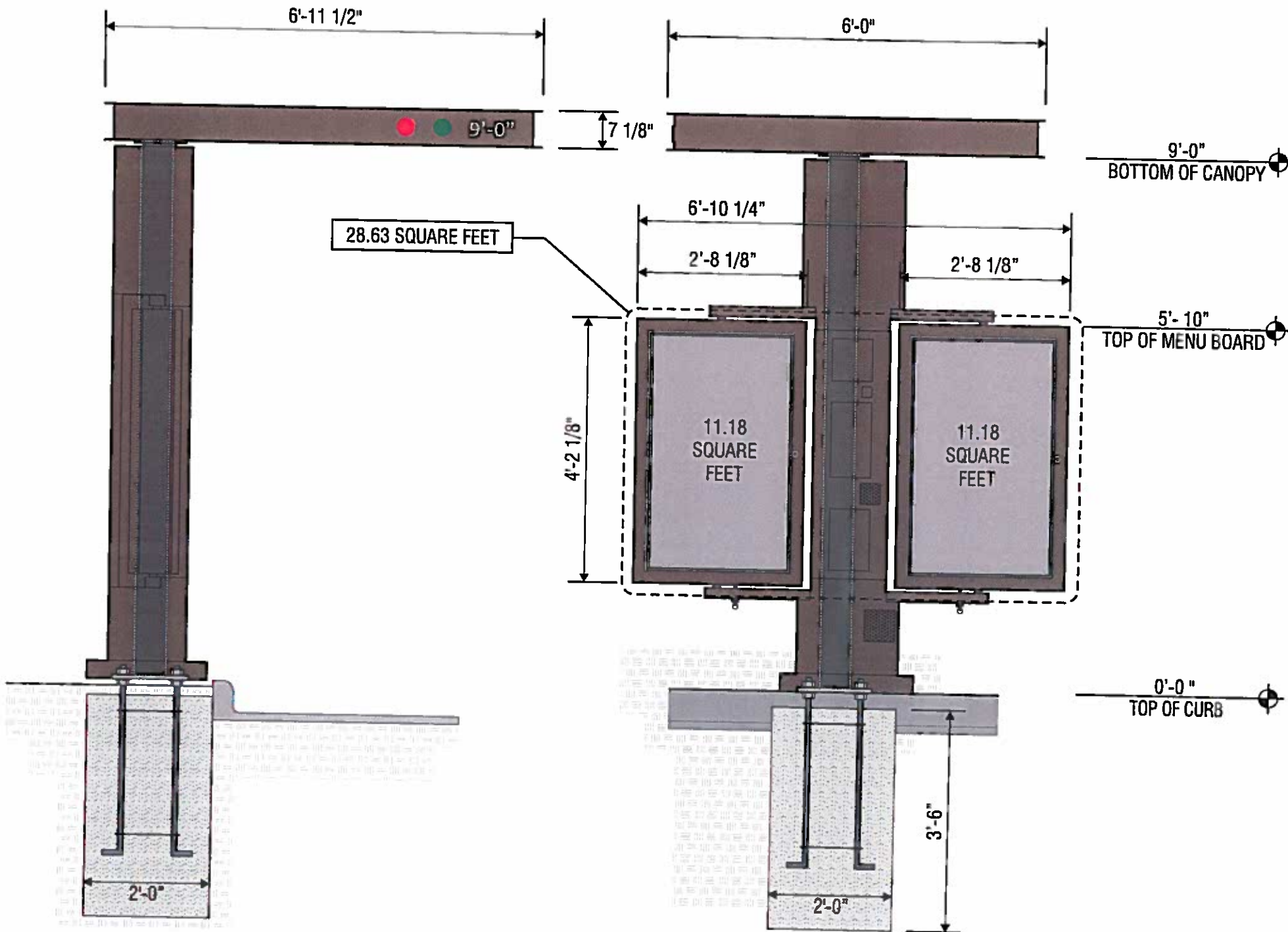
BOLT DETAIL

SCALE - 1/2" = 1'-0"



OUTER LANE ISLAND PLAN VIEW

SCALE - 1/2" = 1'-0"



END VIEW

SCALE - 1/2" = 1'-0"

ELEVATION

SCALE - 1/2" = 1'-0"



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MENU CANOPY/MENU BOARD

DRAWING FILE - CFA - ALPHARETTA, GA (AVALON) SIGNAGE.CDR

ALL ELECTRICAL
SIGNS ARE
120 VOLTS
UNLESS
OTHERWISE INDICATED

DRAWN BY Ben Holliday
ACCOUNT REP. Ben Holliday
DRAWING DATE June 24, 2015
REVISION DATE July 13, 2015

STORE NUMBER

L03700

STORE ADDRESS

Chick-fil-A at Alpharetta, GA (Avalon)
Old Milton Pkwy.
Alpharetta, GA

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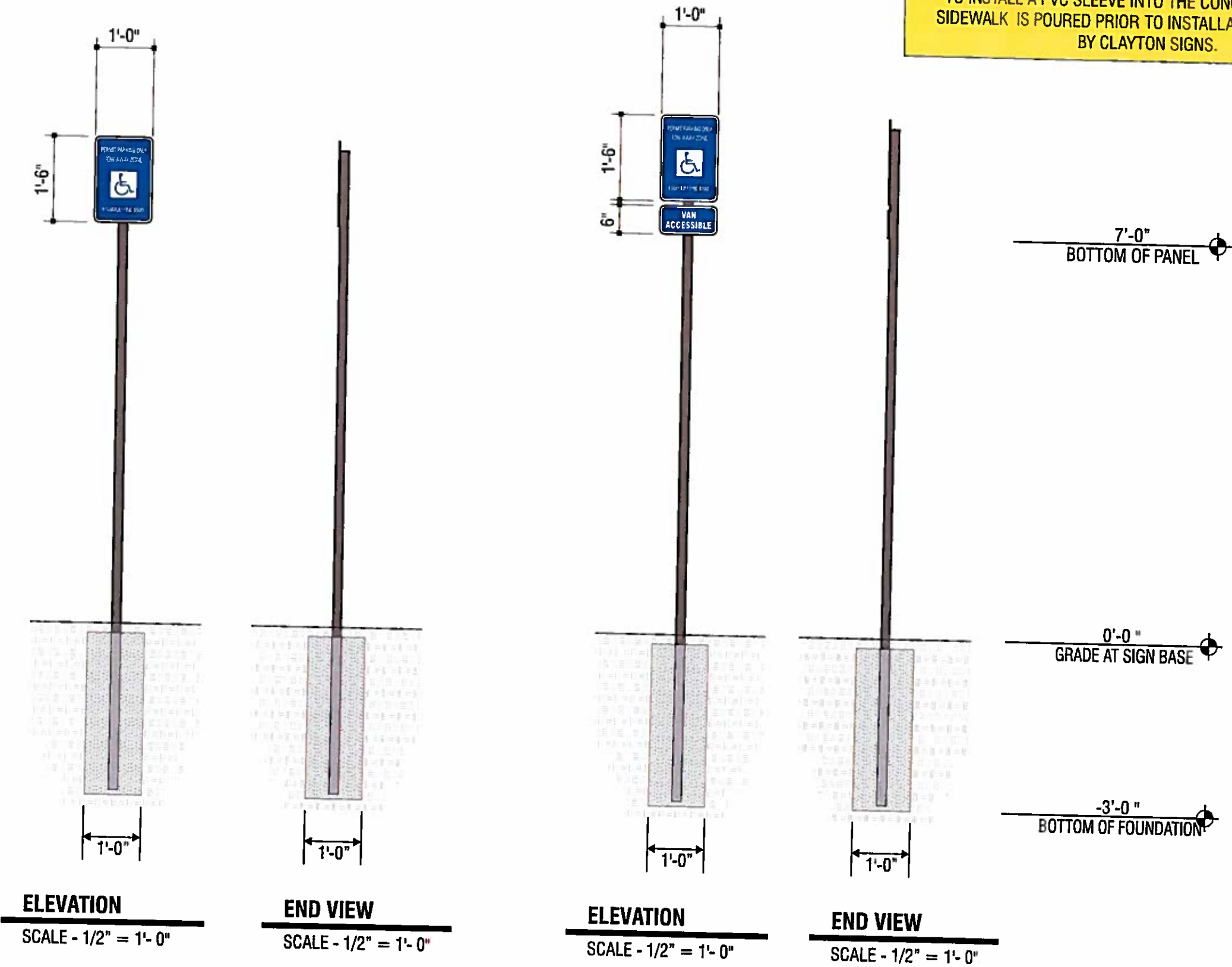
LOCATION
H1/H2

SPECIFICATIONS

SIGN PANELS
PANELS ARE .080 ALUMINUM
WITH REFLECTIVE BACKGROUND
AND GRAPHICS.
SIGN POSTS
POSTS ARE 2" x 2" SQUARE
ALUMINUM TUBING CAPPED ON TOP


BACK OF SIGN PANEL AND POST
DARK BRONZE

NOTE: IF THIS SIGN IS LOCATED ON THE SIDEWALK THEN
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR
TO INSTALL A PVC SLEEVE INTO THE CONCRETE WHEN THE
SIDEWALK IS POURED PRIOR TO INSTALLATION OF THE SIGN'
BY CLAYTON SIGNS.



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SIGN TYPE 7	DOT REGULATORY TRAFFIC SIGNS	ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED	DRAWN BY	Ben Holiday	STORE NUMBER	STORE ADDRESS	THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW. CLAYTON SIGNS, INC. 2015	LOCATION K
	DRAWING FILE - CFA - ALPHARETTA, GA (AVALON) SIGNAGE.CDR		ACCOUNT REP.	Ben Holiday	L03700	Crick-#A at Alpharetta, GA (Avalon) Old Milton Pkwy. Alpharetta, GA		
			DRAWING DATE	June 24, 2015				
			REVISION DATE	July 13, 2015				

SPECIFICATIONS

SIGN PANELS
PANELS ARE .080 ALUMINUM
WITH REFLECTIVE BACKGROUND
AND GRAPHICS.
SIGN POSTS
POSTS ARE 2" x 2" SQUARE
ALUMINUM TUBING CAPPED ON TOP



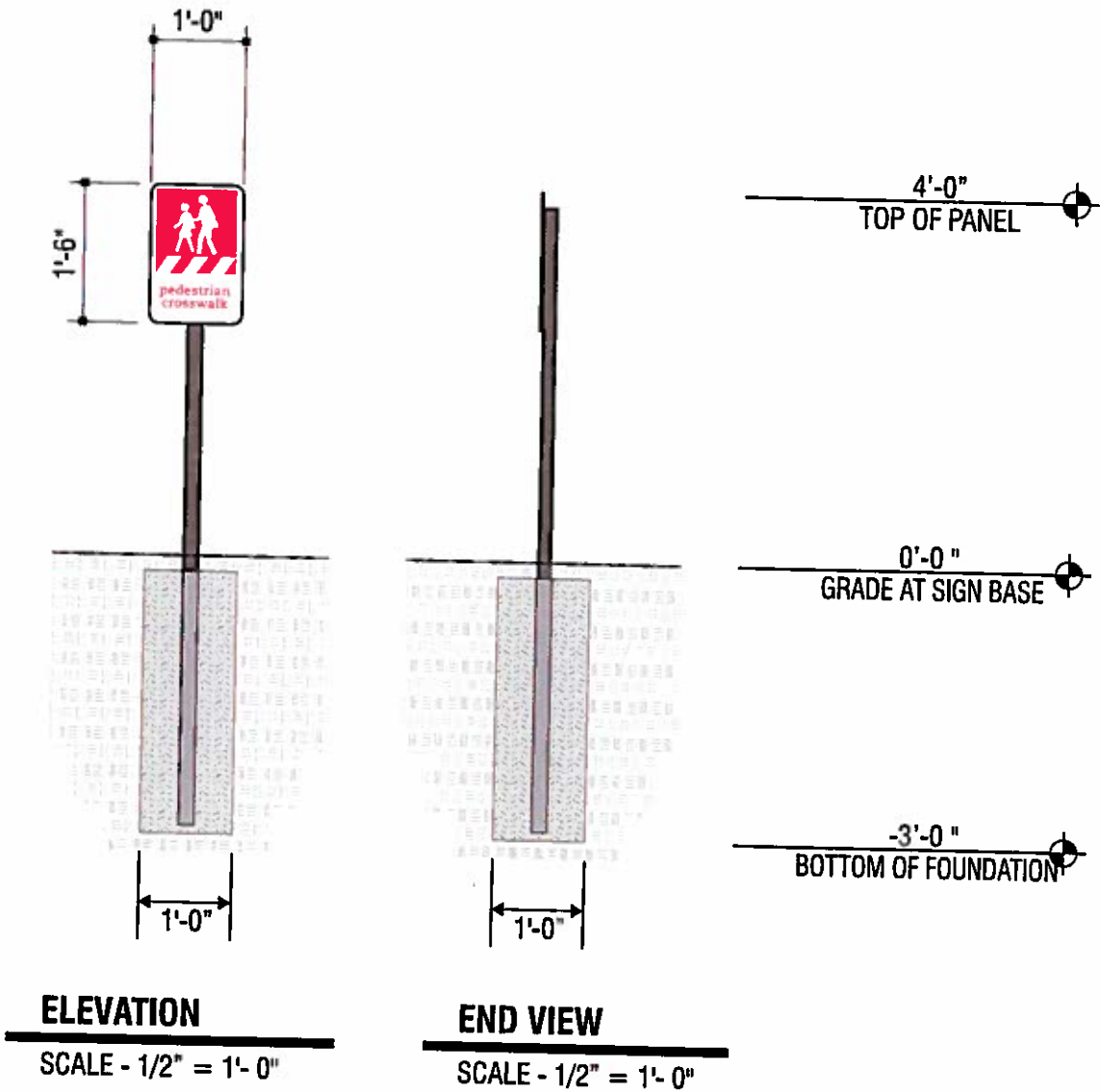
SIGN PANEL
RED REFLECTIVE



SIGN PANEL
WHITE REFLECTIVE



BACK OF SIGN PANEL AND POST
DARK BRONZE



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SIGN TYPE 7	DOT REGULATORY TRAFFIC SIGNS	ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED	DRAWN BY	Ben Holliday	STORE NUMBER L03700	STORE ADDRESS Crick-fil-A at Alpharetta, GA (Avalon) Old Milton Pkwy. Alpharetta, GA	THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW.	LOCATION
	DRAWING FILE - CFA - ALPHARETTA, GA (AVALON) SIGNAGE.CDR		ACCOUNT REP.	Ben Holliday				
			DRAWING DATE	June 24, 2015				
			REVISION DATE	July 13, 2015				

SPECIFICATIONS

SIGN PANELS
PANELS ARE .080 ALUMINUM
WITH REFLECTIVE BACKGROUND
AND GRAPHICS.
SIGN POSTS
POSTS ARE 2" x 2" SQUARE
ALUMINUM TUBING CAPPED ON TOP



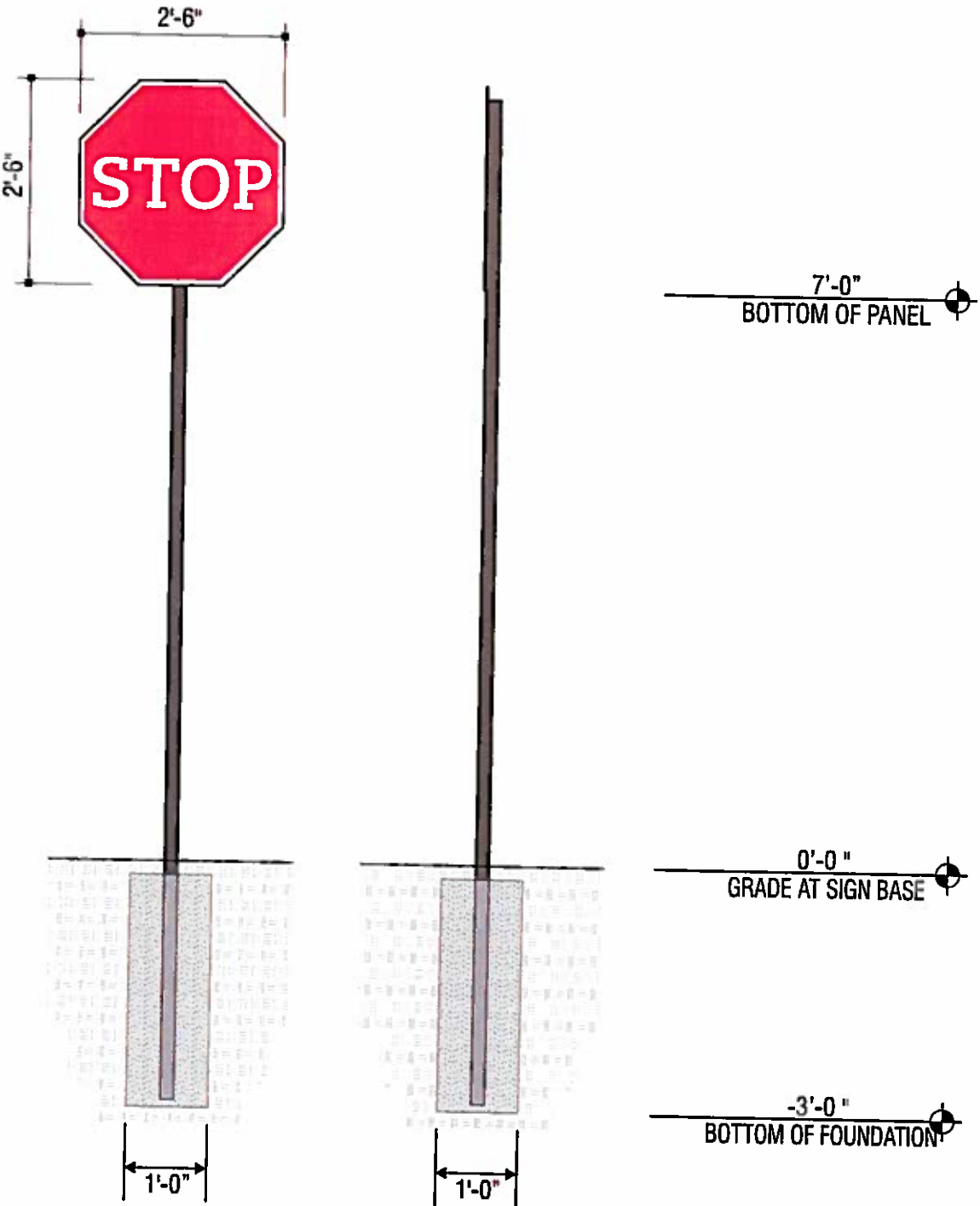
SIGN PANEL
RED REFLECTIVE



SIGN PANEL
WHITE REFLECTIVE



BACK OF SIGN PANEL AND POST
DARK BRONZE



ELEVATION

SCALE - 1/2" = 1'- 0"

END VIEW

SCALE - 1/2" = 1'- 0"



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SIGN TYPE 7	DOT REGULATORY TRAFFIC SIGNS	ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED	DRAWN BY Ben Holiday	STORE NUMBER L03700	STORE ADDRESS Chick-fil-A at Alpharetta, GA (Avalon) Old Milton Pkwy. Alpharetta, GA	THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW. © 2015 ALL RIGHTS RESERVED	LOCATION M
	DRAWING FILE - CFA - ALPHARETTA, GA (AVALON) SIGNAGE CDR		ACCOUNT REP. Ben Holiday				
			DRAWING DATE June 24, 2015				
			REVISION DATE July 13, 2015				

SPECIFICATIONS

SIGN PANELS
PANELS ARE .080 ALUMINUM
WITH REFLECTIVE BACKGROUND
AND GRAPHICS.
SIGN POSTS
POSTS ARE 2" x 2" SQUARE
ALUMINUM TUBING CAPPED ON TOP



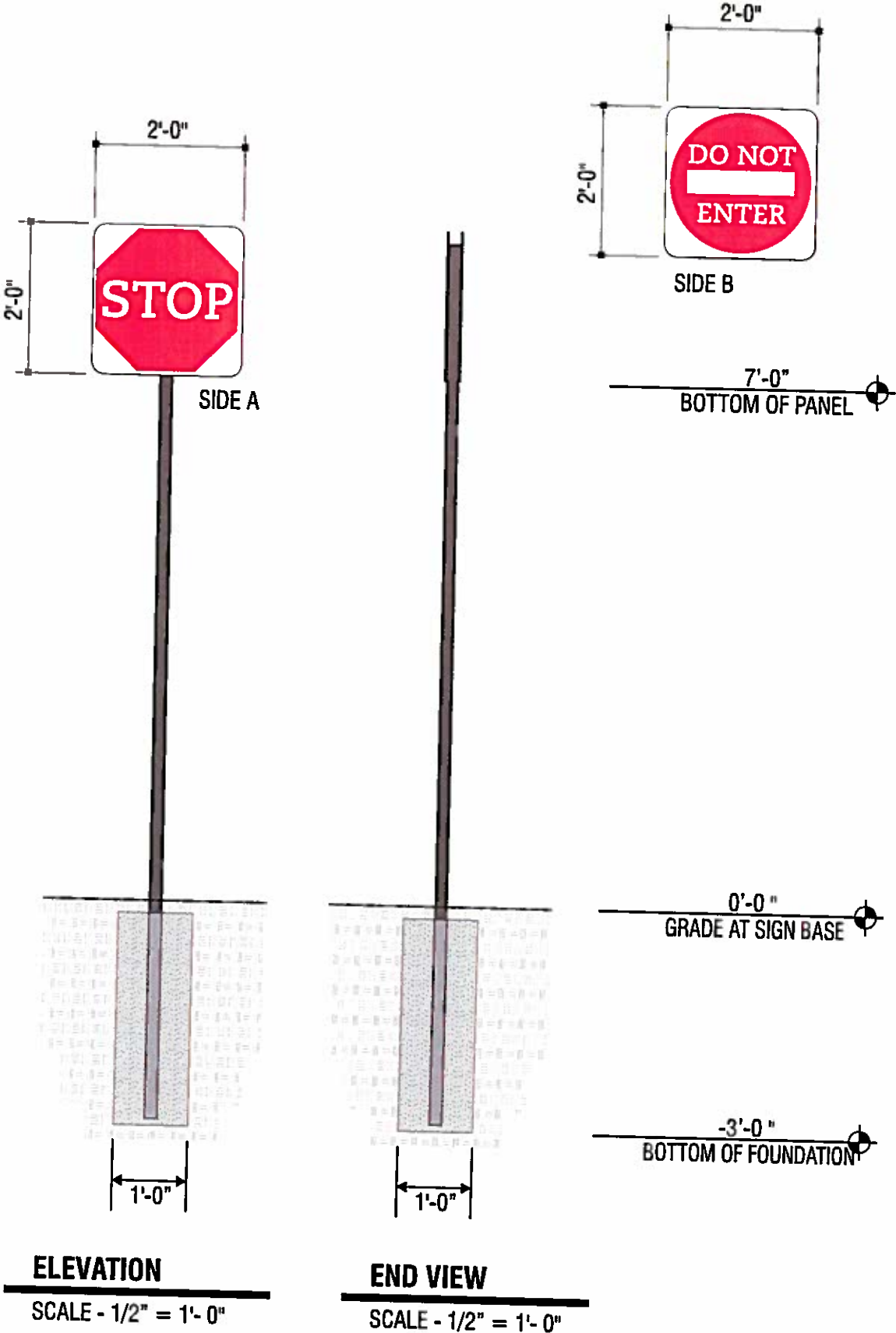
SIGN PANEL
RED REFLECTIVE



SIGN PANEL
WHITE REFLECTIVE



BACK OF SIGN PANEL AND POST
DARK BRONZE



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SIGN TYPE 7	DOT REGULATORY TRAFFIC SIGNS	ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED	DRAWN BY Ben Holiday	STORE NUMBER	STORE ADDRESS	THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW.	LOCATION N
	DRAWING FILE - CFA - ALPHARETTA, GA (AVALON) SIGNAGE.CDR		ACCOUNT REP. Ben Holiday	L03700	Crick-fil-A at Alpharetta, GA (Avalon) Old Milton Pkwy. Alpharetta, GA		
			DRAWING DATE June 24, 2015				
			REVISION DATE July 13, 2015				

SPECIFICATIONS

SIGN PANELS
PANELS ARE .080 ALUMINUM
WITH REFLECTIVE BACKGROUND
AND GRAPHICS.
SIGN POSTS
POSTS ARE 2" x 2" SQUARE
ALUMINUM TUBING CAPPED ON TOP



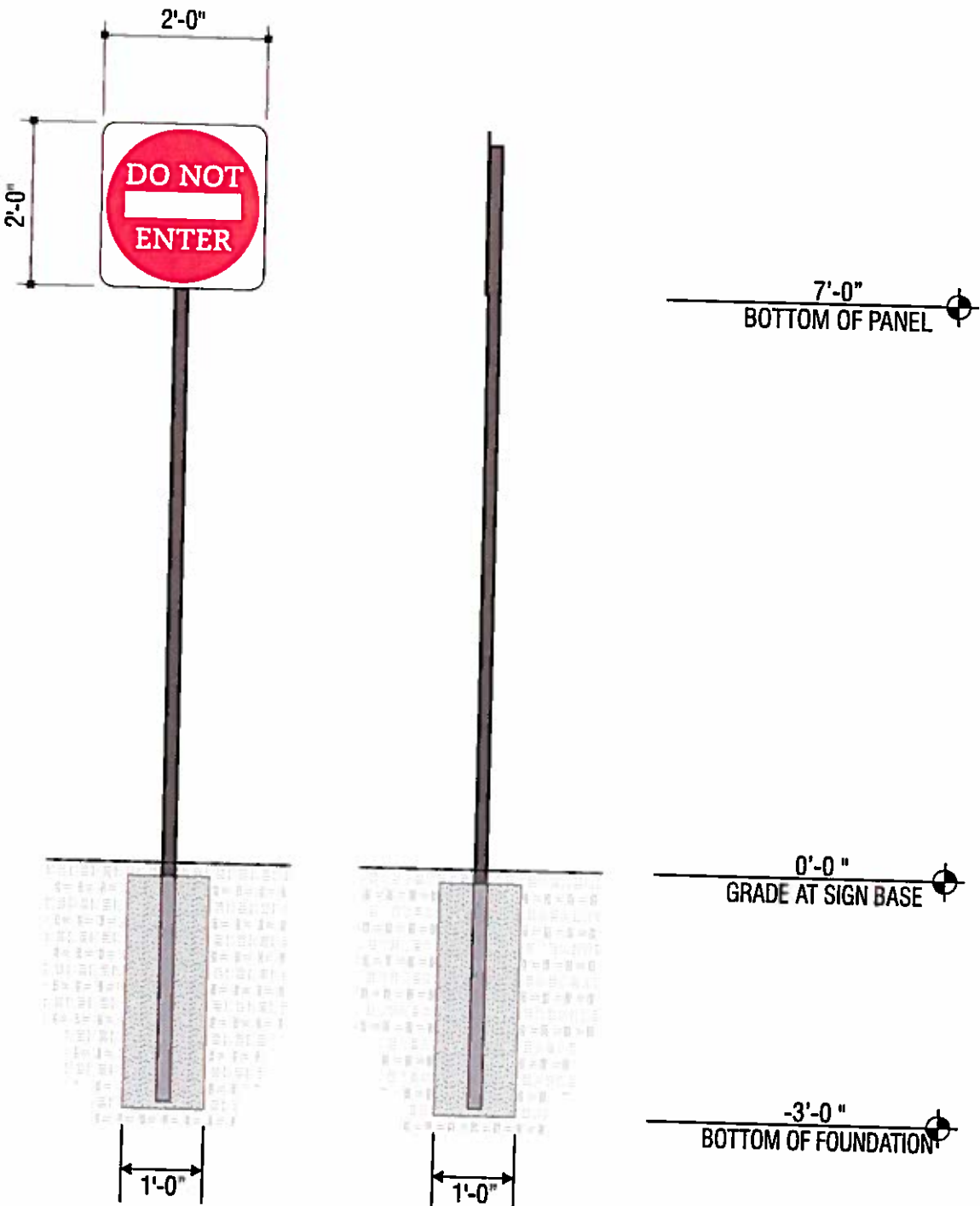
SIGN PANEL
RED REFLECTIVE



SIGN PANEL
WHITE REFLECTIVE



BACK OF SIGN PANEL AND POST
DARK BRONZE



ELEVATION

SCALE - 1/2" = 1'-0"

END VIEW

SCALE - 1/2" = 1'-0"



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SIGN TYPE 7	DOT REGULATORY TRAFFIC SIGNS	ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED	DRAWN BY	Ben Holliday	STORE NUMBER L03700	STORE ADDRESS Chick-fil-A at Alpharetta, GA (Avalon) Old Milton Pkwy. Alpharetta, GA	THIS DRAWING IS AN ORIGINAL UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER BY CLAYTON SIGNS, INC. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW.	LOCATION D
	DRAWING FILE - CFA - ALPHARETTA, GA (AVALON) SIGNAGE CDR		ACCOUNT REP.	Ben Holliday				
			DRAWING DATE	June 24, 2015				
			REVISION DATE	July 13, 2015				

SPECIFICATIONS

SIGN PANELS
PANELS ARE .080 ALUMINUM
WITH REFLECTIVE BACKGROUND
AND GRAPHICS.
SIGN POSTS
POSTS ARE 2" x 2" SQUARE
ALUMINUM TUBING CAPPED ON TOP



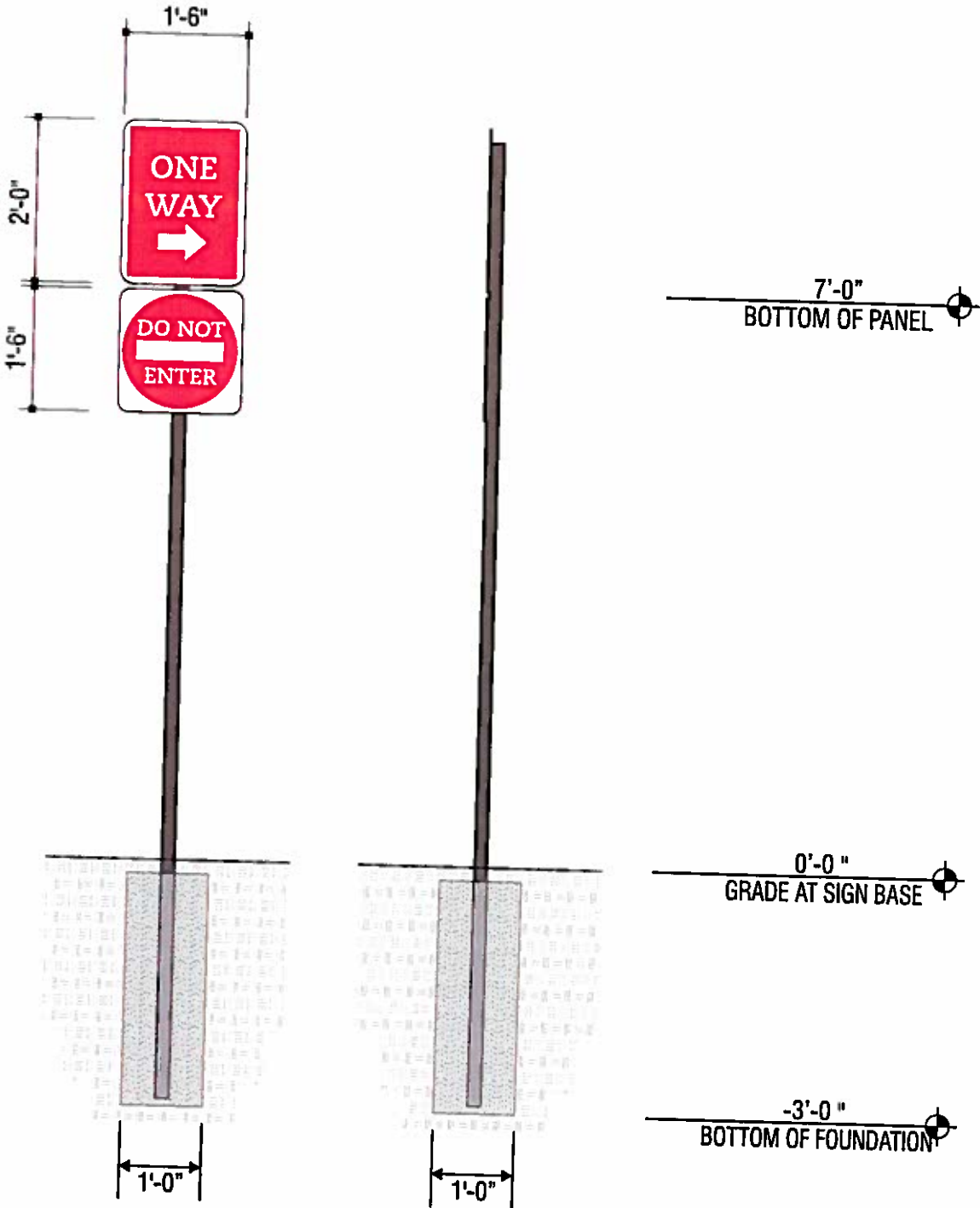
SIGN PANEL
RED REFLECTIVE



SIGN PANEL
WHITE REFLECTIVE



BACK OF SIGN PANEL AND POST
DARK BRONZE



ELEVATION

SCALE - 1/2" = 1'- 0"

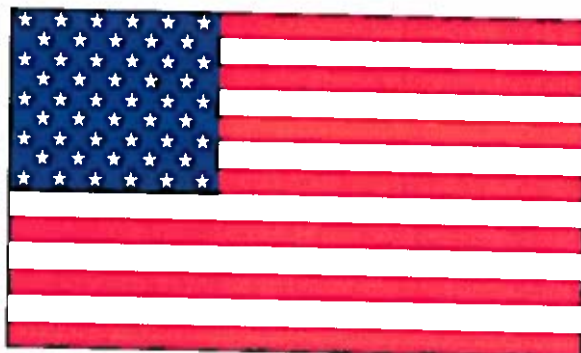
END VIEW

SCALE - 1/2" = 1'- 0"



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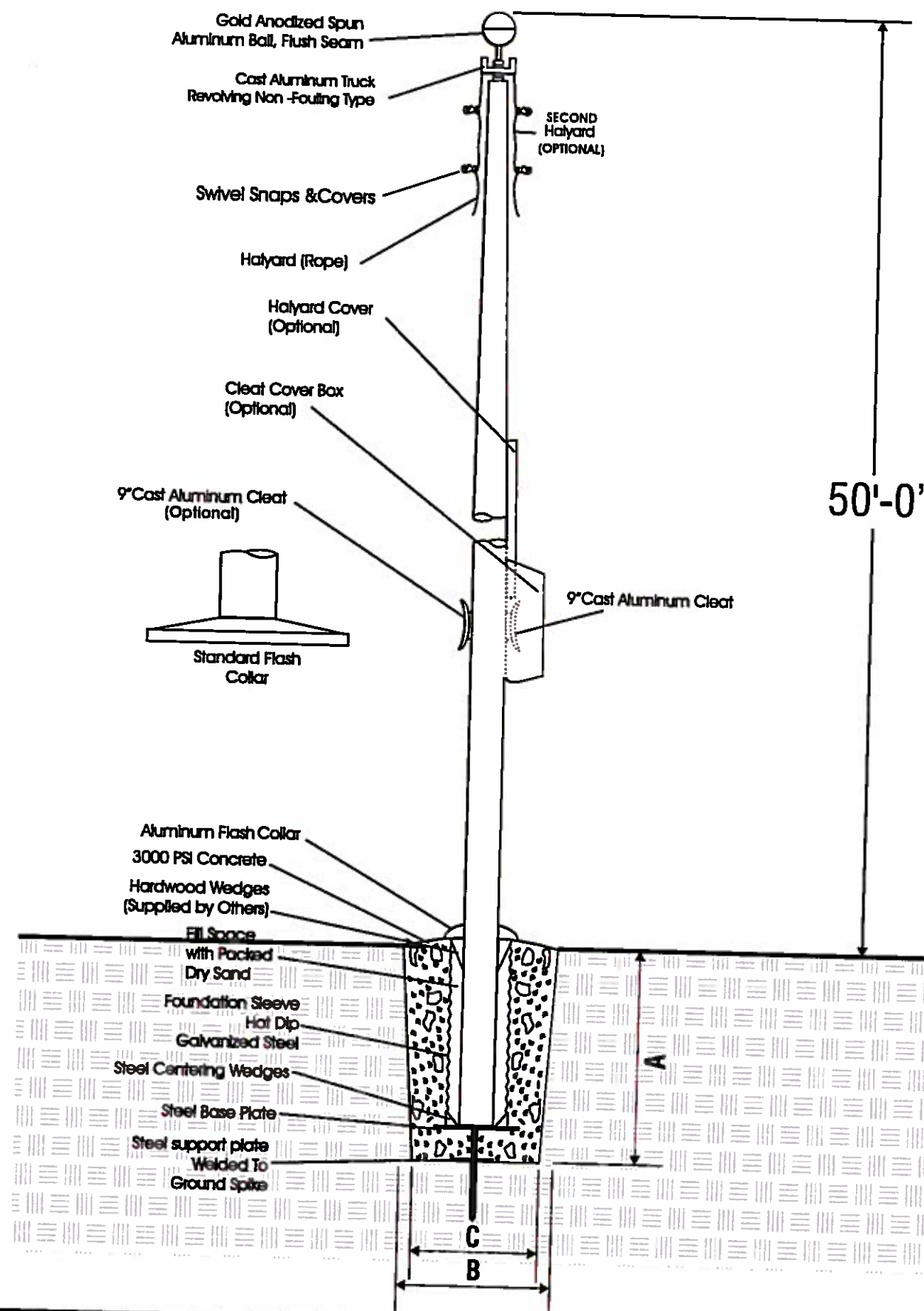
SIGN TYPE 7	DOT REGULATORY TRAFFIC SIGNS	ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED	DRAWN BY	Ben Holliday	STORE NUMBER	STORE ADDRESS	THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW.	LOCATION B
	DRAWING FILE - CFA - ALPHARETTA, GA (AVALON) SIGNAGE.CDR		ACCOUNT REP.	Ben Holliday	L03700	Chick-fil-A at Alpharetta, GA (Avalon) Old Milton Pkwy. Alpharetta, GA		
			DRAWING DATE	June 24, 2015				
			REVISION DATE	July 13, 2015				



FOUNDATION SIZES

HEIGHT	A	B	C
20'	3'6"	30"	24"
25'	3'6"	30"	24"
30'	3'6"	30"	24"
35'	4'0"	36"	30"
40'	4'6"	42"	36"
45'	5'0"	48"	42"
50'	5'6"	48"	42"

GROUND SLEEVE AND CONCRETE INSTALLED
BY THE GENERAL CONTRACTOR
POLE INSTALLED ON PRE-INSTALLED GROUND
SLEEVE BY SIGN CONTRACTOR



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SIGN TYPE
10

FLAG POLE

DRAWING FILE - CFA - ALPHARETTA, GA (AVALON) SIGNAGE COR

ALL ELECTRICAL
SIGNS ARE
120 VOLTS
UNLESS
OTHERWISE INDICATED

DRAWN BY Ben Holiday
ACCOUNT REP. Ben Holiday
DRAWING DATE June 24, 2015
REVISION DATE July 13, 2015

STORE NUMBER
L03700

STORE ADDRESS
Crick-Hill at Alpharetta, GA (Avalon)
Old Milton Pkwy.
Alpharetta, GA

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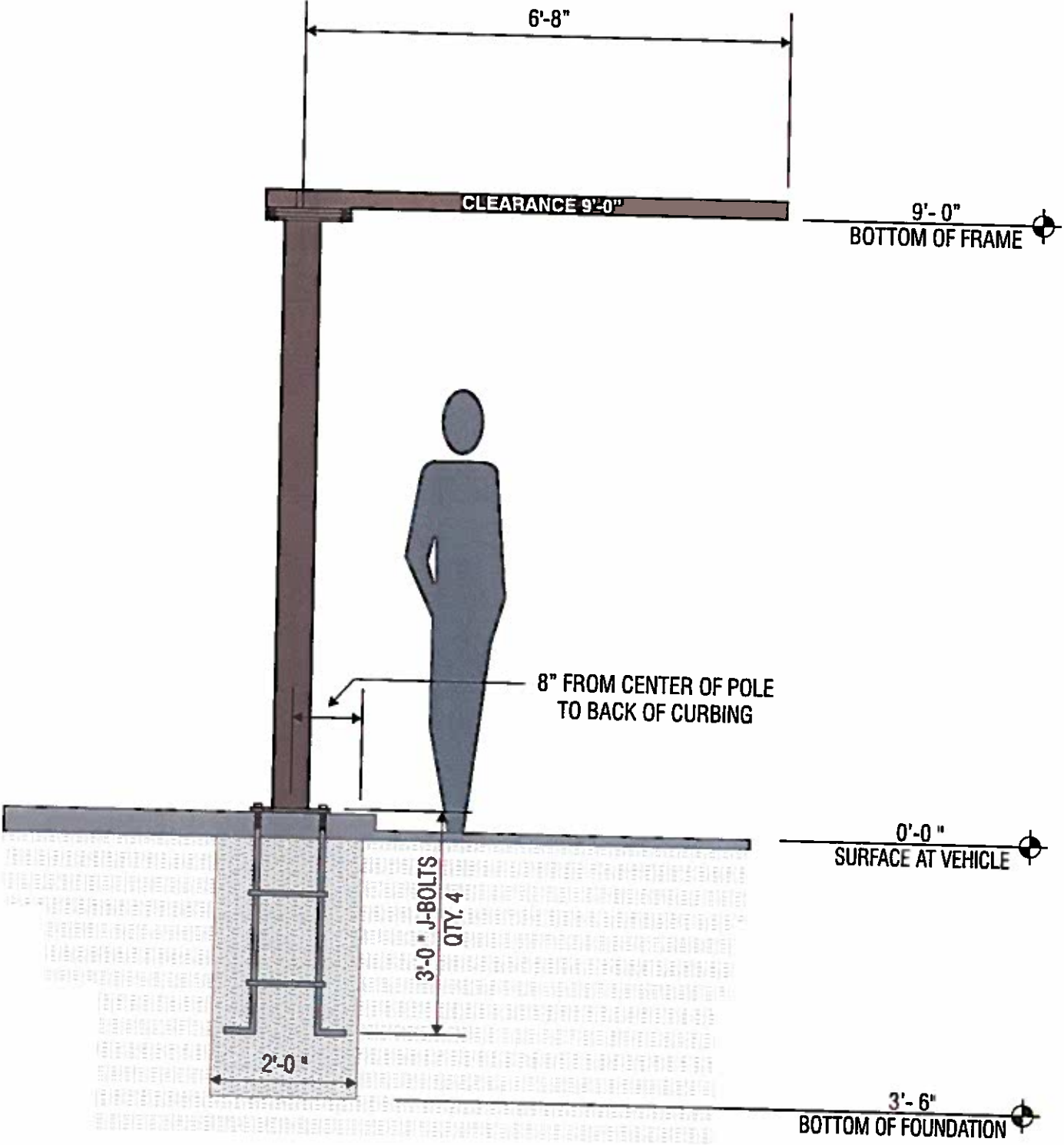
LOCATION
ED

SPECIFICATIONS

SUPPORT POLE
POLE HAS 13" x 13" x 3/4" THICK STEEL
PLATE WITH FOUR(4) 1" DIA. HOLES IN
EACH CORNER 2" FROM EACH END
AND FOUR (4) ANCHOR BOLTS

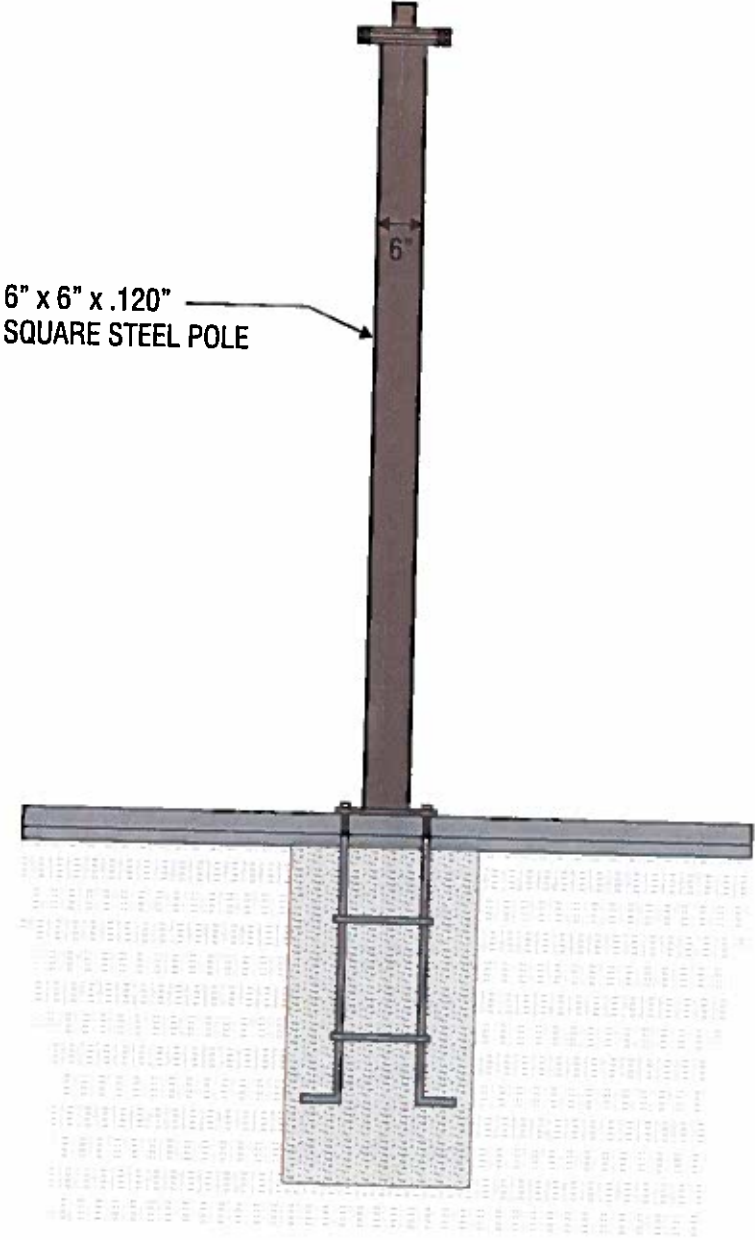
METAL SURFACES
DARK BRONZE

GRAPHICS
WHITE HIGH PERFORMANCE
VINYL FILM GRAPHICS



ELEVATION

SCALE - 1/2" = 1'-0"



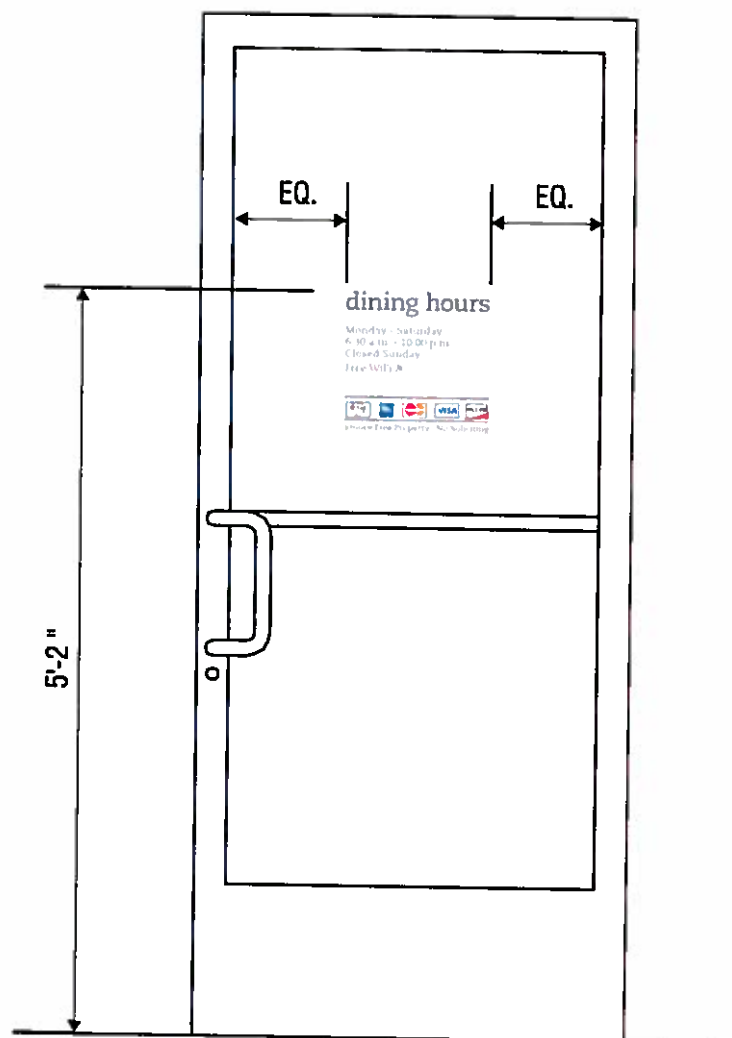
END VIEW

SCALE - 1/2" = 1'-0"



5198 North Lake Drive
Lake City, GA 30260
404.361.3800
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DRAWING FILE - CFA - ALPHARETTA, GA (AVALON) SIGNAGE.CDR	INTERNALLY-ILLUMINATED MENU CANOPY		ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED		DRAWN BY	Ben Holliday	STORE NUMBER		STORE ADDRESS	THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW	LOCATION CR
					ACCOUNT REP.	Ben Holliday	L03700		Crick-Hi-A at Alpharetta, GA (Avalon)		
					DRAWING DATE	June 24, 2015			Old Milton Pkwy.		
					REVISION DATE	July 13, 2015			Alpharetta, GA		



ELEVATION

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

VERIFY ADDRESS BEFORE MAKING NUMBERS

1234

8" TALL ADDRESS NUMBERS
AVERY SC 900-810-0 LIGHT GREY VINYL FILM
APPLIED TO INTERIOR SURFACE OF GLASS
CAESCILIA COM 55 ROMAN FONT

ELEVATION

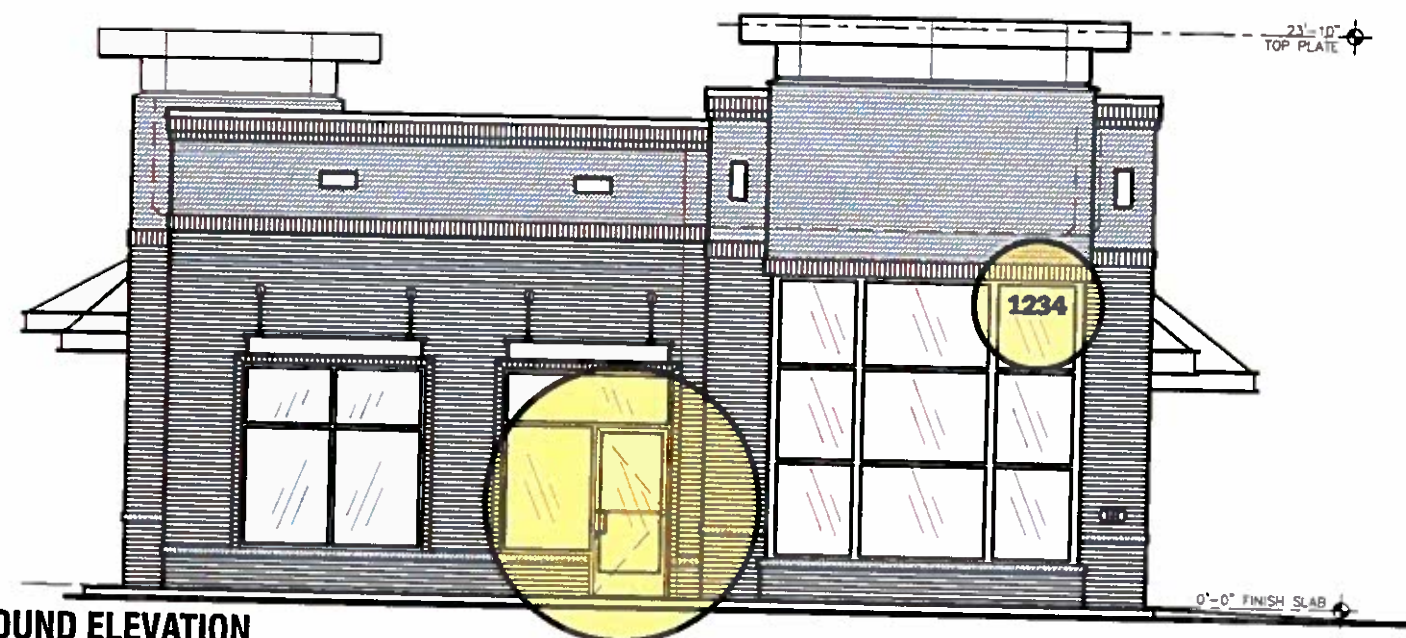
SCALE - 3" = 1'-0"



ELEVATION

SCALE - 3" = 1'-0"

LETTERING IS WHITE VINYL FILM
CREDIT CARD LOGOS ARE PRINTED DECALS ON CLEAR FILM
ALL GRAPHICS ARE APPLIED TO INTERIOR SURFACE OF GLASS



PLAYGROUND ELEVATION

SCALE - 1/8" = 1'-0"



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SIGN TYPE
6

VINYL WINDOW GRAPHICS

DRAWING FILE - CFA - ALPHARETTA, GA (AVALON) SIGNAGE.CDR

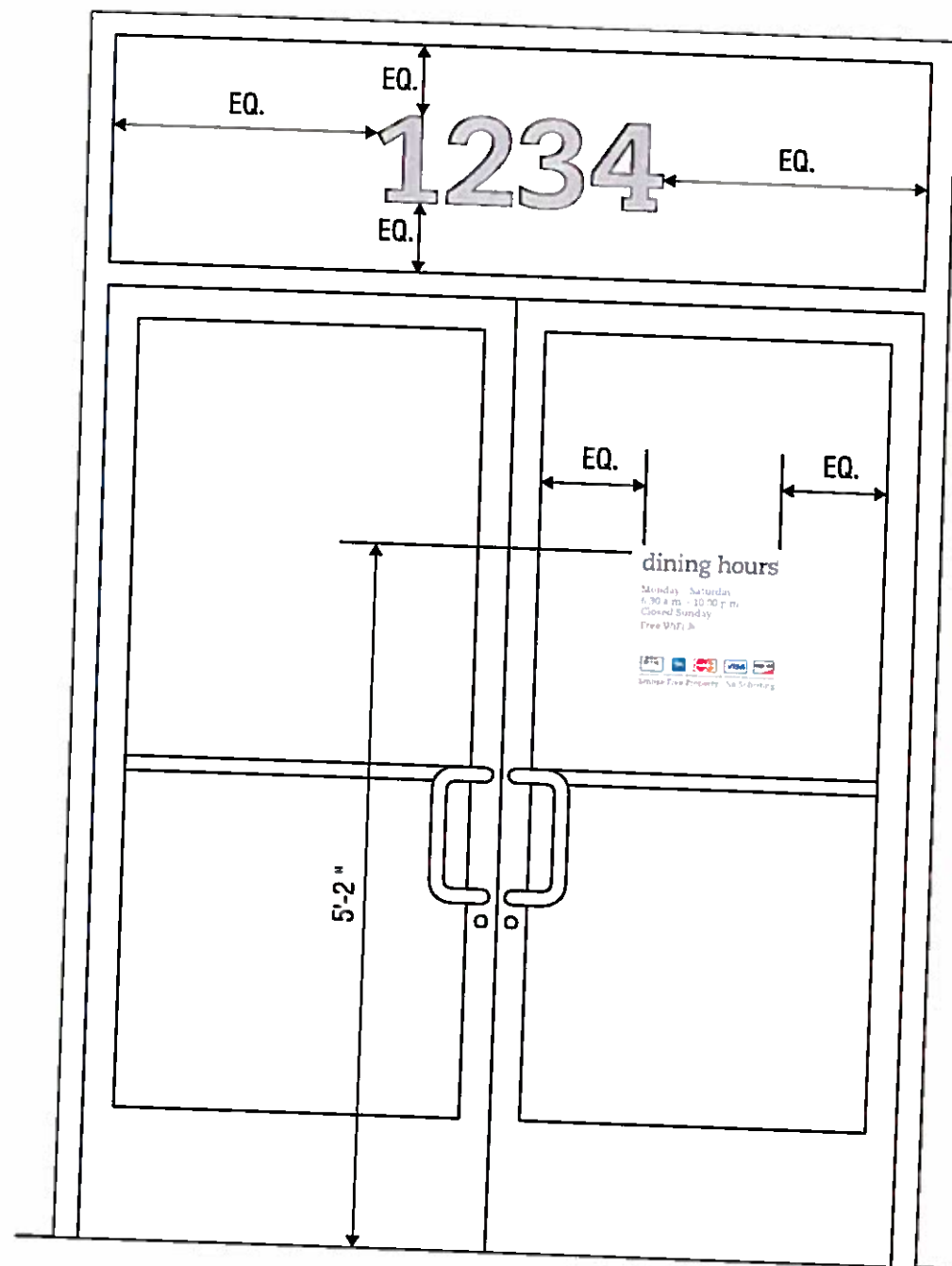
ALL ELECTRICAL
SIGNS ARE
120 VOLTS
UNLESS
OTHERWISE INDICATED

DRAWN BY Ben Holiday
ACCOUNT REP. Ben Holiday
DRAWING DATE June 24, 2015
REVISION DATE July 13, 2015

STORE NUMBER
L03700

STORE ADDRESS
Crick-R-A at Alpharetta, GA (Avalon)
Old Milton Pkwy.
Alpharetta, GA

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VERIFY ADDRESS BEFORE MAKING NUMBERS

1234

8" TALL ADDRESS NUMBERS
 AVERY SC 900-810-0 LIGHT GREY VINYL FILM
 APPLIED TO INTERIOR SURFACE OF GLASS
 CAESCILIA COM 55 ROMAN FONT

ELEVATION

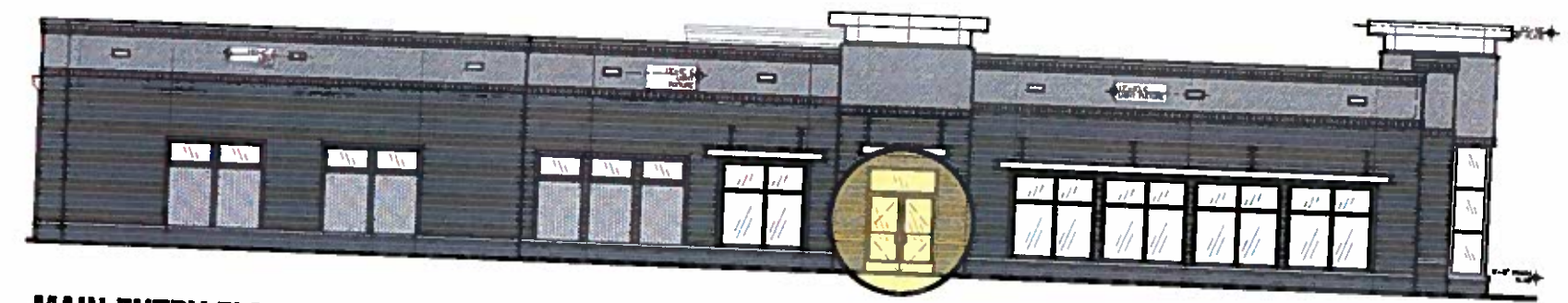
SCALE - 3" = 1'- 0"



LETTERING IS WHITE VINYL FILM
 CREDIT CARD LOGOS ARE PRINTED DECALS ON CLEAR FILM
 ALL GRAPHICS ARE APPLIED TO INTERIOR SURFACE OF GLASS

ELEVATION

SCALE - 3" = 1'- 0"



MAIN ENTRY ELEVATION

SCALE - 1/16" = 1'- 0"

ELEVATION

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



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SIGN TYPE 6	VINYL WINDOW GRAPHICS	ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED	DRAWN BY Ben Holliday	STORE NUMBER	STORE ADDRESS	THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC. ANY OTHER APPLICABLE
	DRAWING FILE - CJA - ALPHARETTA, GA (AVALON) SIGNAGE.COR		ACCOUNT REP. Ben Holliday	L03700	Chick-fil-A at Alpharetta, GA (Avalon) Old Milton Pkwy.	
			DRAWING DATE June 24, 2015			

ARTICLE I. - GENERAL

SECTION 1.4 - DEFINITIONS

1.4.1 Use of words and phrases.

For the purpose of this Ordinance, the following shall apply to the use of words and phrases:

- A. Words used in the present tense include the future tense. Words used in the singular tense include the plural tense, and words used in the plural tense include the singular tense. The masculine person "his" also means "her."
- B. The word "shall" is always mandatory and not discretionary.
- C. The word "may" is permissive.
- D. The word "and" indicates that all of the conditions, requirements, or factors so connected must be met or fulfilled, whereas the word "or" indicates that at least one condition, requirement, or factor so connected must be met.
- E. The term "such as" is intended to introduce one or more examples in illustration of a requirement or point, and is used herein to mean "including but not limited to the following."
- F. The word "structure" includes the word "building."
- G. The word "lot" shall include the words "plot," "tract," "parcel," and "property."
- H. The word "used" or "occupied" as applied to any land or building shall be construed to include the words "intended," "arranged," or "designed to be used or occupied."
- I. The verbs "zone" and "rezone" have the same meaning and refer to the act of amending the Official Zoning Map through the process established by this Ordinance.
- J. The nouns "zone," "zoning district" and "district" have the same meaning and refer to the Zoning Districts established under this Ordinance.
- K. All words and phrases shall be interpreted within the context of the sentence, Section and Article in which they occur.

1.4.2 Defined terms.

Words and phrases defined herein shall be interpreted as defined without regard to other meanings in common or ordinary use, unless the context of the word or phrase indicates otherwise. Words and phrases not defined in this Ordinance shall be construed to have the meaning given by common and ordinary use as defined by Webster's New International Dictionary, Latest Edition. Figures associated with defined terms in this Section are provided for illustration only and do not limit or change the meaning of the term as defined in writing.

Acceleration Lane. An added roadway lane which permits integration and merging of slower moving vehicles into the main vehicular stream.

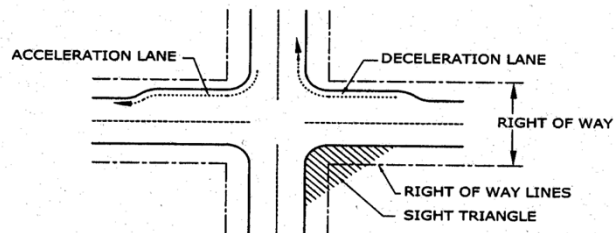
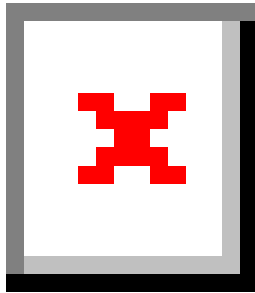


FIGURE 1

Access. A way or means of approach to provide physical entrance to a property.

Accessory Structure. A structure detached from a principal building on the same lot and customarily incidental and subordinate to the principal building or use.

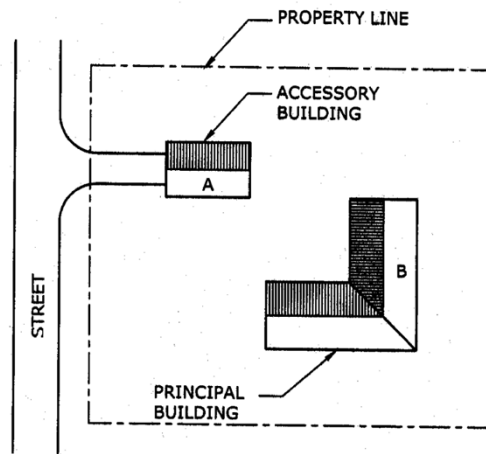
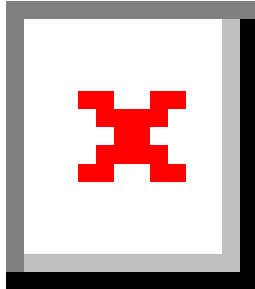


FIGURE 2

Accessory Use. A use customarily incidental and subordinate to the principal use and located on the same lot with such principal use.

Acre. A measure of land area containing 43,560 square feet.

1. **Acreage, Gross.** The total area of a property measured in acres and fractions thereof rounded to the nearest one-tenth acre.
2. **Acreage, Net.** The total buildable area of a property measured in acres to the nearest one-tenth, as existed when originally approved for its current zoning district, less any flood plain, easements and land dedicated to and accepted for streets or other public improvements by the City.

Adult Book Store. A retail establishment, a majority of whose inventory consists of books, magazines, videotapes and similar materials containing sexual activities or specified anatomical parts.

Airport. A property or structure licensed and approved by the Federal Aviation Administration where fixed wing aircraft or helicopters can land and take off, which may be equipped with hangars, facilities for refueling and repair and various accommodations for passengers.

Aisle. The traveled way, which is not the public right-of-way, by which cars enter and depart parking spaces.

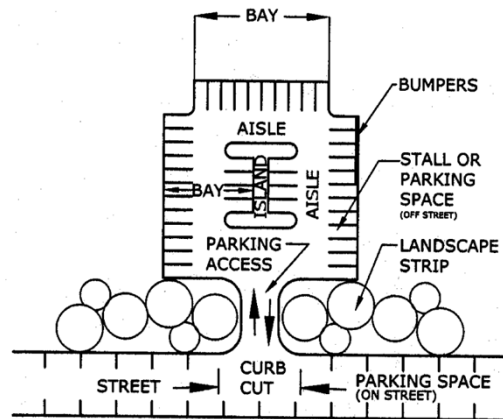
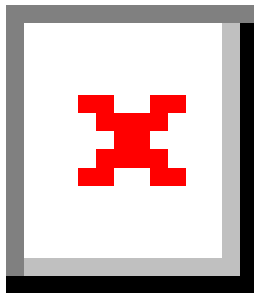


FIGURE 3

Alley. A non-exclusive private easement or publicly dedicated service way providing a secondary means of public access to abutting property and not intended for general traffic circulation.

Alteration of Building. Any change in the supporting members of a building (such as bearing walls, columns or girders); any change in the non-supporting interior walls of a building; any addition or reduction to a building; any change in use; or any relocation of a building from one location or position to another.

Amphitheater. An outdoor area designed or intended for the projection of sound to be heard by a nearby audience.

Amenity. A natural or man-made feature which is intended to enhance or make more attractive or satisfying a particular property.

Animal Hospital, Large Animals. A place where horses, cattle, sheep or other animals normally kept in agricultural settings are given medical or surgical treatment and the boarding of animals is limited to short-term care incidental to the hospital use.

Animal Hospital, Small Animals. A place where dogs, cats, birds or other animals normally kept as household pets are given medical or surgical treatment and the boarding of animals is limited to short-term care incidental to the hospital use.

Annexation. The incorporation of a land area into the City with a resulting change in the city limit boundaries.

Antenna. Any system of wires, poles, rods, reflecting discs and similar devices used for the transmission or reception of electromagnetic waves.

Apartment. One or more rooms comprising an independent dwelling unit in a 'For-Rent' building.

Applicant. Any person making a request to the City for any approval, permit or authorization under the procedures contained in this Ordinance.

Art Galleries. An establishment engaged in the sale, loan, or display of art books, paintings, sculpture, or other works of art. This does not include libraries, museums, or non-commercial art galleries, or where such display of art is incidental to the primary use.

Asphalt Plant. A business which manufactures, mixes, or blends asphaltic products for distribution.

Assisted Living Facility. A group housing structure where care and dining service are provided to the residents, most of whom are age 65 and over.

Associations. An organization of persons having common interests or purposes.

Auditorium. An indoor building or structure designed or intended for use for the gathering of people as an audience to hear music, lectures, plays, and other presentations.

Auto Sales and Leasing. The use of any building, land area, or other premises or portions thereof, for the display, sales or lease of automobiles, trucks, vans, trailers or recreational vehicles, including internet transactions where most vehicles are not stored on site.

Automobile. A self-propelled, free moving vehicle, with at least four but no more than six wheels, designed primarily for the transportation of passengers or for conveyance of up to two tons of materials on a street or roadway.

Automobile Service Station. Any building, land area or other premises, or portion thereof used or intended to be used for the retail dispensing or sales of vehicular fuels; and including as an accessory use the sale and installation of lubricants, tires, batteries and similar accessories, or the provision of tune-up or light maintenance services for vehicles.

Automotive Service Establishment. A business principally engaged in the repair of automobiles or other motorized vehicles, or the installation or repair of equipment or parts on motorized vehicles such as mufflers, brakes, tires, radios, transmissions, and engines or engine parts.

Bakery. An establishment primarily engaged in the retail sale of baked products for consumption off site. The products may be prepared either on or off site. Such use may include incidental food service.

Bank. A freestanding building, with or without a drive-up window, for the custody, loan, or exchange of money; for the extension of credit; and for facilitating the transmission of funds. This may include credit unions, savings and loans, and traditional banks.

Barber Shop. Any establishment or place of business within which the practice of barbering is engaged in or carried on by one or more barbers.

Basement. An area below the first floor of a building used for storage, garages, and utilities or for common use of the occupants of the building. A basement used for any one or more of the above purposes shall not be counted as a story.

Beauty Shop. Any commercial establishment, residence, vehicle, or other establishment, place, or event wherein cosmetology is offered or practiced on a regular basis for compensation.

Bed and Breakfast. A building in which lodging and meals are provided for no more than 15 guest and meals are served in a common dining room.

Berm. A mound of earth, or the act of pushing earth into a mound.

Block. A tract of land bounded by streets or a combination of streets and public land, rights-of-way or any other barrier to the community or development.

Board of Appeals. The appointed Board of Appeals of the City of Alpharetta.

Boarding House. A dwelling where more than two, but fewer than six rooms are provided for lodging for definite periods of times. Meals may or may not be provided, but there is one common kitchen facility. No meals are provided to outside guests.

Book or Stationery Store. An establishment for the sale or distribution of books and miscellaneous stationery by direct retail sales to the public.

Bottled Gas Storage and Distribution. An establishment where gas is stored for wholesale distribution.

Broadcasting Studio. An establishment for the dissemination of radio, television, satellite, or similar medium, which may include a transmission tower.

Buffer Area or Buffer Strip. That portion of a lot set aside for open space and screening purposes pursuant to applicable provisions of this Ordinance to separate different zoning districts or uses on one property from uses on another property. A required set back area may not be included in a required buffer area or visa-versa.

Buffer, Undisturbed. An area of land as defined above that exists in its natural state without intrusion or alteration. The addition of landscaping into areas of sparse vegetation within undisturbed buffers does not constitute intrusion or alteration.

Buildable Area. See "Lot Building Area."

Builder's Equipment. An area designed or intended for the storage and use of equipment or materials common in the construction trade. This may not include sales of such equipment or materials.

Building. Any structure built for or intended for occupancy, storage or shelter of persons, animals, personal or business property, or machinery of any kind which is entirely separated from any other structure.

Building Code. The latest edition of all codes relating to the construction of buildings and their mechanical, electrical and other systems, as adopted by the City of Alpharetta pursuant to the Georgia Uniform Building Code Act and also referred to as the Standard Building Code.

Building Frontage. The linear width of a building facing or most nearly facing a street.

Building Height. The vertical distance to the highest point of the roof surface of a flat roof, the deck line of a mansard roof, and to the mean height level between eaves and ridge of a gable, hip or gambrel roof, as measured from the average finished grade across the building frontage.

Building Inspector. The Building Official of the City of Alpharetta or the Building Official's designated representative.

Building Site. A parcel or lot or land occupied or intended to be occupied by a building or structure having not less than the minimum area permitted by the code.

Bus Shelter. A small, roofed structure, having from one to three walls, located near a street, and designed primarily for the protection and convenience of bus passengers.

Car Wash. Any building or premises or portions thereof dedicated to use for washing automobiles; or a structure containing facilities for washing automobiles.

Carpenter Shop. An establishment utilized for the manufacture or assemblage of wood into usable forms for sale and distribution.

Carpet and Rug Sales. An establishment for the retail or wholesale sale of floor coverings.

Cemetery. Land used or dedicated to the burial or interment of human or animal remains, including crematoriums, mausoleums, necessary sales, and maintenance facilities.

Center Line of Street. Any line surveyed as such by the City of Alpharetta or the Georgia Department of Transportation or their designee, or, if no such survey exists, the line which is midway between the edge of pavement or back of curb of a street.

Central Business District (CBD). That portion of the City bounded by Mayfield Road to the North, Old Milton Parkway to the South, Haynes Bridge Road and Highway 9 to the east and Roswell and Canton Streets to the west. (see page 2-103)

Certificate of Occupancy. A document issued by the Director indicating that a particular building conforms with the requirements of this Ordinance and the building is complete and ready for use.

Church. A facility incorporating one or more buildings where religious services are conducted.

City. The City of Alpharetta, Georgia.

City Administrator. The Chief Operating Officer of the City of Alpharetta or his designee.

City Clerk. The City Clerk of Alpharetta, Georgia, or the City Clerk's designated representative.

City Council or Mayor and Council. The legally constituted and elected governing body of the City of Alpharetta, Georgia.

Clinic. An establishment where patients are admitted for examination and treatment by one or more physicians, dentists, psychologists, medical professionals, or social workers and where patients are not usually lodged overnight.

Club. Buildings and facilities owned or operated by an association or persons for a social or recreational purpose.

Collection Box. A container, trailer, vehicle or other structure, used for the purpose of acquiring donated goods, by a for-profit or not-for-profit entity.

Commercial Parking Lot. An area or structure dedicated to the temporary storage of automobiles or other vehicles for periods of less than 24 hours for a fee, operated as the principal use of the property or structure.

Community Development Director. The Director of the Community Development Department or his designee.

Comprehensive Plan (CP). The long-range plan for guiding development in the City of Alpharetta and the City's urban area to a point in time at least 15 years from when the plan was adopted, with the overall goal being to accommodate development in a timely, orderly, and efficient arrangement of land uses and public facilities and services that meet the needs of present and future residents and businesses.

Concept Plan. A generalized map presenting an image or representation of a proposed development, and showing those plan elements as further required by this Ordinance.

Concrete Plant. A business which manufactures, mixes, or blends concrete products for distribution.

Conditional Use. A use that generally would not be appropriate throughout a zoning district but which, if controlled as to visual appearance, number, area, height, location, or relation to abutting or nearby uses, would not be injurious to the public, health, safety, welfare, morals, order, comfort, convenience, appearance or general welfare. Such uses may be permitted only in zoning districts specified in this Ordinance and are subject to conditions and approval by the Mayor and Council.

Condominium. A legal form of multiple ownership consisting of a building, or group of buildings, in which units are owned individually, and the structure, common areas and facilities are owned by all the owners on a proportional, undivided basis.

Condominium, Office. An office building (or group of buildings) organized, owned and maintained as a condominium.

Condominium, Residential. A building type consisting of individual units located within a single structure. The structure normally has at least two, but no more than six stories. The structure is designed to appear as a single building with no architectural distinction between the units. Architectural elements such as materials, colors and windows are repeated consistently throughout the building and there is usually a single roof element and a single point of primary entry. The architectural style typically expresses the horizontal lines of the building which then accentuates the floors of the building as a primary visual element. The common areas of the building such as the elevators and lobby may be expressed as special features on the main elevations of the structure.

Congregate Housing. Any facility licensed by the state, public or private, which for gain or otherwise, regularly provides one or more persons with 24-hour per day substitute care, food, lodging, training,

education, supervision, habilitation, rehabilitation, or other treatment they need, but which for any reason cannot be furnished in the person's own home.

Construction Trailer. A temporary structure used as an office and located on an active construction site.

Contractor's Office with outside storage. A room or group of rooms used for conducting business that includes an enclosed exterior space for the storage of business related equipment and supplies.

Contractor's Office without outside storage. A room or group of rooms used for conducting business that does not use any exterior storage area.

Convenience Center with Gas Pumps. A facility that combines a small retail store with the sale and dispensing of gasoline products.

Convenience Store. A retail establishment primarily selling packaged food and household convenience items, which may also dispense automobile fuel, oil and accessories. Excluded from this definition is any establishment providing automotive maintenance services or repairs.

Craftsman Shop or Studio. A facility where products are made or serviced on an individual basis without the use of mechanized or assembly line production equipment.

Curb Break or Curb Cut. Any interruption or break in the line of a street curb for the purpose of connecting a driveway to a street, or otherwise to provide vehicular access to abutting property.

Data Center. A building or complex of buildings in which a substantial portion of the gross square footage is dedicated to the housing of computer or data processing equipment or systems.

Day Care Center. Any establishment operated by an individual, partnership, society, agency, corporation, institution or group, and licensed by or registered with the State of Georgia as a group day care home or day care center, which enrolls therein for pay, for supervision and care, seven or more children or adults. Such facility may provide supervision, care, education, recreation and specialized programming but does not provide overnight accommodations.

Deed. An instrument that conveys or transfers title to land or other real property.

Density. The average number of dwelling units or gross square feet of building floor area per gross acre of land. For an individual property, the density shall be calculated by dividing the total dwelling units or gross square footage of the building by the total gross acres of the property that existed when originally approved for its current zoning district.

Design Review Board. The Design Review Board of the City of Alpharetta, as established by this Ordinance and appointed by the Mayor and Council.

Development Activity. The construction of public improvements, site improvements, or buildings, including any alteration of a property in preparation for such construction. Development Activity shall also include the "thinning" or removal of trees from undeveloped land in conjunction with a forest management program, and the removal of trees incidental to the development of land or to the marketing of land for development.

Director. Unless otherwise specified, the Director of Community Development of the City of Alpharetta, Georgia, or the Director's designated representative.

Drainage. See Article III, Section 3.1 for all definitions relating to drainage and storm water control.

Drive or Driveway. A surfaced asphalt or concrete area on a lot which provides direct access for vehicles between a street and a private garage, carport or other permitted parking space or parking area or loading area.

Dry cleaning, pick-up station. An establishment or business maintained for the pickup and delivery of dry cleaning and/or laundry without the maintenance or operation of any laundry or dry-cleaning equipment or machinery on the premises.

Dry cleaning plant. A building, portion of a building, or premises used or intended to be used for cleaning fabrics, textiles, wearing apparel, or articles of any sort by immersion and/or agitation, and other processes incidental thereto.

Duplex. A building type consisting of two independent units that are attached by a common side wall, floor and/or ceiling. Such units normally have at least two, but no more than four floors. These units may share a common front door and are sometimes designed to appear as a single unit.

Dwelling, 'For-Rent' (Downtown, Central Business District).

- a. Unit—A residential unit designed to be leased or rented and occupied by a single family tenant and located within the Central Business District (map page 2-115).
- b. Building—A structure incorporating multiple rental units. (See Apartments.)
- c. See Section 2.7 Standards for Downtown, Central Business District.

Dwelling, 'For-Rent' (Outside of Central Business District).

- a. Unit—A residential unit designed to be leased or rented and occupied by a single family tenant.
- b. Building—A structure incorporating multiple rental units. (See Apartment.)
- c. See Section 2.7 Standards for Units (outside of Central Business District).

Dwelling, 'For-Sale'.

- a. Detached—A free-standing residential unit designed to be purchased and occupied by a single family.
- b. Attached—A residential unit attached to other residential units and designed to be purchased and occupied by a single family.
- c. Condominium—A type of property ownership in which a 'For-Sale' unit is purchased and the purchaser of each unit acquires full title to the unit and an undivided interest in the common elements (the land, roof, elevator, etc.).

Dwelling, Group. A building or portion of a building occupied or intended for occupancy by a number of unrelated persons or families, but in which separate cooking facilities are not provided for such resident persons or families. The term "group dwelling" includes but is not limited to the terms rooming house, apartment hotel, nursing home, fraternity or sorority house, YMCA or YWCA. A hotel, motel or bed and breakfast tourist home shall not be deemed to be a group dwelling as herein defined.

Dwelling Unit. One or more rooms connected together and constituting a separate, independent housekeeping establishment designed for use by one family with provision for cooking, eating, sleeping, bathing and personal sanitation, and physically set apart from any other rooms or dwelling units in the same structure or another structure.

Easement. A grant by a property owner of any designated part of a property for the use by another for a specified purpose without transfer of title or right of ownership.

Egress. An exit.

Electric power yards, substation. All equipment, fixtures, and personal property operated or maintained in connection with the production of electricity using any source of thermal, steam, wind, or solar energy with a generating capacity of more than 500 kilowatts and less than 50 megawatts.

Existing Use. The use of a lot or structure at the current time or another time if so designated.

Extended Stay Hotel (~~or-motel~~). A building which is designed or utilized for weekly or monthly occupancy, at least 30% of all guest rooms have provisions for food storage and preparation such as a cook top and refrigerator, and a guest laundry facility is available in the building.

Family. One or more persons related by blood, adoption, guardianship or marriage and/or not more than three unrelated persons, living and cooking together as a single, nonprofit housekeeping unit.

Family Day Care Home. An accessory use within a private residence, licensed by or registered with the State of Georgia as a family day care home, operated by the occupant of the dwelling who enrolls for pay, for supervision and care without overnight accommodations, three but not more than six children or adults.

Fast Food Restaurant. See Restaurant, Drive-thru or Fast Food.

Fence. A structure made of manufactured materials—and used for the purpose of defining a boundary, creating an enclosure, providing security, privacy or screening, or as a means of protection.

Flood Control. See Article III, Section 3.4, for definitions relating to flooding and flood control.

Floor Area. The total number of square feet of heated floor space within the exterior walls of a building.

Floor, First. The location within a building in which the primary egress and ingress are provided.

Florist, Retail With Greenhouse. Any business establishment which, as its primary business, sells at retail flowers and ornamental plants. A greenhouse or nursery for the growing of plants, or another open or enclosed supplemental display area outside the establishment, is permitted as a normal accessory use.

Florist, Retail Without Greenhouse. Any business establishment which, as its primary business, sells at retail flowers and ornamental plants. A greenhouse or nursery for the growing of plants, or another open or enclosed supplemental display area outside the establishment, is not permitted.

Frontage Lot or Street Frontage. The width in linear feet of a lot where it abuts the right-of-way of any street from which access may be directly gained.

Funeral Home. A building used for the preparation of deceased human beings for burial and the display of the deceased and ceremonies connected therewith before burial or cremation.

Future Land Use Map. The map named as such and contained in the Comprehensive Plan that indicates areas appropriate for various land uses and public facilities over time and as described in the Comprehensive Plan text.

Garage Sale. The sale or offering for sale of miscellaneous personal items on a residential zoned lot, (not including churches and schools).

Garden District. That portion of Canton Street bounded by Church Street to the south and Hopewell Road to the north.

Gasoline Station. A facility where primary use is the dispensation of fuels. (Also see Convenience Center with Gas Pumps)

Gazebo. An accessory, open air structure not exceeding 300 sq. ft. in size.

Governing Body. The Mayor and Council of the City of Alpharetta, Georgia, under whose authority this Ordinance is enacted into law, administered, and enforced.

Grade. The degree rise or descent of a sloping surface. The average elevation of the sidewalk or crown of road surrounding a building site.

Grade, Finished. See Section 3.1, "Site Grading and Land Disturbance."

Greenhouse. A building whose roof and sides are made largely of glass or other transparent or translucent material and in which the temperature and humidity can be regulated for the cultivation of plants for subsequent sale or for personal enjoyment.

Group Home. A dwelling shared by four or fewer persons, excluding resident owner, (or no more than six persons including the resident owner), who live together as a single housekeeping unit and in a long term, family-like environment in which the resident owner, serving as the primary caregiver to the residents, provides care, education and participation in community activities for the residents with the primary goal of enabling the residents to live as independently as possible in order to reach their maximum potential. 1. No group home shall be located within 2,000 ft. of another group home as

measured at the property line. 2. A group home shall be limited to one structure and multiple structures located near one another shall not be considered components of one group home. Each structure shall meet distance requirements. The term "group home" shall not include a halfway house, a treatment center for alcoholism or drug abuse, and work release facility for convicts or ex-convicts, a home for detention and/or rehabilitation of juveniles adjudged delinquent or unruly and placed in custody of the state or other housing facilities serving as an alternate to incarceration. The term "group home" shall also not allow the use of a dwelling as an apartment or duplex. A "group home" shall not allow use of the dwelling as a home for individuals on parole, probation, or convicted and released from incarceration, for any crimes including child molestation, aggravated child molestation, or child sexual abuse, as defined in O.C.G.A. 16-6-4 or individuals required to register as sex offenders pursuant to O.C.G.A. 42-1-12. A group home may include a home for the handicapped. As used in this subsection, the term "handicapped" shall mean:

1. Having a physical or mental impairment that substantially limits one or more of such person's major life activities so that such person is incapable of living independently;
2. Having a record of having such an impairment; or
3. Being regarded as having impairment.

However, the term "handicapped" shall not include current illegal use of or addiction to a controlled substance, nor shall it include any person whose residency in the home would constitute a direct threat to the health and safety of other individuals.

Hardware Store. A facility of 30,000 or fewer square feet gross floor area, primarily engaged in the retail sale of various basic hardware lines, such as tools, builders' hardware, plumbing and electrical supplies, paint and glass, housewares and household appliance, garden supplies, etc.; if greater than 30,000 square feet, such a facility is a Home Improvement Center.

Historic Business District. That portion of the Central Business District bounded by Church Street to the north, Highway 9 to the east, Marietta Street to the south and Milton High School to the west. (see page 2-122)

Home Improvement Center. A facility of more than 30,000 square feet gross floor area, engaged in the retail sale of various basic hardware lines, such as tools, builders hardware, paint and glass, houseware and household appliances, garden supplies, and cutlery.

Home Occupation. Any activity carried out as a business and/or for profit by the resident and conducted as an accessory use in the resident's dwelling unit.

Hospital. A building providing primary or tertiary health services and medical or surgical care to persons including in-patients and out-patients, suffering from illness, disease, injury, deformity and other abnormal physical or mental conditions, and including as an integral part of the institution, related facilities such as laboratories, outpatient facilities or training facilities.

Hotel (or Motel). A building in which lodging along with customary lodging services such as meeting rooms, restaurant, maid service and fitness center is offered for compensation for an average stay of 7 days or less. Guest rooms within the hotel building have no provisions for cooking or self-serve laundry and access to each guest room is through an inside lobby which is supervised at all hours.

Improvements. The buildings, public utilities and facilities, and accessory structures built on or serving a property.

- A. **Public Improvements.** Any structure, owned by or to be dedicated to a government or a utility regulated by the Georgia Public Service Commission, together with its associated public land, easement or right-of-way, necessary to provide transportation, drainage, public or private utilities, or other public services such as education, recreation, or public safety.
- B. **Site Improvements.** Any structure, other than a principal building or a structure intended for dedication to public ownership, constructed to support or provide for the use or occupancy of a property, such as driveways, parking and loading areas, retaining walls and other earthen

works, erosion and sedimentation control facilities, stormwater drains and detention facilities, and connections to public water, sewer or other utilities.

Industrial Park. A development that contains a number of separate industrial buildings and supporting uses on one or more lots, which is designed, planned, constructed and managed on an integrated and coordinated basis.

Industrialized Buildings. Prefabricated structures as defined in O.C.G.A. 110-2 and usually used for a limited time period such as for a site construction office, portable classroom and site real estate office.

Ingress. Access or entry.

Island. In parking lot and street design, built-up curbs (and in parking lots usually placed at the end of parking rows) as a guide to traffic and also used for landscaping, signing or lighting.

Junk or Salvage Yards. Any area, lot, land, parcel, building or structure or part thereof used for the storage, processing, purchase, sale or abandonment of wastepaper, rags, scrap metal or other scrap or discarded goods, materials, machinery or two or more unregistered, inoperable vehicles or other type of junk. See Also "Recycling Center."

Kennel. An establishment in which more than six dogs or other domesticated animals more than one year old may be housed, groomed, bred, boarded, trained or sold.

Land Disturbance Permit. A permit issued by the City that authorizes Development Activity, and includes, but is not limited to, activity related to soil erosion control, clearing and grubbing, grading, public and site improvements. This permit does not authorize building construction.

Land Use. See "Use," "Principal Use," and "Accessory Use."

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.

Loading Space, Off-street. A space or berth used for the loading or unloading of commercial vehicles, trucks or other vehicles.

Lot. A portion of a subdivision, or any other parcel of land, intended as a unit for transfer of ownership or for development or both. In determining the area and dimensions of a lot, no part of the street right-of-way or private street easement may be included.

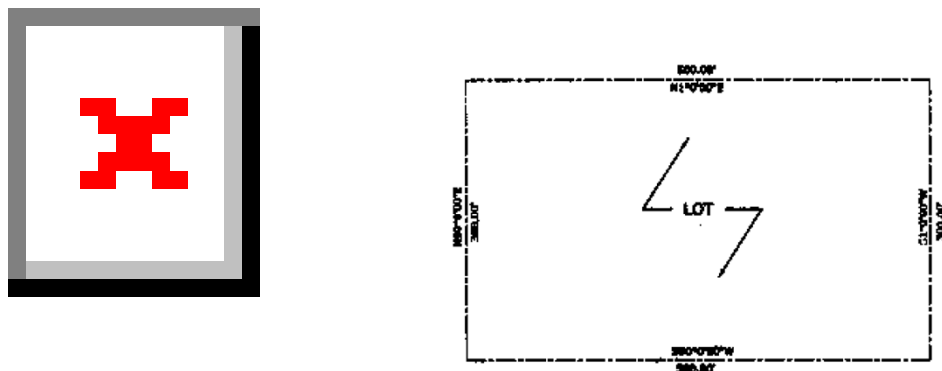


FIGURE 4

Lot Building Area. The portion of a lot located interior to the front, side and rear yard building setback lines; that is, the portion of a lot wherein a building may be located.

Lot, Corner. A lot abutting two or more streets at their intersection.

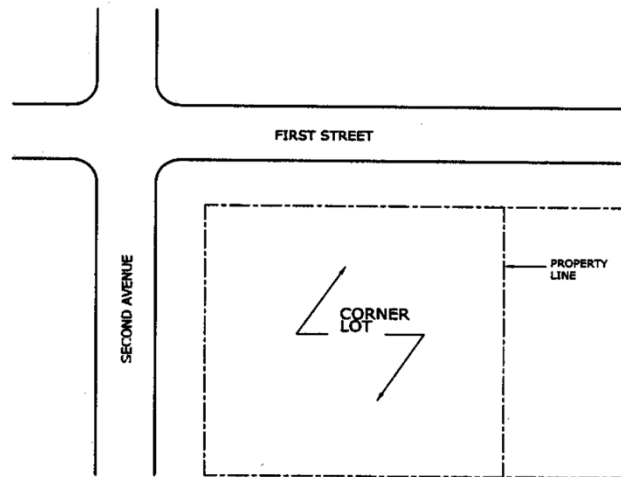
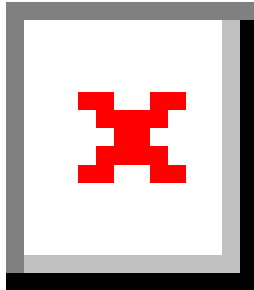


FIGURE 5

Lot Coverage. That portion of the lot that is covered by buildings, structures, and any other impervious surface.

Lot Depth. The distance between front and rear lot lines. If front and rear lines of said lot are not parallel, such least dimension shall be deemed to be the lot depth.

Lot, Double Frontage. A lot which has frontage on more than one street, provided however, that no corner lot shall qualify as a double frontage lot unless said corner lot has frontage on three or more streets.

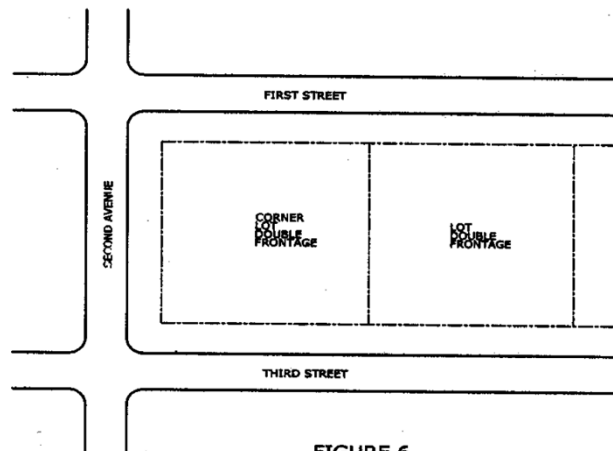
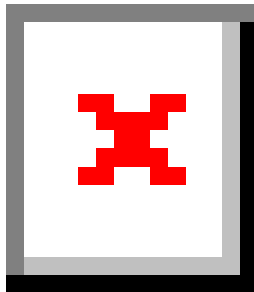


FIGURE 6

Lot, Flag. An "L" shaped lot whose frontage is provided by the driveway access which ties the buildable portion of the property to the street.

Lot Frontage. See "Frontage."

Lot Line. A line of record bounding a lot which divides one lot from another lot or from a street or any public space.

- A. **Front Lot Line.** Any boundary line of a lot which is coterminous with a public street right-of-way line or private street easement line. For a corner lot, the narrow portion is usually considered the front.
- B. **Rear Lot Line.** Any boundary line of a lot which does not intersect with a street right-of-way or private street easement line and which is usually opposite of the front lot line.
- C. **Side Lot Line.** Any boundary line of a lot which intersects with a street right-of-way or private street easement line.

Lot of Record. A lot which exists as shown or described on a plat or deed recorded in the Office of the Clerk of the Superior Court of Fulton County.

Lot Width. The distance measured between side lot lines at the front minimum setback line between intersecting lot lines.

Lot Width—Cul-de-sac. The distance measured between side lot lines at the point of the property that is twice the front setback requirement from the front property line.

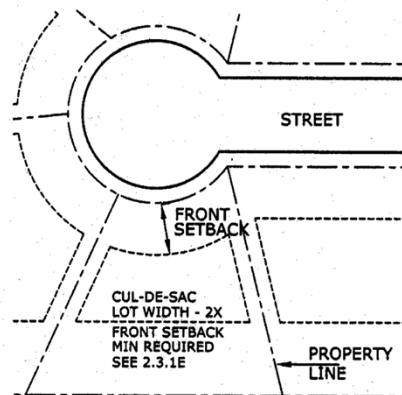
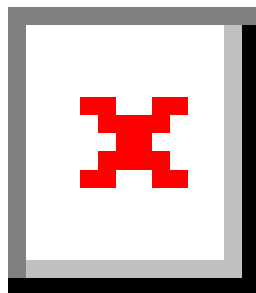


FIG 7

Mansard Façade. An architectural appendage or embellishment to a flat topped structure which is attached to the front external wall and if intended to create the appearance of a mansard roof. See also "Roof."

Manufactured Building. A factory-built, structure that meets national standards for manufactured buildings.

Manufacturing, Heavy. The extraction of natural resources or the transformation of raw materials through mechanical or chemical means into new products ready for assembly, fabrication or use in the production of finished goods.

Manufacturing, Light. The fabrication or assembly of parts into a finished product or component products.

Marquee. Any hood, canopy, awning or permanent construction which projects from a wall of a building, usually above an entrance.

Massage Parlor. Any facility, other than a hospital or clinic, where non-medical manipulative devices or exercises are practiced upon the human body by someone other than a licensed medical professional.

Master Plan. A plan map and associated statement of intent which, at least, includes a depiction of pods, roads, buffers, flood areas, permitted uses and development regulations which represents the framework for development activity on a property. See also "Concept Plan."

Median Break or Cut. Any interruption in the curb separating opposing vehicular travel lanes of a street for the purpose of allowing ingress or egress by left turning movements to a street, or abutting property.

Metes and Bounds. A method of describing the boundaries of land by directions and distances from a known point of reference.

Mezzanine. An intermediate floor between two other stories that does not contain more than 1/3 of the area of the floor below it.

Mini-Warehouse. A structure containing separate storage spaces of varying sizes leased or rented on an individual basis.

Mobile Home. A structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used as a dwelling. 'For-Sale', with or without a permanent foundation when connected to public utilities. The term mobile home shall not include motorized vehicles with temporary living quarters. Mobile homes built after 1976 are referred to as "Manufactured Homes" or "Industrialized Buildings".

Mobile Home Park. A site with required public and/or private improvements and utilities for the long-term parking of two or more mobile homes or manufactured homes each on a single lot, and which may include such accessory uses as retail convenience sales, Laundromat, and recreational facilities for the exclusive use of residents.

Motel. See " ~~Extended Stay~~ Hotel"

Nail Salon. An establishment that offers nail care services such as manicures, pedicures, and nail enhancements.

Natural Resources Commission. The appointed natural resources commission (formerly known as the Tree Commission) for the City of Alpharetta.

Neighborhood Grocery. A facility with a floor area of at least 3,000 square feet but not more than 50,000 square feet that sells primarily grocery items such as prepackaged food, produce, meats, baked goods, beverages and similar food items intended for off-site consumption. At least 60% of the floor area of the facility shall be dedicated to the sale of said grocery items, including any immediately adjacent circulation and service areas, but not including storage.

Nonconforming Lot. A lot of record whose area, frontage, dimensions, or location were lawful prior to the adoption, revision, or amendment of this Ordinance, and which, by reason of such adoption, revision or amendment, no longer meets or exceeds one or more such requirements of the applicable zoning district.

Nonconforming Sign. Any structure or sign which was lawfully erected and maintained prior to the adoption, revision, or amendment of this Ordinance, and which by reason of such adoption, revision or amendment fails to conform to all applicable regulations and restrictions of this Ordinance.

Nonconforming Structure. A structure or building whose size, dimensions, or location on a property were lawful prior to the adoption, revision, or amendment of this Ordinance, but which, by reason of such adoption, revision, or amendment, no longer meets or conforms to one or more such requirements of this Ordinance.

Nonconforming Use. A use or activity that was lawful prior to the adoption, revision, or amendment of this Ordinance, but which, by reason of such adoption, revision, or amendment, is not a use or activity permitted by right or no longer meets or conforms to the requirements of this Ordinance.

Nursery, Plant. Land or greenhouses used to raise flowers, shrubs and plants for sale to distributors or for subsequent replanting by the owner, a landscape company or others. See also "Florist, Retail."

Nursery School. See "Day Care Center."

Nursing Home. An extended or intermediate care facility required to be licensed or approved by the State of Georgia to provide full-time convalescent or chronic care to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves.

Office. A room or group of rooms used for conducting the affairs of a business, profession, service, industry or government.

Office Building. A building used primarily for conducting the affairs of a business, profession, service, industry or government, or like activity, that may include ancillary services for office workers such as a restaurant, coffee shop, newspaper or candy stand.

Office Park. A development that contains a number of separate office buildings and supporting uses on one or more lots, which is designed, planned, constructed and managed on an integrated and coordinated basis.

Opaque. Impenetrable to view, or so obscuring to view that buildings, structures, and uses become visually indistinguishable.

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 other areas inappropriate for pedestrian use.

Outdoor Storage. The keeping, in an unroofed area of any goods, material, merchandise or vehicles in the same place for more than 24 hours.

Outdoor Vending. Sale and/or display of products in an area exposed to open air on two or more sides.

Owner. An individual, firm, association, syndicate, partnership or corporation having a majority proprietary interest in land or a building, or their authorized representative.

Parapet. That portion of a wall which extends above the roof line.

Parcel. A lot or tract of land, or several adjoining lots in common ownership.

Parking Area. Any public or private area at grade or within a structure used for the express purpose of temporarily parking automobiles and other vehicles otherwise in operation for personal or business use.

Parking Garage. An accessory building or portion of a principal building used only for the private storage of motor vehicles as an accessory use.

Parking Space. A space identified and set aside for the temporary parking of an automobile or other motor vehicle which is subdivided into the following categories:

- A. **Compact Car Parking Space.** A designated space not less than 8 feet by 16 feet expressly provided within a parking area for purposes of temporarily parking a compact car or other compact motor vehicle.
- B. **Handicapped Parking Space.** A designated space not less than thirteen feet in width (including loading area) and twenty feet in length, laid out and designated by signage in accordance with the requirements of the Georgia Accessibility Code for Buildings and Facilities.
- C. **Handicap - Van Only.** A designated space not less than sixteen feet in width including loading area and twenty feet in length.
- D. **Regular Parking Space.** A designated space not less than 9 feet in width by 19 feet in length.

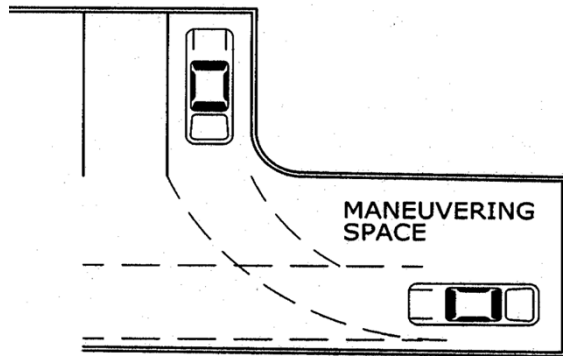
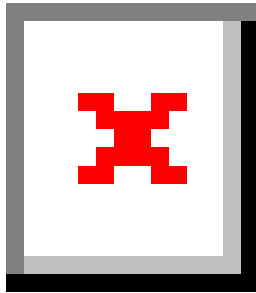


FIGURE 8

Park Space. A public- or privately-owned area, which is set aside for the enjoyment for occupants or visitors to the property, and which may include both outdoor and indoor areas developed for active and/or passive recreation.

Patio House. A 'For-Sale' dwelling in which most, or all, of a lot is used with yard space combined instead of divided. Front, rear and side yard are consolidated into one garden area, either partially or completely bordered by rooms or enclosed by walls. See also "Zero Lot Line."

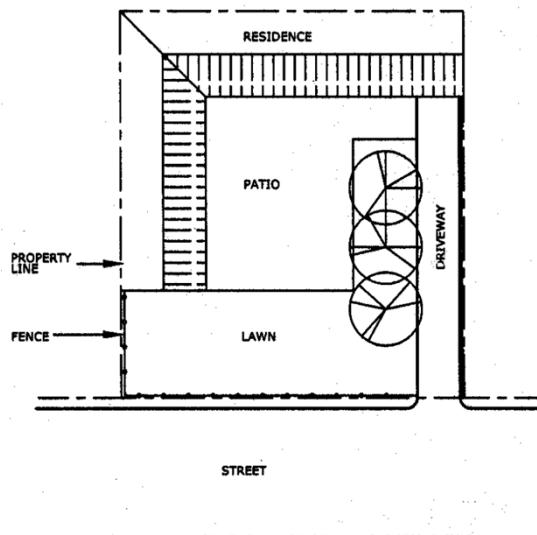
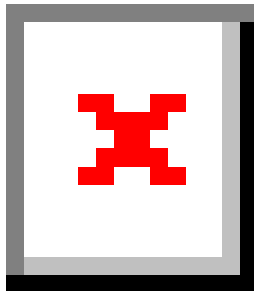


FIGURE 9

Pedestrian Walkway. A right-of-way within a block dedicated to public use, five feet or more in width, intended primarily for pedestrians or bicycles and other non-motorized vehicles.

Perimeter. The boundaries or borders of a lot, tract or parcel of land.

Permit. Written governmental permission issued by an authorized official, empowering the holder thereof to do some act not forbidden by law, but not allowed without such authorization.

Permitted Use. Any use allowed in a zoning district and subject to the restrictions applicable to that zoning district.

Person. Any individual, corporation, association, firm, partnership or other legal entity.

Pet Day Care. A facility that provides care on a regular basis to household animals for a period of less than 24 hours with no overnight accommodations.

Planned Center, Office, Commercial or Industrial. A group of rental stores, service establishments, offices, industries and any other businesses planned to serve the public, which is in common ownership or condominium ownership.

Planning Commission. The appointed Planning Commission of the City of Alpharetta, Georgia.

Planted Area. An area of living plant material created for the purpose of establishing open space and consisting of a minimum of 50% of the area devoted to trees and shrubs.

Plat. (1) a map representing a tract of land, showing the boundaries and location of individual properties and streets; (2) a map of a subdivision or site plan.

Plat, Final. The final map of all or a portion of a subdivision which is presented to the proper review authority for final approval and recorded in the office of the Clerk of Superior Court of Fulton County.

Plat, Minor. A division of a tract or parcel of land into not more than four (4) lots and does not dedicate or offer for dedication any new street or require construction of any private road for access to any lots and does not require extension of sanitary sewer, stormwater, or water mains to service lots.

Plat, Preliminary. A preliminary map indicating the proposed layout of the subdivision or site plan which is submitted to the proper review authority for consideration and preliminary approval.

Portable. See Industrialized Buildings.

Premises. An area of land with its appurtenances and buildings which, because of its unity of use, is one unit of real estate.

Principal Building. The building or other structure within which is conducted (or intended to be conducted) the principal use of the lot on which said building is situated.

Principal Use. The primary or predominant use of any lot.

Prohibited Use. A use that is not permitted in a zoning district by right as a principal use, as an accessory use, or as a conditional use.

Public Space. A public- or privately-owned area, which is set aside for the enjoyment for occupants or visitors to the property, and which is developed for recreation, entertainment, and/or civic purposes and may include plazas, outdoor theaters, sculpture gardens, parks, playgrounds, community gardens, or other areas where people can gather. Areas that are restricted to the general public, like residential amenities, may not be included within the public space requirement.

Recreation Facility. A place designed and equipped for the conduct of sports, leisure time activities and other customary and usual recreational activities.

1. Recreation Facilities, Indoor. Recreational uses conducted almost wholly indoors, including bowling alley, skating rink, shooting range, health club, etc.
2. Recreation Facilities, Outdoor. Recreational uses conducted almost wholly outdoors, including ball fields, soccer, etc.

Recycling Center. A use operated exclusively for the collection and temporary storage of used paper, glass, metal, and similar materials suitable for reprocessing, which are transported elsewhere for separating, processing, or storage.

Rental Services Establishment. Any business establishment which rents or leases items of personal property such as tools, appliances and equipment to the general public.

Residence. A dwelling unit.

Restaurant. An establishment where food and drink are prepared, served and consumed primarily within the principal building, and without a drive-in or drive-thru component.

Restaurant, Drive-thru or Fast-Food. Any establishment, building or structure where food or drink are served for consumption, either on or off the premises, with drive-thru components. This definition shall not include otherwise permitted restaurants where outdoor table service is provided to customers in outdoor dining areas.

Retail Establishment, Mixed Sales. Any business establishment selling a wide variety of goods arranged in several departments including, but not limited to, hardware, automotive, sporting goods, audio and video equipment, and clothing.

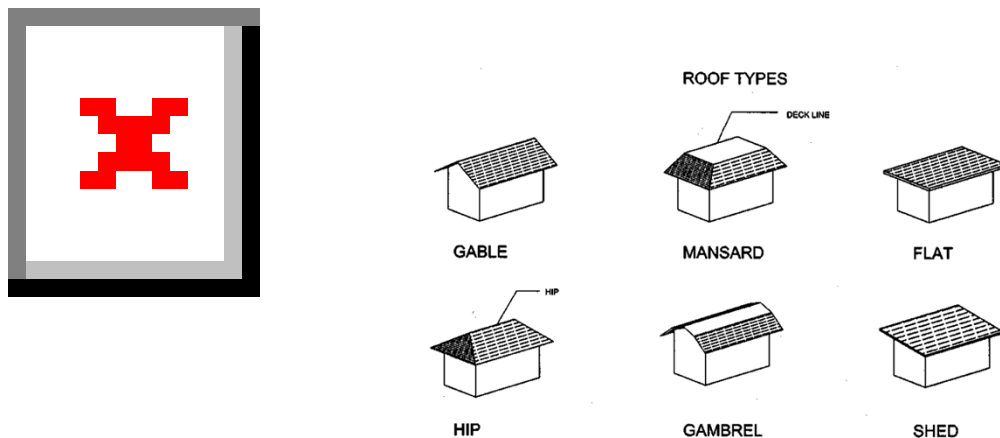
Retail Sales Establishment. A business principally engaged in offering a category of similar goods or products for sale to the general public, such as grocery store, hardware store, pharmacy, clothing shop, home furnishings store, office supplies store, and the like.

Retail Services Establishment. A business principally engaged in providing a service, as opposed to products, to the general public, such as a banking or financial institution, real estate or insurance office, barber or beauty shop, travel agency, amusement or recreation center, health clinic, legal firm, professional service, and the like.

Retail Strip Center. A group of retail stores designed as one development and being less than 50,000 square feet in size.

Right-of-Way. A strip of land occupied or intended to be occupied by a street, sidewalk, railroad, road, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, or for another special purpose use. Rights-of-way intended for streets, crosswalks, water mains, sanitary sewers, sewers, storm drains, or any other use involving maintenance by a public agency shall be dedicated to public use in fee simple.

Roof. The outside top covering of a building.



Salvage Yard. A facility or area for storing, keeping, selling, dismantling, shredding, compressing, or salvaging scrap or discarded material.

School, Academic. Any building or part thereof which is designed, constructed or used for education or instruction following the same curriculum offered in a public elementary, secondary, trade or technical, or higher education facility, and accredited to award diplomas as such.

School, Commercial. Any building or part thereof which is designed, constructed or used for education or instruction in any branch of knowledge or vocational pursuit, other than an academic school.

Semipublic Use. A use owned or operated by a nonprofit, religious, or educational institution for the purpose of providing educational, cultural, recreational, religious, or social services to the general public.

Service Drive. A minor, permanent, public right-of-way which is used primarily for vehicular service access to the back or side of properties otherwise abutting on a street.

Setback. The straight line distance between a street right-of-way or a lot line and the nearest point of a structure or building or projection therefrom (excluding steps, roof overhang, chimneys, bay windows and patios).

Setback, Front Cul-de-Sac.

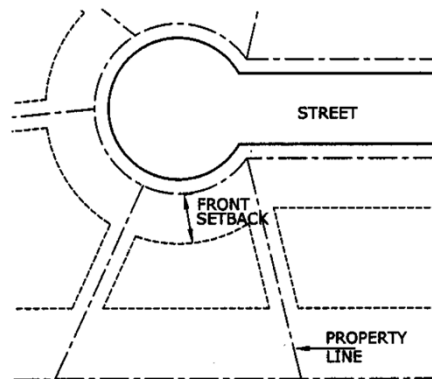
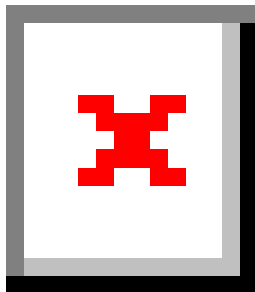


FIG 11

Setback, Minimum. The shortest distance allowed between a property line and any principal or accessory building on a lot, not including any required buffer areas. Minimum setback requirements for buildings are associated with the type of lot line from which the setback is taken; for instance, a "side yard setback" is measured from a side lot line.

Shopping Center. A group of retail sales or services establishments planned, constructed and managed as a total entity with customer and employee parking provided on-site, provision for goods delivery separated from customer access, aesthetic considerations and protection from the elements with a total size of at least 50,000 square feet.

Shopping Center, Specialty. A shopping center whose shops cater to a specific market and are linked together by an architectural, historical or geographic theme or by a commonality of goods and services.

Sidewalk. A paved, surfaced or leveled area, paralleling and usually separated from the street, used as a pedestrian walkway.

Sign. See Article II, Section 2.6, for all definitions relating to signs.

Site Plan. A plan accurately drawn to scale of a development project, depicting the buildings proposed to be placed on the property, related public and site improvements on the site, and additional information as required by this Ordinance or conditions of zoning approval, and other applicable ordinances.

Smoke Shop and Tobacco Store. Any premises dedicated to the display, sale, distribution, delivery, offering, furnishing, or marketing of tobacco, tobacco products, or tobacco instruments; provided, however, that any grocery store, supermarket, convenience store or similar retail use that only sells conventional cigars, cigarettes or tobacco as an ancillary sale shall not be defined as a "smoke shop and tobacco store".

Spa Services. A business that provides services, which may include non-medical massage, and may also offer other personal services such as skin, nail, and hair treatments, and hair removal/waxing, and may have along with the sale of associated retail products. Such business shall be located within a retail center, shall not occupy more than 4,000 sq. ft. and shall not be closer than 2,000 ft. to a comparable business.

Special Care Home. An accessory use in a 'For-Sale' dwelling occupied by one or more persons related by blood, adoption, guardianship or marriage and/or not more than three unrelated persons, some of whom are in need of special care, living together as a nonprofit housekeeping unit. The term "special care home" shall include a home for adolescents, a home for physically handicapped persons and a home for mentally handicapped persons. The term "special care home" shall not include the business of operating a boarding house, rooming house or other similar establishment. Additionally, the term shall not include a penal institution, any place for persons convicted of a crime or any place for persons found to be juvenile delinquents.

Storage, Climate Controlled. A facility consisting of a building or group of buildings that contain individual storage units of varying sizes in a climate controlled environment where customer access is through a lobby and where no commercial transactions or activities take place other than the rental of the storage units (permitted in L-I only).

Storage, Mini-Warehouse. A facility consisting of a building or group of buildings that are surrounded by a security fence with controlled access and which contains individual storage units of varying sizes whose doors open directly to the outside and where no commercial transactions or activities take place other than the rental of the storage units.

Storefront Street. A street, that by virtue of its pre-existing pedestrian-supportive qualities, or its future importance to pedestrian connectivity, requires that new development along it achieves a high standard of design and pedestrian orientation.

Storm Water Management Report. A report prepared by a Professional Engineer registered in the State of Georgia that details the pre and post development activity hydrologic conditions.

Story. That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above, or if there is no floor above, the space between the floor and the ceiling next above. Each floor or level in a multi-story building used for parking, even if below grade, shall be classified as a story.

Street. A dedicated and accepted public right-of-way for vehicular traffic from which direct access may be gained to abutting properties, or an easement or private right-of-way approved by the City Council to serve such purpose. The term "street" shall refer to the full width located between the limits of the right-of-way or easement, and not be limited to the roadway itself.

- A. Principal Arterials—are those streets and highways which serve major activity centers and emphasize traffic service rather than access to abutting land access. Principal arterials include all limited access freeways, expressways or parkways, and carry a high proportion of total area travel on a minimum of mileage.
- B. Major Arterials—are those streets which interconnect with the principal arterial system and provide service to trips of moderate length with emphasis on both traffic service and land access and generally do not penetrate identifiable single family residential neighborhoods.
- C. Minor Arterials—provide intra-community continuity but should not penetrate identifiable neighborhoods.
- D. Collector Streets—distribute trips from arterial street to their ultimate origin or destination. Collector streets provide a greater level of land access than arterial streets, may enter or traverse identifiable neighborhoods, and rarely serve significant volumes of through traffic.
- E. Local Streets—comprise all facilities not classified as arterial or collector. Local streets provide land access with service to through traffic being actively discouraged.

Street, Future Right-of-Way Line. The right-of-way line which is anticipated by the City, State or other agency for future development.

Street Right-of-Way Line. The limit of public ownership or private easement for property containing or intended to contain a street, dividing it from an adjacent lot.

Structure. A combination of materials to form a construction for use, occupancy or ornamentation which is fastened or attached to the ground.

Structure Height. The vertical distance to the highest point of a structure, as measured in the same manner as "Building Height" herein.

Subdivision. The division of a lot, tract or parcel of land into 2 or more lots, tracts, parcels or other divisions of land for sale, development, finance or lease.

Swimming Pool. A water-filled enclosure, permanently constructed or portable, having a depth of more than 18 inches below the level of the surrounding land, or an above-surface pool having a depth of more than 30 inches, designed, used and maintained for swimming and bathing.

Temporary Use. A use established for a fixed period of time with the intent to discontinue such use upon the expiration of the time period.

Theater. A building or part of a building devoted to showing motion pictures, or for dramatic, musical or live performances.

Townhouse/Rowhouse. A building type consisting of at least three, but not more than eight independent units that are attached by common side walls in a linear arrangement. Each unit occupies the space from the ground to the roof and normally has at least two, but no more than four floors. Such units typically feature a primary entrance on the front elevation and variations in materials, colors and/or windows to create a visual distinction between each of the attached units.

Tract. See "Lot."

Tree. See Article III, Section 3.2, for definitions relating to tree protection.

Use. The purpose for which a property or structure is designed, intended, reserved, or occupied.

Use, Accessory. See "Accessory Use."

Use, Conditional. See "Conditional Use."

Use, Principal. See "Principal Use."

Variance. Permission granted under circumstances prescribed herein to depart from the specific requirements of this Ordinance.

Vehicle for Hire Company. An establishment offering to transport passengers for a fee in any motorized or animal-drawn vehicle, the charges for which are determined by agreement, mileage or by the length of time for which the vehicle is engaged and also described as a taxi or limousine service.

Warehouse. A building used primarily for the storage of goods and materials. See also "Mini-Warehouse."

Wholesale Trade. Establishments or places of business primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional or professional business users, or to other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies.

Yard. An area that lies between the buildings on a lot and the nearest lot line.

1. Front Yard. A yard situated along any public street right-of-way or private street easement.
2. Rear Yard. A yard situated along a rear lot line.
3. Side Yard. A yard situated along a side lot line.

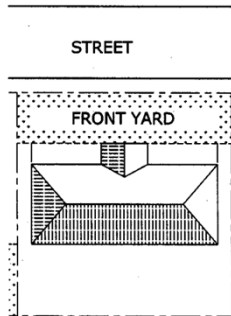
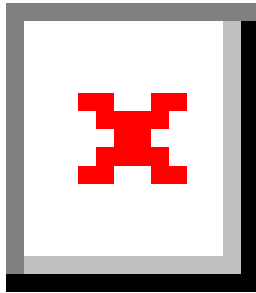


FIG 12

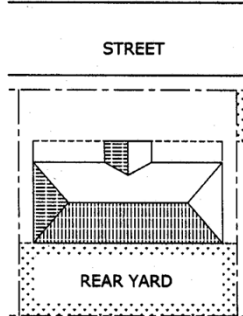


FIG 13

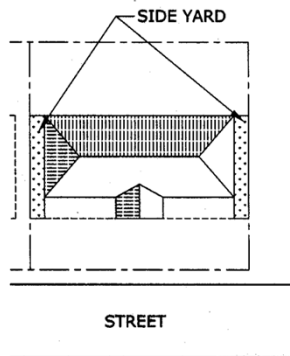


FIG 14

Zero Lot Line. The location of a building on a lot in such a manner that one or more of the building's sides rest directly on a lot line.

Zoning Change. An amendment to the Official Zoning Map or other action having the result of rezoning a property, approval of a Conditional Use on a particular property, or a change in conditions of approval applied to the zoning or conditional uses pertaining to a property.

Zoning Map. The Official Zoning Map of the City of Alpharetta, Georgia, which may include a series of maps in section.

([Ord. No. 689, § 1, 6-2-2014](#); [Ord. No. 702, § 1\(Exh. A\), 3-2-2015](#))

ARTICLE II. - USE OF LAND AND STRUCTURES

SECTION 2.2 - PERMITTED USE DISTRICTS AND REGULATIONS

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

2.2.11 CUP community unit plan.

This district is intended to allow for the development of a mix of uses within the framework of a masterplan. The district regulations are intended to allow greater design flexibility without increasing overall density.

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

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

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

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

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

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

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

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

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

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

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

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

9. Retaining walls and other site improvement structures approved as part of the development permit.
- C. Conditional Uses. A property in the CUP district may be used for those uses listed in Table 2.1, including any of the following uses if the uses have been included in the conditions of approval for the CUP zoning on the property; or if the uses are designated on the CUP's Concept Plan; or if the CUP's concepts plan identifies district categories (i.e. commercial, office) wherein the use would otherwise be permitted by right or as a conditional use:
 1. Agricultural and Residential Uses.
 - a. Dwelling, Group (rooming house, assisted living facility, nursing home, fraternity, congregate housing).
 - b. Dwelling, 'For-Sale' Attached.
 - c. Dwelling, 'For-Sale' Detached.
 - d. Dwelling, 'For-Rent'.
 - ~~e. Hotel or Motel.~~
 - f. Bed and Breakfast.
 2. Business Uses.
 - a. Animal Hospital, small animals.
 - b. Art Galleries.
 - c. Automobile Sales and Leasing.
 - d. Automobile Service Station.
 - e. Automotive Parts.
 - f. Automotive Service.
 - g. Bakery.
 - h. Barber Shop.
 - i. Bank, Savings and Loan.
 - j. Beauty Shop.
 - k. Billiards.
 - l. Book Store or Stationery.
 - m. Bowling Alley.
 - n. Broadcasting Studio (radio or TV).
 - o. Building Materials, retail with enclosed storage.
 - p. Clinic.
 - q. Commercial Parking Lot.
 - r. Contractor's Office without outside storage.
 - s. Contractor's office with outside storage.
 - t. Convenience Market with or without gas pumps.
 - u. Dance Studio.
 - v. Day Care Center.
 - w. Drug Store.

- x. Dry Cleaning Pick-up Station.
- y. Equestrian Center.
- z. Extended Stay Hotel.
- z. Florist, Retail without Greenhouse.
- aa. Funeral Home w/ no cemetery or mausoleum.
- bb. Golf Course, Driving Range.
- cc. Golf, Miniature.
- dd. Grocery Store.
- ee. Hardware and Garden Supply Store.
- ff. Hotel or Motel.
- ff. Laboratory, Research or Commercial.
- gg. Laundry, Self-Serve, Pick-up.
- hh. Liquor Store.
- ii. Manufacturing.
- jj. Office Building or Office Park.
- kk. Outdoor Recreation Facilities.
- ll. Park, playground.
- mm. Pet Day Care.
- nn. Pet Grooming.
- oo. Print Shop.
- pp. Public Building.
- qq. Radio or TV, Transmitter or Studio.
- rr. Rental Services Establishment without outside storage.
- ss. Restaurant.
- tt. Restaurant, with Drive-thru window.
- uu. Retail Sales and Services Establishments not otherwise listed for this zoning district.
- vv. Retail Establishment, Mixed Sales.
- ww. School, Commercial.
- xx. Shop or Studio, Craftsman/Artist.
- yy. Spa Services.
- zz. Theater, Cinema.
- 3. Wholesale, Storage and Industrial Uses.
 - a. Laundry, Industrial.
 - b. Locker, Frozen Food or Cold Storage.
 - c. Manufacturing, Light.
 - d. Wholesale Establishment.
- 4. Semipublic Uses, Utilities.

- a. Airport, public or private.
- b. Amphitheater.
- c. Athletic Facility.
- d. Auditorium.
- e. Church, Synagogue, or any other religious institution.
- f. Club, association or lodge.
- g. Country Club.
- h. Fire Station.
- i. Heliport, public or private.
- j. Hospital.
- k. Library.
- l. Museum.
- m. School, Academic.
- n. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

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

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

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

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

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

2.2.13 O-I office-institutional.

This district is intended for the development of planned office areas which allow for design flexibility through a master plan. Commercial activities are permitted as subordinate uses to the office development.

A. Conditional Principal Uses. A property in the O-I district may be used for the uses listed below and shown in Table 2.1 in accordance with an approved masterplan, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use. Lots of less than five (5) acres in size may be developed for bank or office use without public hearing subject to Design Review Board Approval.

1. Residential Uses.
 - a. Dwelling, Group (limited to nursing home, children's home congregate housing or assisted living facility).
 2. Business Uses.
 - a. Bank, Savings and Loan.
 - b. Broadcasting Studio (radio or TV).
 - c. Clinic.
 - d. Congregate Housing.
 - e. Day Care Center.
 - f. Drug Store.
 - g. Golf Course, Driving Range.
 - h. Office Building or Office Park.
 - i. Recreational Facilities (Indoor or Outdoor).
 - j. Theater, Cinema.
 3. Semipublic Uses, Utilities.
 - a. Church, Synagogue, or other religious institutions.
 - b. Club, association or lodge.
 - c. Heliport.
 - d. Library.
 - e. Museum.
 - f. Public Building.
 - g. School, Academic.
 - h. Recreation Facilities (Indoor or Outdoor).
- B. Accessory Uses. A property in the O-I district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

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

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

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

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

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

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

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

2. Privacy and decorative fences and walls.
 3. Swimming pool, tennis court, patio and other private recreation facilities.
 4. Clubhouse, swimming pool, or community recreation facilities serving a development.
 5. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
 6. Signs, subject to all of the requirements regulating signage herein.
 7. Retaining walls and other site improvement structures approved as part of the development permit.
 8. Retail service uses up to 25% of the floor area of an office building for services incidental to the associated office use.
- C. Conditional Subordinate Uses. A property in the O-I district may be used for any of the following listed uses upon approval as a conditional use by the City Council provided that the uses in aggregate do not constitute more than 25% of the total project and are not segregated so as to create a retail strip center.

~~1. Residential Uses.~~

~~a. Hotel or Motel.~~

2. Business Uses.

- a. Art Galleries.
- b. Automobile Service Station.
- c. Bakery.
- d. Barber Shop.
- e. Beauty Shop.
- f. Book Store.
- g. Bowling Alley.
- h. Car Wash.
- i. Contractor's Office without outside storage.
- j. Commercial Parking Lot.
- k. Convenience Market with or without gas pumps.
- l. Dance Studio.
- m. Dry Cleaning Pick-up Station.
- n. Extended Stay Hotel.
- n. Florist, Retail without Greenhouse.
- o. Funeral Home w/out cemetery or mausoleum.
- p. Hotel or Motel.
- q. Golf, Miniature, or Golf Driving Range.
- r. Laboratory, Research or Commercial.

- s. Liquor Store.
 - t. Print Shop.
 - u. Radio or TV, Transmitter or Studio.
 - v. Restaurant.
 - w. Restaurant, Drive-In or Fast-Food.
 - x. Retail Sales and Services Establishments subject to the limitation of [subsection] 2.2.13 B 8.
 - y. School, Commercial.
 - z. Spa Services.
- 3. Wholesale, Storage and Industrial Uses.
 - a. Manufacturing, Light.
 - 4. Semipublic Uses, Utilities.
 - a. Airport.
 - b. Amphitheater.
 - c. Athletic Facility.
 - d. Auditorium.
 - e. Country Club.
 - f. Hospital.
 - g. Fire Station.
 - h. Park or Playground.
 - i. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. District Regulations.

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

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

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

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

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—40 feet.

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

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

2.2.14 C-1 neighborhood commercial.

- A. Permitted Principal Uses. A property in the C-1 district may be used for those uses listed in Table 2.1, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Residential Uses.

- a. Dwelling, 'For-Sale'—in an existing or historic structure only.
- b. Dwelling, Group (congregate housing, nursing home, etc.).
- c. Bed and Breakfast.

2. Business Uses.

- a. Art Gallery.
- b. Assisted Living, Congregate housing.
- c. Bakery.
- d. Barber Shop.
- e. Bank, Savings and Loan.
- f. Beauty Shop.
- g. Book Store.
- h. Carpet and Rug Sales.
- i. Clinic.
- j. Contractor's Office without outside storage.
- k. Day Care Center.
- l. Drug Store.
- m. Dry Cleaning Pick-up Station.
- n. Florist, Retail Without Greenhouse.
- o. Gourmet Food Store.
- p. Hardware and Garden Supply Store.
- q. Jewelry Store.
- r. Laundry, Self-Serve, Pick-up.
- s. Office Building or Park.
- t. Pet Day Care.
- u. Pet Grooming.
- v. Print Shop.

~~w. Recreation Facilities.~~

- x. Restaurant, without Drive-thru or Drive-In facilities.
 - y. Retail Sales and Services (Establishments not otherwise listed for this zoning district as a permitted or conditional use).
 - z. School, Commercial.
 - aa. Shop or Studio, Craftsman/Artist.
 - bb. Theater, Cinema.
3. Semipublic Uses, Utilities.
- a. Club, association or lodge.
 - b. Library.
 - c. Museum.
 - d. Park or Playground.
 - e. Public Building.
- B. Accessory Uses. A property in the C-1 district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.
- Permitted accessory structures and uses include but are not limited to the following:
1. Dwelling, 'For-Sale', Accessory: A 'For-Sale' accessory dwelling shall be permitted under the following conditions:

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

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

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

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

The dwelling and the commercial or office structure to which it is accessory shall be in compliance with all applicable provisions of the life safety code, the building code, and other standard codes of the City.
 2. Privacy and decorative fences and walls.
 3. Swimming pool, tennis court, patio and other private recreation facilities.
 4. Clubhouse, swimming pool, or community recreation facilities serving a development.
 5. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations, herein.
 6. Signs, subject to all of the requirements regulating signage herein.
 7. Retaining walls and other site improvement structures approved as part of the development permit.
- C. Conditional Uses. A property in the C-1 district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Residential Uses.
 - a. Dwelling, 'For-Rent'.
2. Business Uses.
 - a. Animal Hospital, small animals.
 - b. Automotive Parts.
 - c. Bowling Alley.
 - d. Check Cashing.
 - e. Church, Synagogue.
 - f. Commercial Parking Lot.
 - g. Contractor's Office with outside storage.
 - h. Funeral home with no cemetery or mausoleum.
 - i. Grocery Store.
 - j. Golf, Miniature.
 - k. Hotel or Motel.
 - l. Liquor Store.
 - m. Pest Control Business.
 - n. School, Academic.
 - o. Smoke Shop and Tobacco Store.
 - o. Rental Services Establishment without outside storage.
 - p. Restaurant, Drive-In or Fast-Food.
 - q. Retail Establishment, Mixed Sales.
 - r. Spa Services.
3. Semipublic Uses, Utilities.
 - a. Athletic Facility.
 - b. Auditorium.
 - c. Hospital.
 - d. Parking Lot, Commercial.
 - e. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. District Regulations.

Minimum Lot Area—30,000 square feet.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

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

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

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—45%.

Maximum Building Height—35 feet.

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

2.2.15 C-2 general commercial.

A. Permitted Principal Uses. A property in the C-2 district may be used for those uses listed in Table 2.1, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Residential Uses.

- a. Dwelling, 'For-Sale'—in an existing or historic structure only.
- b. Bed and Breakfast.

2. Business Uses.

- a. Art Gallery.
- b. Assisted Living, Congregate Housing.
- c. Automobile Service Station.
- d. Automotive Parts.
- e. Automotive Service.
- f. Bakery.
- g. Barber Shop.
- h. Bank, Savings and Loan.
- i. Beauty Shop.
- j. Book Store.
- k. Bowling Alley.
- l. Broadcasting Studio (radio or TV).
- m. Building Materials, retail with enclosed storage.
- n. Carpet and Rug Sales.
- o. Clinic.
- p. Clubs, fraternity, association or lodge.
- q. Commercial Parking Lot.
- r. Congregate Housing.
- s. Contractor's Office with and without outside storage.
- t. Convenience Market with or without gas pumps.
- u. Dance Studio.
- v. Day Care Center.
- w. Drug Store.

- x. Dry Cleaning Pick-up Station.
 - y. Florist, Retail Without Greenhouse.
 - z. Grocery Store.
 - aa. Hardware Store.
 - bb. Home Improvement Store.
 - cc. Laundry, Self-Serve, Pick-up.
 - dd. Liquor Store.
 - ee. Office Building or Park.
 - ff. Pet Day Care.
 - gg. Pet Grooming.
 - hh. Print Shop.
 - ii. Public Building.
 - jj. Recreation Facilities (Indoor).
 - kk. Rental Services Establishment without outside storage.
 - ll. Restaurant.
 - mm. Restaurant, Drive-In or Fast-Food.
 - nn. Retail Sales and Services Establishments not otherwise listed for this zoning district as a permitted or conditional use.
 - oo. Retail Establishment, Mixed Sales.
 - pp. School, Commercial.
 - qq. Shop or Studio, Craftsman/Artist.
 - rr. Theater, Cinema.
3. Semipublic Uses, Utilities.
- a. Athletic Facilities.
 - b. Club, association or lodge.
 - c. Hospital.
 - d. Library.
 - e. Museum.
 - f. Park or Playground.
 - g. Parking Lot, Commercial.
 - h. School, Academic.
- B. Accessory Uses. A property in the C-2 district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.
- Permitted accessory structures and uses include but are not limited to the following: (See also Supplementary Regulations in this Article.)
1. Dwelling, 'For-Sale' Accessory: A 'For-Sale' accessory dwelling shall be permitted under the following conditions:

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

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

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

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

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

2. Privacy and decorative fences and walls.
 3. Swimming pool, tennis court, patio and other private recreation facilities.
 4. Clubhouse, swimming pool, or community recreation facilities serving a development.
 5. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
 6. Signs, subject to all of the requirements regulating signage herein.
 7. Retaining walls and other site improvement structures approved as part of the development permit.
- C. Conditional Uses. A property in the C-2 district may be used for any of the following only upon approval as a conditional use by the City Council:
1. Residential Uses.
 - a. Dwelling, 'For-Rent'.
 2. Business Uses.
 - a. Animal Hospital, small animals.
 - b. Automobile Sales and Leasing.
 - c. Car Wash.
 - d. Check Cashing.
 - e. Church, Synagogue.
 - f. Florist, Retail with Greenhouse.
 - g. Funeral Homes.
 - h. Golf, Miniature.
 - i. Greenhouse with nursery.
 - j. Hotel and Motel.
 - k. Limousine Service and Taxi.
 - l. Massage Therapy (see Sec. 2.7).
 - m. Spa Services.
 - n. Radio or TV, Transmitter or Studio.
 - o. Recreation Facilities (Outdoor).

- o. Small Appliance Repair Shop.

- p. Smoke Shop and Tobacco Store.

- 3. Wholesale, Storage and Industrial Uses.

- a. Wholesale Establishment.

- 4. Semipublic Uses, Utilities.

- a. Auditorium.

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

- c. Recreation Facilities (Outdoor).

D. District Regulations.

Minimum Lot Area—none.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—Conditional (based on prevailing development patterns).

Side yard—Conditional (based on prevailing development patterns).

Rear yard—10 feet.

Maximum Coverage By Principal Buildings—70% (for development within Historic Business District—90%).

Maximum Building Height—40 feet.

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

2.2.16 PSC planned shopping center.

All uses in the PSC zoning district shall be located within, or as part of a shopping center or specialty shopping center.

A. Conditional Principal Uses. A property in the PSC district may be used for those uses listed in Table 2.1, only upon approval as a conditional use by the city council:

- 1. Business Uses.

- a. Art Galleries.

- b. Automobile Service Station.

- c. Automotive Parts.

- d. Bakery.

- e. Barber Shop.

- f. Bank, Savings and Loan.

- g. Beauty Shop.

- h. Book Store.

- i. Car Wash.

- j. Carpet and Rug Sales.
- k. Clinic.
- l. Convenience Market with or without gas pumps.
- m. Dance Studio.
- n. Day Care Center.
- o. Florist, Retail Without Greenhouse.
- p. Grocery Store.
- q. Hardware Store.
- r. Home Improvement Store.
- s. Laundry, Self-Serve, Pick-up.
- t. Liquor Store.
- u. Office Building or Park.
- v. Pest Control Business.
- w. Pet Grooming.
- x. Public Building.
- y. Recreational Facilities (Indoor).
- z. Rental Services Establishment without outside storage.
- aa. Restaurant.
- bb. Restaurant, Drive-In or Fast-Food.
- cc. Retail Sales and Services Establishments not otherwise listed for this zoning district as a permitted or conditional use.
- dd. Retail Establishment, Mixed Sales.
- ee. Theater.

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

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

- 1. Privacy and decorative fences and walls.
- 2. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
- 3. Signs, subject to all of the requirements regulating signage herein.
- 4. Retaining walls and other site improvement structures approved as part of the development permit.

- C. Conditional Subordinate Uses. A property in the PSC district may be used for any of the following only upon approval as a conditional use by the City Council and provided that these uses in aggregate do not constitute more than 50% of the site area:

~~1. Residential Uses.~~

~~a. Hotel or Motel.~~

2. Business Uses.

- a. Animal Hospital, small animals.
- b. Automotive Parts.
- c. Automotive Service.
- d. Bowling Alley.
- e. Broadcasting Studio (radio or TV).
- f. Building Materials, retail with enclosed storage.
- g. Commercial Parking Lot.
- h. Convenience Center with gas pumps.
- i. Dry Cleaning Plant.
- j. Dry Cleaning Plant with pick-up station.
- k. Extended Stay Hotel.
- k. Florist, Retail with Greenhouse.
- l. Funeral Home with no cemetery or mausoleum.
- m. Golf, Miniature.
- n. Hotel or Motel.
- n. Pet Day Care.
- o. Pet Grooming.
- p. Print Shop.
- q. Radio or TV, Transmitter or Studio.
- r. School, Commercial.
- s. Shop or Studio, Craftsman/Artist.

3. Semipublic Uses, Utilities.

- a. Athletic Facility.
- b. Auditorium.
- c. Church, Synagogue.
- d. Club, fraternity, association or lodge.
- e. Heliport, public or private.
- f. Museum.
- g. Park or Playground.
- h. Recreational Facilities (Outdoor).
- i. School, Academic.
- j. Spa Services.
- k. Tower.
- l. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.
- m. Wholesale Establishment.

D. District Regulations.

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

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

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

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

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—40 feet.

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

2.2.17 L-I industrial.

A. Permitted Principal Uses. A property in the L-I district may be used for those uses listed in Table 2.1, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Agricultural and Residential Uses.
 - a. Greenhouse, Nursery.
2. Business Uses.
 - a. Animal Hospital, small and large animals.
 - b. Art Gallery.
 - c. Automobile Service Station.
 - d. Automotive Parts.
 - e. Automotive Sales and Leasing.
 - f. Automotive Service.
 - g. Bakery.
 - h. Bank, Savings and Loan.
 - i. Book Store.
 - j. Bowling Alley.
 - k. Broadcasting Studio (radio or TV).
 - l. Building Materials with Outdoor Storage.
 - m. Building Materials, Retail with enclosed storage.
 - n. Car Wash.
 - o. Carpenter Shop, Woodworking.

- p. Carpet and Rug Sales.
- q. Check Cashing.
- r. Church, Synagogue.
- s. Commercial Parking Lot.
- t. Congregate Housing.
- u. Contractor's Office with and without outside storage.
- v. Convenience Market with or without gas pumps.
- w. Dance Studio.
- x. Day Care Center.
- y. Drug Store.
- z. Dry Cleaning Pick-up Station.
- aa. Funeral Home.
- bb. Greenhouse, Nursery.
- cc. Grocery Store.
- dd. Hardware and Garden Center.
- ee. Home, Elderly, Children, Nursing.
- ff. Heliport.
- gg. Home Improvement Store.
- hh. Kennel.
- ii. Laboratory, Research or Commercial.
- jj. Laundry, Self-Serve, Pick-up.
- kk. Liquor Store.
- ll. Massage Therapy (see Sec. 2.7).
- mm. Office Building or Office Park.
- nn. Pawn Shop.
- oo. Pest Control.
- pp. Pet Day Care.
- qq. Pet Grooming.
- rr. Print Shop.
- ss. Radio or TV, Transmitter or Studio.
- tt. Recreation Facilities (Indoor).
- uu. Rental Services Establishment with outside storage.
- vv. Rental Services Establishment without outside storage.
- ww. Restaurant.
- xx. Restaurant, Drive-In or Fast-Food.
- yy. Retail Sales and Services Establishments not otherwise listed for this zoning district as a permitted or conditional use.

- zz. Retail Establishment, Mixed Sales.
- aaa Shop or Studio, Craftsman/Artist.
- bbb. Small Appliance Repair Shop.
- ccc. Smoke Shop and Tobacco Store.
- ddd. Spa Services.
- ccc. Storage, Inside.
- ddd. Tattoo Parlor, Body Piercing.
- eee. Taxidermist.
- fff. Tire Retreading.
- ggg. Vehicle for Hire Company.
- 3. Wholesale, Storage and Industrial Uses.
 - a. Bottled Gas, storage and distribution.
 - b. Builder's Equipment.
 - c. Concrete Plant.
 - d. Dry Cleaning Plant.
 - e. Locker, Frozen Food or Cold Storage.
 - f. Machine Shop.
 - g. Manufacturing, Light.
 - h. Mini-Warehouse.
 - i. Septic Tank Sales, Construction.
 - j. School, Commercial.
 - k. Storage, Outside.
 - l. Warehouse.
 - m. Welding Shop.
 - n. Wholesale Trade Establishment.
- 4. Semipublic Uses, Utilities.
 - a. Athletic Facility—Outdoor.
 - b. Amphitheater.
 - c. Auditorium.
 - d. Park or Playground.
 - e. Hospital.
 - f. School, Academic.
 - g. Switching Station, Telecom.
- B. Accessory Uses. A property in the L-I district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

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

1. Privacy and decorative fences and walls.
 2. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
 3. Signs, subject to all of the requirements regulating signage herein.
 4. Retaining walls and other site improvement structures approved as part of the development permit.
- C. Conditional Uses. When reviewing a conditional use, consideration shall be given to factors associated with the use including, but not limited to, the following:
1. Site design.
 2. Property access.
 3. Hours of operation of the business.
 4. Vehicular trips generated by the use.
 5. Impact of the use on surrounding properties.
 6. Impact of the use on the natural features of the site.

A property in the L-I district may be used for any of the following only upon approval as a conditional use by the City Council:

1.0 Business Uses.

- a. Adult Entertainment Establishment (see Sec. 2.7).
- b. Airport, Public/Private.
- ~~c. Animal Hospital, (small) Veterinarian.~~
- d. Golf Driving Range.
- e. Glass Fabrication.
- ~~f. Spa Services.~~
- g. Tattoo Parlor, Body Piercing.
- h. Taxidermist.
- i. Tire Retreading.
- j. Theater, Cinema.

2.0 Wholesale, Storage and Industrial Uses.

- a. Asphalt Plant.
- b. Dry Cleaning Plant.
- c. Concrete Plant.
- d. Indoor Shooting Range (see Sec. 2.7).
- e. Junk or Salvage Yard.
- f. Laundry Industrial.
- g. Manufacturing, Heavy.
- h. Power Station.
- i. Recycling Center.
- j. Salvage Yard.

- k. Sawmill.
 - l. Sewage Disposal Plant.
 - m. Transfer Station.
- 3.0 Semipublic Uses, Utilities.
- a. Airport, public or private.
 - b. Antenna Tower.
 - c. Church, Synagogue, or other religious institutions.
 - d. Museum and Library.
 - e. Power Station.
 - f. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.
- 4.0 Transfer Station. Any facility associated with waste or a facility used to transfer solid waste from one transportation vehicle to another for transportation to a disposal facility or processing operation.
- 4.1 General Standards.
- a. No access to transfer station facility shall be allowed from streets that primarily access residential developments;
 - b. Access streets shall be paved and shall be able to withstand maximum load limits established by the State of Georgia as approved by the Engineering Director;
 - c. No portion of a new transfer station shall be located within a three-mile radius of the property lines of an existing transfer station;
 - d. A minimum 200 foot undisturbed buffer and ten-foot improvement setback shall be required along all property lines except public rights-of-way;
 - e. A minimum 50 foot buffer and ten-foot improvement setback shall be required along all public rights-of-way;
 - f. A minimum six foot high solid fence or wall shall be located on property lines or interior to the required buffers and improvement setback;
 - g. Operation of the facility shall be limited to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday; 9:00 a.m. to 7:00 p.m., Saturday; 12:00 p.m. to 5:00 p.m., Sunday (for routine maintenance and other non-operational facility activities).
 - h. Only municipal solid waste is accepted at the facility. No treated or untreated regulated medical waste, treated and destroyed medical waste or asbestos waste debris shall be accepted;
 - i. All solid waste is removed from the transfer station within 24 hours of receipt;
 - j. A transfer station with permanent operating mechanical equipment must have an attendant on duty whenever the facility is open;
 - k. The facility shall be designed and constructed in a manner to ensure that odor will not be emitted from the site;
 - l. The transfer facility must be cleaned at least once every 24 hours;
 - m. The entrance and exit shall be cleaned at a frequency which prevents the tracking or off-site migration of waste materials;

- n. The operator shall take adequate measures to minimize the creation, emission, or accumulation of excessive dust and particulates;
- o. The operator shall take adequate steps to control or prevent the propagation, harborage and attraction of pests;
- p. All floors must be free from standing water. All drainage from cleaning areas must be discharged to sanitary sewers, authorized cleaning areas must be discharged to sanitary sewers, authorized sanitary waste treatment facilities, or a corrosion-resistant holding tank;
- q. The facility shall provide fire suppression equipment as directed by the City of Alpharetta Fire Department;
- r. All solid waste passing through the transfer station must be ultimately treated or disposed of at an authorized facility;
- s. The transfer station must have adequate storage space for incoming solid waste;
- t. Operational records must be maintained at facilities with permanent operating mechanical equipment. These records must include a daily log of the quantity of solid waste received and transported, specifying the origin by hauler and the destination of the solid waste transported daily;
- u. The facility shall not generate more than 150 total vehicle trips per day;
- v. An annual report must be submitted to the Community Development Department which summarized the information gathered in (t), above;
- w. The facility shall be developed, operated and maintained in a safe, nuisance-free manner; and
- x. The facility and its operation must be in compliance with GA EPD requirements.

4.2 Additional Permit Application Requirements.

- a. Application requirements. An application for a solid waste transfer station permit must confirm to the requirements set forth herein. Applications for initial permits to construct and operate a solid waste transfer station must include the following:
 - (1) Regional plan or map. The regional plan or map must delineate the service area of the proposed transfer station.
 - (2) Site plan. The site plan must include:
 - (a) Site conditions and projected site utilization, including all site structures (such as buildings, fences, gates, entrances and exits, parking areas);
 - (b) Property boundaries, access roads, the locations of all surface water bodies, and 100-year floodplain boundaries;
 - (c) All proposed structures and areas designated for unloading, sorting, storage, and loading, including dimensions, elevations and floor plans of these structures and areas, and the general process flow; and
 - (d) Adjacent properties, including the location of public and private water supplies on these properties.
 - (3) Engineering report. The engineering report must include:
 - (a) A description of the general operating plan for the proposed facility, including the origin, composition, and expected weight or volume of all solid waste to be accepted, the maximum time any such waste will be stored, where all waste will be disposed of, and the proposed capacity operating hours, and the expected life of the facility;

- (b) A description of all machinery and equipment, including the design capacity;
- (c) A proposed transfer plan specifying the transfer route, the number and type of transfer vehicles to be used, and how often solid waste will be transferred to the disposal site;
- (d) A description of the facility's drainage system and water supply system; and
- (e) A contingency plan that details an alternative solid handling system for periods when not operating, or for delays in transporting solid waste due to undesirable conditions, such as delivery of unauthorized waste, fires, dust, odor, vectors, unusual traffic conditions, equipment breakdown or other emergencies.

4.3 Design Standards. All transfer stations must meet minimum design requirements as follows:

a. Unloading and loading areas.

- (1) The unloading area must be adequate in size and design to facilitate efficient unloading from the collection vehicles and the unobstructed movement of vehicles;
- (2) The unloading and loading pavement areas must be constructed of concrete or asphalt paving material and equipped with adequate drainage structures;
- (3) Processing, tipping, sorting, storage, and compaction areas must be located within an enclosed building;
- (4) Provisions must be made for weighing or measuring all solid waste transferred to the facility;
- (5) Sufficient internal storage areas must be provided for incoming solid waste;
- (6) Exhaust removal systems must be installed in enclosed areas; and
- (7) The facility must be designed to accommodate expected traffic flow in a safe and efficient manner.

4.4 Expansion or Modification of Existing Facilities. No transfer station facility existing as of 12/06/04 may make modifications which require a permit, make changes that require a permit modification from the GA EPD or increase the square footage of any buildings on site without City Council approval. When reviewing modification or expansion plans, the Council may consider the extent to which the proposed modification or expansion meets the standards established in Sections 4.1 and 4.3, herein; however, any existing buildings which do not meet setback requirements shall be considered non-conforming and shall remain, but may not be expanded with regard to the setback non-conformity pursuant to UDC Sec. 2.4.2.

D. District Regulations.

Minimum lot size—one acre.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

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

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

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—35%.

Maximum Building Height—35 feet.

Development on property over 25 acres in size requires masterplan approval through a Public Hearing process.

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

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: Each MU development shall set a goal to provide a minimum of one acre of 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 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: $\text{Land Use Land Area (acres) / Total MU Land Area (acres)} = \% \text{ Land Use of MU Development}$

Example: $25 \text{ acres of Residential Land Use} / 100 \text{ acres of MU Land Area} = 25\% \text{ Residential Land Use of MU Development}$

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

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 or 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 Space: Park space may include residential recreational amenities. However, at least 50% of the required park space shall be provided in passive park 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\)](#)

TABLE 2.1 DISTRICT REGULATIONS

District	Lot Area	Lot ^B Width	Front Yd. Set Back (ft.)	Side Yards (ft.)	Corner Side Yards (ft.)	Rear Yards (ft.)	Total Bldg. Coverage	Max. Ht. In (ft.)	Min. Flr. Area in Sq. Ft.	Max. Impervious Area ^A
AG	5 acres	200	50' local street 65' all other streets	25	35	50	25%	35	1,800	40%
RE	3 acres	100	50'/65'	25	35	50	25%	35	1,800	40%
R ^E	One acre	100	50'/65'	25	35	50	25%	35	1,800	50%
R-22 ^E	22,000 sq. ft.	100	35' local street 65' all other streets	25	35	30	25%	35	1,500	50%
R-15 ^E	15,000 sq. ft.	100	35' local street 65' all other streets	10	20	25	25%	35	1,500	50%
R-12 ^E	12,000 sq. ft.	80	30' local street 65' all other streets	10	20	30	25%	35	1,500	50%
R-10 ^E	10,000 sq. ft.	75	30' local street 65' all other streets	10	20	25	25%	35	1,500	50%

R-4A ^E	One acre	30	35' local street 65' all other streets	20 ^C	20	30	40%	35	1,200	60%
R-4D	5,000 sq. ft.	50	35'/65'	5	10	w/alley 0' no alley 20'	40%	35	1,500	60%
R-8A/D ^E	One acre (At-tached) 4,500 sq. ft. (De-tached)	50	35' local street 65' all other streets	5 <u>adjacent property</u> 10 <u>between buildings</u>	10	w/alley 0' no alley 20'	40%	35	1,200	60%
R-10M ^E	One acre	75	35' local street 65' all other streets	25 <u>adjacent property</u> 20 <u>between buildings</u>	35	50	<u>None</u>	35	<u>None</u>	60%
CUP ^D	100 acres	Cond.	Cond.	Cond.	Cond.	Cond.	Cond.	Cond.		70%
O-P	30,000 sq. ft.	NONE	50' local street 65' all other streets	15	50' local street 65' all other streets	15	40%	40		70%
O-I ^D	25 acres	Cond. <u>None</u>	50/65	15	50/65	18 <u>15</u>	40%	40		70%

C-1	30,000 sq. ft.	NONE	50' local street 65' all other streets	15	50' local street 65' all other streets	15	45%	35		80%
C-2	NONE	NONE	Cond.	Cond.	Cond.	10	70% 90% CBD	40		90% (95% CBD)
PSC ^D	10 acres	NONE	50/65	15	50/65	15	40	40		80%
L-I	One acre	NONE	50' local street 65' all other streets	15	50' local street 65' all other streets	15	35%	35		80%
OS & R	NONE	NONE	50/60	15	50/65	30	20	75	NONE	NONE
SU	NONE	NONE	50/65	10	50/65	10	70%	40		80%
MU	25 acres	Cond.	Cond.	Cond.	Cond.	Cond.	Cond.	Cond.		80%

A - Includes surface or deck parking.

B - Minimum lot width at setback line per unit.

C - Side yard setback from project boundaries and building groupings.

D - Area regulations conditional and are subject to a master plan.

E - All minimum lot sizes as noted are allowable if served by sanitary sewer. If sanitary sewer is not available to the property, then Fulton County Health Department (lot size) regulation shall apply for septic tank approval.

TABLE 2.2 LIST OF PERMISSIBLE AND CONDITIONAL USES

On the following table, an open circle "O" means that the use will be permitted in that district only if a Conditional Use Permit is granted by the City Council. An "X" means that the use is permitted in the zone district subject to the general provisions of the Unified Development Code. For uses not included in this list or when the Director of Community Development is unable to determine placement, application shall

be made to the Board of Appeals for interpretation.																					
USES	AG	RE	R	R-22	R-15	R-12	R-10	R-4A	R-4D	R-8A/D	R-10M	CUP*	OI*	OP	C-1	C-2	PS C	LI	OS-R	SU	M U
Adult Entertainment Establishment																		O			
Airport, Public/Private	O											O						O		X	
Amphitheater												O	O					X	O	X	
Animal Hospital, Small Animal (Veterinarian)	O											O			O	O	O	O X			
Animal Hospital, Large Animal	O																	X			
Art Galleries												O	O	O	X	X	O	X			O
Asphalt Plant																		O			
Associations, (Clubs and Lodges)	O			O	O	O	O	O	O	O	O	O	O	O	X	X	O			X	
Athletic Facilities/Fitness Studio	O											O	O	O	X	X	O	X			O
Auditorium	O											O	O	O	O	O	O	X			
Auto Sales and Leasing (Trucks, Vans, Cars and Accessories)												O				O		X			

Automotive Parts														O				O	X	O	X				
Automotive Service														O					X	O	X				
Bakery														O	O	O	X	X	O	X					O
Bank, Savings and Loan, Mortgage Company														O	O	X	X	X	O	X					O
Barber Shop														O	O	X	X	X	O						O
Beauty Shop														O	O	X	X	X	O						O
Bed and Breakfast	X	O	O	O	O							X	O			X	X	X							O
Book Store or Stationery														O	O		X	X	O	X					O
Bottle Gas Storage and Distribution																				X					
Bowling Alley														O	O			X	O	X					
Broadcasting Studio (Radio and TV)	O													O				X		X					
Builder's Equipment/Material	O													O				X		X					
Car Wash															O			O	O	X					
Carpenter Shop, Woodworking	O																			X					

Carpet and Rug Sales																X	X	O	X			
Cemetery	O																				O	
Check Cashing																O	O		X			
Church, Synagogue	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	X		O	O
Clinic, Public/Private												O	O	X	X	X	O					O
Concrete Plant																			O			
Congregate Housing, Assisted Living Facility											O	O	O		X	X		X				O
Contractor's Office without outside storage												O	O	X	X	X		X				O
Contractor's Office with outside storage												O			O	X		X				
Convenience Center w/Gas Pumps												O	O			X	O	X				
Country Club	O	O	O	O	O	O	O	O	O	O	O	O										
Dance Studio												O	O		X	X	O	X				O
Day Care Center												O	O	X	X	X	O	X				O
Drug Store (Pharmacy)												O	O		X	X		X				O

Dry Cleaning, Pick-Up Station														O	O	O	X	X	O	X				O
Dry Cleaning, Plant																			O	O				
Dwelling, 'For-Sale', Attached								X		X	X	O												O
Dwelling, 'For-Sale', Detached	X	X	X	X	X	X	X		X	X		O												
Dwelling, 'For-Rent', Group											X	O				O	O							O
Equestrian Center	O												O									X		O
<u>Extended Stay Hotel</u>													<u>O</u>	<u>O</u>			<u>O</u>	<u>O</u>						
Family Day Care Home (<u>accessory use</u>)	X	X	X	X	X	X	X	X	X	X	X	X	O											
Farmlands (including Livestock, poultry)	X																							
Fire station													O	O								X		
Florist, Retail													O	O	O	X	X	O						O
Florist, Retail with greenhouse																	O	O						
Funeral Homes with no cemetery or mausoleum													O	O		O	O	O	X					

Glass Fabrication																			O			
Golf Course, Driving Range	O	O	O	O	O	O	O	O	O	O	O	O	O								X	
Golf, Miniature												O	O		O	O	O					
Greenhouse, Nursery	O															O		X				
Grocery Store												O				O	X	O	X			
<u>Group Home, Special Care Home (accessory use)</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>															
Hardware and Garden Supply Store												O				X	X	O	X			
Heliport, Public/Private	O											O	O					O	X		X	O
Home Improvement Store																	X	O	X			
Home-Elderly, Children, Nursing											O	O	O		X	X		X				
Hospital												O	O		O	X		X		X		
Hotel <u>or Motel</u>												O	O		O	O	O					O
Indoor Shooting Range																		O				
Junk Yard																		O				

Kennel	O																X			
Laboratory, Research Commercial											O	O					X			
Laundry, Industrial											O						O			
Laundry, Self-Serve, Pick-Up											O			X	X	O	X			
Limousine Service and Taxi (with or without outside vehicle storage)														O			X			
Liquor Store											O	O		O	X	O	X			O
Locker, Frozen Food or Cold Storage											O						X			
Machine Shop																	X			
Manufacturing, Heavy, General																	O			
Manufacturing, Light, Limited											O	O					X			
Massage Therapy														O			X			
Mini-warehouse Storage, Conditioned or Unconditioned space																	X			

Radio, TV, Transmitter, Studio	O											O	O			O	O	X			
Recreation Facilities, Indoor (Health Clubs, Bowling Alleys, Skating Rink, Billiards, Children's event facilities, etc.)												O	O			X	O	X			O
Recycling Center																		O			
Rental Services Establishment with no outside storage												O				O	X	O	X		
Rental Services Establishment with outside storage (other than auto related)																		X			
Restaurant												O	O	O	X	X	O	X			O
Restaurant w/Drive-thru window												O	O		O	X	O	X			
Retail Establishment												O	O		X	X	O	X			O
Retail Establishment (Mixed Sales)												O			O	X	O	X			

Salvage Yards																		O			
Sawmill																		O			
School, Academic												O	O	O	X	X	O	X		X	O
School, Commercial (Beauty, Business)												O	O	O	X	X	O	X			O
Septic Tank, Sales, Construction																		X			
Service Station, Automotive												O	O			X	O	X			
Sewage, Disposal Plant																		O			
Shop or Studio, Craftsman/Artist												O		O	X	X	O	X			
Small Appliance Repair Shop															O			X			
<u>Smoke Shop and Tobacco Store</u>															<u>O</u>	<u>O</u>		<u>X</u>			
Spa Services												O	O	O	O	O	O	<u>Θ</u> <u>X</u>			O
Storage, Inside																		X			
Storage, Outside																		X			
Switching Station (Telecom)												O						X			

Tattoo Parlor and Body Piercing																		O			
Taxidermist	X																	O			
Theater, Cinema												O	O		X	X	O	O			O
Tire Retreading																					
Tower																		O	O		
Transfer Station																		O			
Utility Substation	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	X	
Welding Shop																		X			
Wholesale (storage and distribution)												O						O	X		

([Ord. No. 671, § 1, 2-4-2013](#); [Ord. No. 675, § 1, 6-3-2013](#); [Ord. No. 692, § 1\(Exh. 1\), 7-21-2014](#))

SECTION 2.2 a. CONDITIONAL USE REVIEW CRITERIA	
When reviewing a conditional use, consideration shall be given to factors associated with the use including, but not limited to, the following:	
1. Site design	4. Vehicular trips generated by the use
2. Property access	5. Impact of the use on surrounding properties
3. Hours of operation of the business	6. Impact of the use on the natural features of the site

SECTION 2.3 - SUPPLEMENTARY REGULATIONS

2.3.5 Buffers and landscape requirements.

- A. Buffers. A lot zoned or used for a rental dwelling, office, institutional, commercial, industrial uses or occupied by a non 'For-Sale' residential use shall provide a fifty foot wide undisturbed buffer along all property lines adjoining property zoned for or used by 'For-Sale' residential purposes. Where commercial or industrial districts or developments abut R-10M zoning districts, the same buffer requirements apply. The undisturbed buffer shall be in addition to the required building setback line.

Except as otherwise provided, herein, buffer strips shall be preserved in their natural undisturbed state, except that sparsely planted buffers shall be enhanced with additional plant material. Enhancement plants must provide an opaque screen within two (2) years of planting and must meet the following standards: Plants must be a minimum of five (5) feet in height at time of installation; plant selection will consist of eighty (80) percent evergreen species and twenty (20) percent deciduous species; and plants will be spaced a maximum of eight (8) feet on center.

Undisturbed buffers shall not contain any surface parking or storm water, detention facilities, or any structures except that the Director may approve underground facilities within the buffer or the crossing of the buffer for the purpose of extending utilities.

Stream buffers must be replanted where disturbed for approved access, detention and utility crossing. Replacement plants must be approved by the arborist.

All buffer plantings are subject to the approval of the Director.

- B. Parking Lot Screening. Surface parking lots shall provide a minimum 200 square foot wide landscape island at the end of each parking bay, and a 200 square foot island located each 72 feet of single parking length. Each landscape island shall be planted with one shade tree. Alternate landscape configurations may be approved if the Community Development Director determines that the alternate design exceeds the standards above. An alternate configuration could include the preservation and enhancement of existing trees which are provided above and beyond other tree preservation requirements which are deemed of community value by the Director; and which would result in a minimum of 50% parking lot coverage within 15 years.

The required tree area shall be protected against compaction and shall provide sufficient area for tree growth. Utilities are not allowed within the minimum area. The trees shall be maintained in accordance with best management practices as defined by the International Society of Arboriculture guidelines, and shall not be removed or pruned without permission from the city arborists.

C. Landscape Strips.

1. The City wants to promote tree lined streets therefore, a minimum of ten (10) feet wide landscape strip shall be provided along all public right-of-ways. Main streets which are listed below shall have twenty (20) foot landscape strips, except those located within the Historic Business District which shall have ten (10) feet wide landscape strips or landscaping as approved by the Director.

MAIN STREETS:

Highway 9

Mansell Road

Windward Parkway

Northpoint Parkway

Westside Parkway

Old Milton Parkway

Haynes Bridge Road

Kimball Bridge Road

2. No permanent structures other than signage are permitted within the landscape strip. This includes pavement, retaining walls, drainage structures, detention ponds, flumes, curbing, etc. Except that retaining walls built with decorative masonry and designed as a landscape feature may be located within the landscape strip subject to approval by the Director. All required plantings must be installed so as not to interfere with the structural integrity of the wall.
3. One (1) shade tree with a minimum 4 inch caliper shall be provided for every twenty-five (25) linear feet of landscape strip.

Shrubs shall be provided to screen paved areas and parking lots from the right-of-way. Shrubs shall be two (2) foot high at planting, two (2) rows deep and shall provide a screen within three (3) years of planting. Alternate screening methods such as fencing may be approved by the Director.

Shrubs and trees in quantities as specified above, shall be provided to screen all parking lots, utility areas, dumpsters and detention ponds.

4. A minimum of five (5) foot landscape strip shall be provided along all property lines which do not adjoin a public right-of-way. One (1) shade tree with a minimum 4 inch caliper shall be provided for every fifty (50) linear feet of landscape strip.
- D. Lighting. Lighting fixtures shall be arranged so that the source of any light is screened from residential views.
- E. General. All required landscape areas shall be provided with a minimum of one (1) water spigot or other water source within one hundred fifty (150) feet.

A bond shall be required for up to 18 months to ensure the irrigation and maintenance of landscaping materials.

(Installation and maintenance requirements are found in Section 3.2 of this Ordinance.)

2.3.6 Fence and wall requirements.

- A. Height. Height of fences and walls used as fences shall not exceed six (6) feet on residential property and eight (8) feet on non-residential property. These limits may be exceeded by up to 50% on sloped lots where the appearance of an even fence line is desired.
- B. Location on Property. In order to prevent the obstruction of visibility, no walls, fences, shrubbery or hedges over three (3) feet in height shall be located within twenty (20) feet of an intersection of two or more streets or within ten (10) feet of the edge of a driveway leading to a street. Fences and walls shall be placed at least five (5) feet from required buffers to accommodate construction and maintenance unless approved otherwise at a public hearing.
- C. Materials. Fences and walls used as fences shall be made of wood, metal, brick, block, vinyl or stone. Barbed, razor wire or electrically charged fencing shall be permitted in AG and RE districts and may be permitted, subject to administrative review and approval, in other districts.
- D. Appearance. All fencing shall be constructed with finished side facing away from the property owners property.

Fences and walls used as fences shall not be finished with bright or primary colors or be visually distracting in any other way.

- E. Permit. A permit for construction shall not be required to erect a fence or wall used as a fence which is built in accordance with these standards. Signage incorporated into such fences shall require a sign permit.

SECTION 2.5 - PARKING AND LOADING

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

Off-street parking shall be provided and maintained in accordance with the following requirements:

2.5.1 Number of vehicle parking spaces required.

A. Residential ~~Activities~~ Uses.

Dwelling, 'For-Sale', detached:

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

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

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

Two or more bedroom units:

One (1) space for each bedroom.

Bed and Breakfast:

One (1) space for each bedroom.

~~Hotels and Motels:~~

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

Dwelling, 'For-Rent', residential:

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

Group Home/Congregate Housing:

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

B. Business Uses.

Medical, dental and optical offices:

One (1) space per 200 square feet.

Professional and business offices not otherwise specifically enumerated:

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

Banks:

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

~~Hotels and Motels:~~

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

Day Care:

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

Service and repair establishments not otherwise specifically enumerated:

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

Retail businesses, not otherwise specifically enumerated:

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

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

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

Restaurants:

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

Retail Shopping Center:

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

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

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

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

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

Service stations:

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

Funeral homes:

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

Technology Centers/Data Processing Centers:

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

C. Wholesale and Industrial Uses.

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

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

D. Public and Semipublic Uses.

Hospitals:

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

Churches, stadium and other places of public assembly:

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

Places of assembly or indoor recreation without fixed seats:

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

Schools, elementary and middle schools:

One (1) space for each classroom and administrative office plus 5 spaces for visitors.

Schools, senior high:

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

Other public building:

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

2.5.2 Shared parking.

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

2.5.3. Off-street loading and unloading spaces.

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

Required spaces shall be provided as follows:

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

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

100,000—159,999	3
160,000—239,999	4
240,000—349,999	5
For each additional 100,000 or fraction thereof	1 additional

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

2.5.4 Locational criteria for parking.

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

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

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

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

~~The regular parking or storage of any business vehicle other than a pickup or panel truck used to provide daily transportation to and from work or used in connection with a home occupation, and any vehicle with a carrying capacity of more than 1½ tons, is prohibited in any residential district.~~

The regular parking or storage of any business vehicle, any vehicle used in connection with a home occupation, or any vehicle with a carrying capacity of more than one-and-one-half (1 ½) tons is prohibited in any residential district. Pickup or panel trucks, used to provide daily transportation to and from work, are allowed in all residential districts.

- C. Parking and Storage of Certain Vehicles. No automobile, truck, motorcycle, trailer or other vehicle of any kind or type without current license plates shall be parked or stored on any lot in a residential district except in a completely enclosed building.
1. Any person who, as of the effective date of this Article (6/94), has established a long-standing practice of parking or storing boats or recreational vehicles which is not in compliance with the provisions of C(1), above, may continue such practice as a lawful nonconforming use, subject only to the provisions of any applicable district regulations.

2. Any person may apply to the Director of Community Development for a variance to the provisions of C(1), above pertaining to the parking and storage of boats or recreational vehicles. Variances shall be granted only in the case of extreme hardship or unusual circumstance, as contrasted with merely granting an advantage or a convenience. The factors to be taken into consideration by the Director may include the following:
 - a. The ease with which the applicant can comply with the provisions of this ordinance;
 - b. Whether there are extraordinary and exceptional conditions pertaining to the particular lot because of its size, shape, topography or location of the improvements on the lot;
 - c. The economic hardship that would be imposed upon the applicant if the variance were denied; and
 - d. Whether relief, if granted, would cause substantial detriment to the public good or impair the purpose and intent of this ordinance.
 3. Where appropriate, the Director may attach reasonable conditions to the grant of a variance. The Director may also approve an alternative parking practice which, although not in strict compliance with the literal provisions of this Article, is deemed by the Director to be in compliance with the spirit of the Ordinance. All variances are personal to the applicant and shall terminate upon the sale of the lot.
- D. Written variance applications shall be acted upon by the Director within thirty (30) days of receipt. Variance applications denied by the Director may be appealed by filing a written appeal with the Board of Appeals within fifteen (15) days of the date of denial. The Board shall act upon the appeal at its next available meeting following receipt of the appeal.
- E. No parking or loading area shall be used for the sale, repair, dismantling or servicing or storing of any vehicle, equipment, materials or supplies.

2.5.5 Design criteria.

- A. **Parking Space Area Requirements.** Including aisles, entrances and exits, each required off-street parking area, lot or other facility shall contain a minimum of 300 square feet of space for each vehicle to be accommodated. Not less than 80% of the parking spaces required by this Ordinance shall be standard parking spaces (9 feet by 19 feet). The dimensions of parking spaces and aisles shall be in accordance with the Parking Standards Illustration (Table 2.3). Accessible parking shall be designed and provided in accordance with the requirements of the Georgia Accessibility Code for Buildings and Facilities.
- B. **Permitted Percentage of Compact Car Parking Spaces.** Up to 20% of the parking spaces required by this Ordinance may be compact car parking spaces (8 feet by 16 feet). Compact spaces shall be located on the periphery of the parking lot wherever possible.
- C. **Minimum Parking Bay Width.** The minimum width for 90 degree parking bays shall be 60 feet for standard spaces and 54 feet for compact spaces.
- D. **Off-street parking lots, whether public or private, shall be graded to insure proper drainage, surfaced with concrete or asphalt on an approved base and maintained in good condition free of weeds, dust, trash and debris. A gravel surface may be used for parking when such parking is in excess of code requirements and located within 700' of a waterway.**
- E. **Within residential districts, gravel parking in existence as of 01/01/01 may remain. Such gravel parking areas shall accommodate a maximum of two vehicles and shall be contained on three sides by landscape timbers.**
- F. **Parking Lot Landscaping. See, Sec. 2.3.5.**

2.5.6 Public street access.

- A. Access to Parking Lots. A plan of entrances, exits and storm water drainage shall be submitted to the Department of Community Development and approved prior to the issuance of a development permit for off-street parking lots, whether public or private. Installation of entrances, exits and drainage systems shall have been completed prior to the issuance of a certificate of occupancy. All curb cut locations as well as widths shall comply with the Alpharetta Standard Drawings.
- B. Driveways and Curb Cuts. Local structures may have access points to parking lots as needed to fit the development, in accordance with professional traffic engineering practice. In general, curb cuts shall be spaced 300 feet apart and be located at least 300 feet away from a street intersection.
- C. Vision Clearance. In all districts no fence, wall, shrubbery or other obstruction to vision between the heights of 2½ feet and 10 feet above the finished grade of streets shall be erected, permitted or maintained within 20 feet of the intersection of the right-of-way lines of streets.

2.5.7. Electric Vehicle Charging Stations.

All developments requiring 100 or more vehicle parking spaces shall provide electric vehicle charging stations. One (1) electric vehicle charging station for every 25 required vehicle parking spaces shall be required.

~~2.5.8 Historic business district.~~

~~Within the Historic Business District (see definition Sec. 1.4) individual sites will not be required to provide off street parking spaces for retail uses if the spaces cannot be physically accommodated on the site and development on the site does not exceed a Floor Area Ratio of 1.0. Where off street parking spaces can be physically accommodated on individual retail sites, parking spaces will only be required to the extent that they can be situated on the property in accordance with the Parking Standards Illustration. This provision applies to new development as well as redevelopment.~~

2.5.8. Number of bicycle parking spaces required.

- A. Residential Uses.

Dwelling, 'For-Rent':

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

B. Business Uses.

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

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

C. Public and Semipublic Uses.

Schools (public/private):

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

D. Miscellaneous/Other.

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

2.5.9. Prohibited parking.

- A. Except when necessary to avoid conflict with other traffic or in compliance with the directions of a police officer, no person shall:
1. Park a vehicle, except temporarily for the purpose of and while actually engaged in loading or unloading of property or passengers, in acceleration or deceleration lane; or
 2. Park a vehicle overnight in a cul-de-sac located in a residential district.
 3. ~~Park a vehicle on an unpaved surface in the front yard of a residence or the side yard if the side yard faces the street, (except as provided for in [subsection] 2.5.5 e.).~~
Park a vehicle on an unpaved surface in any commercial district, or in the front yard of a residence, or the side yard if the side yard faces the street, (except as provided for in 2.2.2.3).
- B. The City may, but is not required to, post no parking signs in areas where parking is prohibited in Paragraph 'A' above, and the failure to post signs shall not excuse any person from compliance with Paragraph 'A'.
- C. Paragraph 'A' of this section shall not apply to the driver of any vehicle which is disabled while on the roadway in such a manner and to such extent that is impossible to avoid stopping and temporarily leaving such disabled vehicle in such position.
- D. No inoperable vehicle shall be parked or stored on a street within a residential district. An automobile or other vehicle shall be deemed inoperable if it meets any one of the following criteria:
1. It does not meet the Official Code of Georgia requirements for operating on a public street;
 2. It is extensively damaged, such damage including but not limited to any of the following: missing wheels, tires, motor or transmission;
 3. It is not operable on the public streets because it is not currently registered with the Georgia Department of Motor Vehicles;
 4. It is not capable of being operated on a public street due to missing or inoperable mechanical or electronic parts; or

5. ~~It has been continuously parked at the same location for a period of ten (10) consecutive days.~~

It has been continuously parked in the same location on the street for a period of thirty (30) consecutive days.

SECTION 2.7 - MISCELLANEOUS REGULATIONS

2.7.3 Extended stay hotel.

- A. Definition. Extended Stay Hotels ~~or (Motels)~~ means a building which is designed or utilized for weekly or monthly occupancy, at least 30% of all guest rooms have provisions for food storage and preparation such as a cook top and refrigerator, and a guest laundry facility is available in the building.
- B. Regulations. Extended stay hotels ~~or motels~~ shall comply with the following regulations:
1. All guestrooms which have facilities for both storage and preparation of food shall have a minimum of two hundred fifty square feet (250 sq. ft.) of floor area. The maximum occupancy for a guestroom of two hundred fifty square feet (250 sq. ft.) of floor area shall be two (2) persons. For all such guest rooms exceeding two hundred fifty square feet (250 sq. ft.), one (1) additional person shall be allowable per each additional seventy-five square feet (75 sq. ft.) of floor area, up to and including a maximum of four (4) persons. For the purposes of this provision, minor children related by blood or marriage to an adult occupant shall be excluded from this computation; provided, however, that in no event shall the maximum occupancy of any room exceed the requirements of the Life Safety Code.
 2. No more than ten percent (10%) of individual guests shall register, reside in, or occupy a room or rooms within the same facility for more than a continuous one hundred eighty (180) day period, nor shall any guest move from one room to another without a three (3) day vacancy in between.
 3. Each such facility shall be protected with an alarm system and a sprinkler system meeting the requirements of the Life Safety Code.
 4. No facility may contain more than seventy-five percent (75) guestrooms per gross acre of development.
 5. No outdoor storage or permanent parking of equipment or vehicles shall be permitted.
 6. No permanent business license shall be issued for the conduct of any business from any guestroom of the facility.
 7. No facility under this section may be converted to or used as an apartment or condominium.
 8. All such facilities shall provide a fifty foot (50') buffer from any property zoned for residential purposes.

2.7.3 Extended stay hotel.

- A. Definition. Extended Stay Hotels or (Motels) means a building containing guest rooms for lodging, offered to the public for compensation, which is are advertised, designed, intended or routinely utilized for weekly or monthly occupancy, or in which at least 30% of all guest rooms have provisions facilities for the refrigeration and preparation of food by guestsstorage and preparation, such as a refrigerator, a cook-top/stove or microwave, and a dishwasher or sink and refrigerator, and a guest self-serve laundry facility is available for guests use in the building. For the purposes of this Code, extended stay hotels and hotels (or motels) are separate and distinct uses.
- B. Findings and Purpose. The City finds that extended stay hotels offer an alternative form of lodging from hotels (or motels) or corporate apartments (apartments with short-term leases) for longer-term, business travelers, families in the process of relocating or awaiting new construction or remodeling, long-term tourists and similar patrons. Extended stay hotels, which are places of public accommodation providing longer-term temporary lodging (weekly or monthly occupancies), may be an appropriate use in certain zoning districts as determined by the City Council after considering and finding that certain factors are met, including the use is compatible with surrounding uses, properties and neighborhoods, will not impede the normal and orderly development of surrounding property for uses predominant in the area, and the location and character of said conditional use is consistent with a desirable pattern of development for the city; however, the City finds that if extended stay hotels are left unregulated, such uses can become transitional residences and in some cases permanent residential accommodations, akin to "For-Rent" dwellings. Further, because extended stay hotels are designed for longer-term, temporary lodging (weekly or monthly occupancies), whereas hotels or motels are designed for short-term transient occupancies (less than seven (7) days), the City finds that tourism activities and other attendant activities of guests at extended stay hotels differ from those activities of guests at hotels or motels, which may not be compatible with the City's comprehensive plan or economic development goals. Accordingly, the City finds that extended stay hotels are separate and distinct land uses from hotels (or motels) and that different considerations must be considered to ensure that such uses are consistent with the City's land use patterns and tourism and economic development goals. The City therefore finds that it is necessary to establish regulations that distinguish these types of uses in order to encourage the appropriate use of land for the development of hotels (motels) to implement important City interests, including the promotion of tourism within the City, while also providing the opportunity for the development of extended stay hotels to meet the demands of businesses and the community for lodging accommodations designed for longer-term business travelers, families in the process of locating a new residence, awaiting new construction or remodeling, and long-term tourists, while also preventing such uses from becoming permanent residential occupancies or dwellings.
- BC. Conditional Use Permit ApprovalRegulations. The location, construction and use of a property or building for an extended stay hotel use shall require the prior approval of a conditional use permit by the City Council. In addition to consideration of the conditional use standards otherwise provided for in this Code, the approval of a conditional use permit for an extended stay hotel is subject to the City Council finding that the proposed use meets the following requirements:
1. The minimum lot size for extended stay hotels is three (3) acres.
 2. No facility may contain more than thirty-five (35) guestrooms per gross acre of development.
 3. All guestrooms which have facilities for the refrigeration and preparation of food by guests shall have a minimum of four hundred square feet (400 sq. ft.) of floor area. For any such guestrooms designed for occupancy of more than two (2) guests, a minimum of five hundred and fifty square feet (550 sq. ft.) of floor area shall be required.
 4. A minimum of 15% of the gross area of the lot must be designed and used as outdoor amenity space. Outdoor amenity spaces may only be used for the following types of active and/or passive recreational uses: yards or lawns available for unstructured recreation; gardens; hardscape areas or walkway paths for pedestrian enjoyment (but excluding any improvements serving parking areas), which may include pergolas, gazebos, benches and exercise or play

equipment; pool areas; tennis courts, basketball courts and similar recreational facilities; and playgrounds designed and equipped for the recreation of children, which must be fenced and may include an open shelter. However, outdoor amenity space shall not include any other required open areas such as required building setbacks, buffers, landscape strips or other similar requirements of this Ordinance or other applicable laws.

5. All such facilities shall provide a fifty foot (50') buffer from any property zoned for a 'For-Rent' dwelling use and a one-hundred foot (100') buffer from any property zoned for a 'For-Sale' dwelling use.
6. No building may be located within three hundred feet (300 ft.) of any residentially zoned property, inclusive of the required buffer.
7. Access to each guest room shall be through an inside lobby which is supervised at all hours the facility is open.
8. Number of Vehicle Parking Spaces Required: One (1) space for each guest room, plus 1 employee space for each 20 sleeping rooms, plus one space per 500 sq. ft. of space used for convention rooms, conference rooms, ballrooms, restaurant and/or retail shops.

D. Additional Regulations. ~~Extended stay hotels or motels~~ shall comply with the following additional regulations:

1. ~~All guestrooms which have facilities for both storage and preparation of food shall have a minimum of two hundred fifty square feet (250 sq. ft.) of floor area. The maximum occupancy for a guestroom with facilities for the refrigerated storage and preparation of food by guests of that is less than five hundred and fifty square feet (550 sq. ft.)~~ two hundred fifty square feet (250 sq. ft.) of in floor area shall be two (2) persons. For all such guest rooms with facilities for the refrigerated storage and preparation of food by guests that exceeding five hundred and fifty square feet (550 sq. ft.) ~~two hundred fifty square feet (250 sq. ft.), one (1) additional person shall be allowable per each additional seventy-five square feet (75 sq. ft.) of floor area, up to and including a maximum of of the maximum occupancy shall be four (4) persons. For the purposes of this provision, minor children related by blood or marriage to an adult occupant shall be excluded from this computation; provided, however, that in no event shall the maximum occupancy of any room exceed the requirements of the Life Safety Code. Further, except to the extent the regulations of the Life Safety Code are applicable, the restrictions set forth in this subparagraph shall not apply to extended stay hotels.~~
2. No more than ten percent (10%) of individual guests shall register, reside in, or occupy a room or rooms within the same facility for more than a continuous ninety (90) ~~one hundred eighty (180)~~ day period, nor shall any guest move from one room to another without a three (3) day vacancy in between.
3. Each such facility shall be protected with an alarm system and a sprinkler system meeting the requirements of the Life Safety Code.
4. No outdoor storage or permanent parking of equipment or vehicles shall be permitted.
65. No permanent business license shall be issued for the conduct of any business from any guestroom of the facility.
76. No facility under this section may be converted to or used as an apartment or condominium.
8. ~~All such facilities shall provide a fifty foot (50') buffer from any property zoned for residential purposes.~~

E. The prior approval of a hotel or motel use shall not confer the right to locate, construct or use a property or building as an extended stay hotel. No hotel or motel may be converted to an extended stay hotel without the approval of a conditional use permit by the City Council in accordance with the foregoing standards.

F. Extended stay hotels built prior to the effective date of these regulations, which conform to the standards in place at the time of their approval, shall be deemed non-conforming uses; provided, however, such uses shall comply with the regulations set forth in Paragraph D above, except to the extent expressly excepted therefrom as provided herein.

ARTICLE IV. - PROCEDURES

SECTION 4.3 - CONCEPT PLANS

The Concept Plan shall be required for all rezoning applications. The Concept Plan is a generalized map or plan presenting an image of a proposed development, including the entire land area to be rezoned or proposed as a single interrelated development activity. The Concept Plan shall include the entire property. Properties which adjoin the subject property and which are under the same ownership or control as the subject property shall be so indicated.

4.3.1 Requirements.

A. Properties of 50 acres, or less, show:

1. The major traffic and pedestrian circulation systems.
2. The generalized land use areas and acreage showing, if appropriate:
 - a. The development density;
 - b. The number of residential units by housing type;
 - c. The nonresidential floor area by use category.
3. Floodplain.
4. Wetlands.
5. Buffer and open space.
6. Recreation areas.
7. Street layout and lot pattern.
8. Pedestrian or bikeway system.
9. Conceptual layout of proposed buildings and other major structures, parking areas and driveway entrances.
10. Nonresidential density, number of units, and floor area.

11. Tree Survey and Tree Assessment, as directed by the City Arborist.

B. Properties of 50 acres or more, show:

1. The major traffic and pedestrian circulation system.
2. The generalized land use areas and acreage showing, if appropriate:
 - a. The development density.
 - b. The number of residential units by housing type.
 - c. The nonresidential floor area by use category.
3. Floodplain.
4. Wetlands.
5. Buffer and open space.
6. Recreation areas.

7. Tree Survey and Tree Assessment, as directed by the City Arborist.

SECTION 4.4 - DEVELOPMENT PERMITTING AND CONSTRUCTION

No development activity shall commence or proceed except in accordance with the provisions of this Ordinance.

4.4.1 Plan approval.

Any person seeking development activity on land within the City shall first submit to the Director such plans, plats, or construction drawings as may be required by this Ordinance and approved by the Director prior to the initiation of development activities. Approval of plans by City or its authorized agents shall not imply nor transfer acceptance of responsibility for the application of the principles of engineering, architecture, landscape architecture, or any other profession, from the professional corporation or individual under whose hand or supervision the plans were prepared and sealed.

No land disturbance permit shall be interpreted to relieve any owner of the responsibility of maintaining full compliance with all codes, ordinances, and other regulations of the City. Any land disturbance permit issued in error or in contradiction to the provisions of this Ordinance shall be considered to have been null and void upon its issuance.

4.4.2 Preliminary development approval.

A. Pre-Application Review. Any person seeking development activity approval is encouraged to schedule a Pre-Application Review with the Community Development Department Staff.

The review would include preliminary documents and graphic exhibits of the proposed development activity application.

The purpose of the review is to expedite applications and reduce application design and development costs.

B. Preliminary Plat, (Applies to Residential and Non-Residential Subdivisions which are not included as a part of an approved master plan).

1. Procedure for approval:

- a. Application for preliminary plat approval shall be submitted to the Community Development Department. The application shall include:
 - (1) The application in the form furnished by the Community Development Department.
 - (2) ~~Ten (10)~~ Two (2) copies of the preliminary plat showing the entire ownership drawn to the preliminary subdivision plat specifications of this Ordinance.
 - (3) Payment of all preliminary plat application and review fees.
- b. The application forms, fees, and filing deadlines shall be published and made available to the public. The Community Development Department shall review the application for completeness. Incomplete applications will be returned to the owner.
- c. Ten (10) days following the application deadline, the Community Development Department shall indicate on a preliminary subdivision plat or in a written memorandum all comments related to compliance with this Ordinance and conditions of zoning approval. Subject to any action of the City Council, the Director shall have sole authority to determine the applicability of any provisions of this Ordinance.
- d. The owner shall be responsible for all of the comments of the Community Development Department prior to the resubmission of the revised preliminary plat application.
- e. The revised preliminary plat shall be submitted to the Community Development Department.
- f. The Community Development Department may not approve any preliminary plat whereon is shown a lot that would present particularly unusual difficulties for construction, including a building that would clearly require a variance to be reasonably usable whether due to the

presence of floodplain, unusual configuration, zoning compliance, lack of public utilities, or for any other reason.

- g. The owner shall be responsible for compliance with all codes, regulations, and zoning requirements, and for the satisfaction of all the noted and written comments of the Community Development Department.
 - h. When the Community Development Department has determined that the preliminary plat is in compliance with this Ordinance and any conditions of zoning the Director shall sign and date a copy of the plat.
 - i. The preliminary plat approval shall remain in effect for a period of one (1) year, after which time it shall become null and void and a new review may be required if no permit has been issued and development activity begun.
2. Standards for Approval. The Preliminary Plat shall be clear and legible at a scale of not greater than one hundred (100) feet to one (1) inch. The recommended maximum dimensions of the sheet size is 48 24 inches by 36 inches and the minimum dimensions of 17 inches by 22 inches; however, the Director may approve other sheet sizes and scales as appropriate.

The proposed name of the subdivision and proposed street names shall not duplicate or too closely approximate, phonetically, the name of any other subdivision or street in the City of Fulton County. If shown to the contrary, the Director may refuse to accept such subdivision and street names. The subdivision may use letter designations in place of street names on the Preliminary Plat.

Names having historic significance to the City by virtue of their association to events, individuals, local industries, or natural features should be used to the greatest extent possible.

3. Preliminary Plat shall include:
- a. Proposed project name.
 - b. Project design and layout including total acreage, proposed use, proposed number of lots, minimum lot size, proposed density and other relevant zoning conditions and regulations in tabular form.
4. Evidence of preliminary subdivision plat approval. Each preliminary subdivision plat shall carry the following certificates printed or stamped on the plat:
- a. Approval from the Fulton County Development Services Department for appropriate utilities.
 - b. Preliminary Surveyor's Certificate.

I hereby certify that this proposed preliminary plat correctly represents data compiled or verified through a survey completed by me on _____, 19_____, of property shown and described hereon.

By: _____

Registered Land Surveyor's No. _____

Date: _____

- c. Preliminary subdivision plat approval.

All requirements of the Alpharetta Unified Development Regulations relative to the preparation and submittal of a preliminary plat having been fulfilled, approval of this plat is hereby granted, subject to further provisions of said Ordinance.

Community Development Department

Date: _____

This preliminary plat approval shall expire twelve (12) months from the date of approval provided a Land Disturbance Permit is not issued.

4.4.3 Land disturbance permit.

- A. Development Activities Authorized. Persons seeking to perform development activity on land within the City shall not commence or proceed until civil construction drawings are submitted and approved in accordance with this Ordinance.

A Land Disturbance Permit shall be issued to authorize all activities associated with development activity, including, but not limited to, clearing and grubbing, grading, and the construction of such improvements as streets, surface parking areas and drives, sewer systems, domestic water systems, storm water drainage facilities, sidewalks, or other structures permanently placed on or in the property except for buildings or other structures requiring the issuance of a building permit. Utility projects which are reviewed and approved by other agencies, such as Fulton County, must obtain a Land Disturbance Permit from the City of Alpharetta.

- B. Process for Approval. The Community Development Department shall be responsible for the coordination and approval of all land disturbance permit applications. For subdivisions, application for the issuance of a land disturbance permit may proceed after approval of the preliminary plat.

1. Application for a land disturbance permit shall be made to the Community Development Department. The application shall include:
 - a. Application in the form furnished by the Community Development Department, requesting review for issuance of a land disturbance permit.
 - b. City checklists with sheet number and/or note number annotated next to each checklist item.
 - b. ~~Ten (10)~~ Five (5) copies of the civil design and construction drawings prepared in conformance with the specifications in this Ordinance.
 - c. Payment of permit application and review fee.
2. The application forms, fees, and schedule for application processing shall be revised from time-to-time by the Director.
3. The owner may be required to secure development approval from Fulton County, the State of Georgia, and Federal Review Agencies. Development approval may be required from, but not limited to:
 - a. Fulton County Development Services Department;
 - b. Fulton County Health Department;
 - c. U.S. Army Corps of Engineers;
 - d. U.S. Environmental Protection Agency;
 - e. Georgia Department of Natural Resources.
4. Complete applications received by the application deadline shall be distributed to the City Engineering Department, City Fire Marshall, City Arborist, City Public Works Department, and other City departments deemed appropriate by the Director for review.
5. Ten (10) days following the application deadline, the Community Development Department shall indicate in a written memorandum all comments related to compliance of the civil construction drawings with this Ordinance, conditions of zoning approval, and the regulations of other departments and state agencies, as appropriate. The Director shall forward to the owner's representative all review comments.

6. The owner shall be responsible for compliance with all codes, regulations, and zoning requirements, and for the satisfaction of all of the comments of the Community Development Department. The owner's representative shall review the comments with the appropriate department. Once each department is satisfied that the civil design and construction drawings are in compliance with this Ordinance, each department will sign and date the route sheet, and the approved plans.
7. The owner shall pay the development fee (Land Disturbance Permit Fee), and provide the required performance bonds prior to plan approval. The required performance bonds include the Erosion Control Bond, the Tree Bond and the Existing Roads Improvement Bond.

The Erosion Control Bond shall be calculated at \$3,000.00 per disturbed acre.

The Tree Bond shall be calculated at \$500.00 per tree for every required tree planting within a 25' interior radius of the site perimeter.

The Existing Roads Improvement Bond is calculated at 100% of the cost of any improvements to existing roads.

The amounts of the aforementioned Land Disturbance Permit Fee and performance bonds are determined by the Director of the Community Development Department and may be revised from time to time at his or her discretion.

The release of any performance bond is contingent upon the performance of bonded work and the completion of a satisfactory inspection of said work by the Community Development Department. Should the ownership of any bonded work be altered during the duration of any bond, it shall be the responsibility of the owner specified in the original bond paperwork to ensure that proper sureties be continued irrespective of original ownership.

8. The applicant for land disturbance permit must complete the City's "Fundamentals of Erosion and Sedimentation Control" course prior to receiving a permit. The onsite superintendent of the job must possess a valid certificate of course completion. City of Alpharetta erosion control officers may request the onsite superintendent show the course verification card at any time deemed necessary. If the superintendent does not possess a valid certificate of completion, a Stop Work Order will be issued until an onsite superintendent attends the course.
9. Any person who receives an erosion control violation will be required to attend the "Fundamentals of Erosion and Sedimentation Control" course for a second time. If after completing the course, the person receives another violation, no further land disturbance permits will be issued. The person may appeal by requesting to be placed on the City of Alpharetta Council agenda and appear before City of Alpharetta Council at the regular scheduled meeting to request additional permits.
10. Following the approval by all appropriate City Departments, the Director shall issue a soil erosion control and sedimentation permit authorizing the placement of erosion control and tree protection devices based on the approved civil design and construction drawings.
11. The owner shall request a site soil erosion control inspection from the Engineering Department. Upon site approval, the Land Disturbance Permit will be issued.

C. Expiration of Land Disturbance Permit.

1. If the development activity described in any land disturbance permit has not substantially begun within 12 months from the date of the construction plans approval said permit shall expire and be null and void. One 12-month extension may be granted with a written request to the Director, prior to the permit expiration date.
2. If for any reason a land disturbance permit expires after development activities have commenced, the owner shall be responsible for stabilizing the site for erosion control, under the direction of the City Engineer.

3. Any land disturbance permit that has expired may be required, by the Director, to apply for a new land disturbance permit as outlined in the land disturbance permit approval process of this Ordinance.

[\(Ord. No. 681, § 1, 10-7-2013\)](#)

4.4.4 Required drawings.

The site construction plans shall be clear and legible; and shall include but not be limited to the following:

- A. Site Plan.
- B. Grading Plan.
- C. Erosion and Sedimentation Control Plan.
- D. Storm Water Management Plan.
- E. Street Improvement Plan and Profile.
- F. Landscape/Tree Removal Plan.
- G. Tree Survey Plan and Inventory.
- H. Domestic Water Plan.
- I. Floodplain Management Plan.
- J. Standard Drawings and Construction Specifications.

4.4.5 Building permit.

- A. Plan Approval. Any owner, authorized agent, or prime contractor who desires to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical, plumbing, low voltage, energy conservation, or fire protection system, the installation of which is regulated by this Code, including the Georgia State Minimum Standard Codes, or to cause any such work to be done, shall first make application to the Building Division and obtain a permit for the work being done.

Exception No. 1: Permits shall not be required for the following mechanical work:

1. Any portable-heating appliances, ventilation equipment, cooling units, or evaporative coolers.
2. Any steam, hot, chilled water piping within heating and cooling equipment regulated by this Code.
3. Replacement of any part which does not alter its approval or make it unsafe.
4. Any self-contained refrigeration system containing 10 lb. or less of refrigerant and actuated by motors of one horsepower or less.

Exception No. 2:

1. Retaining walls which do not exceed 4 feet in vertical height, as measured from the low side exposed toe of the wall to the top of the wall at any point.
2. Residential storage buildings less than 100 square feet in floor area without electrical, mechanical, or plumbing systems.
3. Play or tree houses less than 50 square feet in floor area without electrical, mechanical, or plumbing systems.

4. Fences which do not exceed 10 feet in vertical height and which do not extend into front yards or side yards which border onto public streets.
5. Basketball goals which are stand-alone and not part of a basketball court.
6. Driveways and parking areas for one and two family dwellings or townhouses, except that no curb cuts leading into a public right-of-way shall be made without City Engineering Department written approval on any property.
7. Roof covering replacements not involving any structure modifications.
8. Decorative water features not intended for human use containing water less than 24 inches in depth or which do not have water filtering equipment that require waste water disposal.

Although structures listed in Exception No. 2 are exempt from requiring a permit, listed structures shall meet the requirements of all other applicable codes, ordinances, and regulations governing same.

Ordinary minor repairs under \$500.00 in total labor and materials cost may be made without a permit providing these minor repairs shall not violate any Code. Examples of minor repairs shall include but not be limited to: exterior painting, installation of a window, air conditioning unit, replacement of windows, and installation of gutters.

- B. Building Permit Expiration. Plans and specifications for projects reviewed by the City Building and Fire Departments shall be permitted within six (6) months of the final review and approval date of such plans and specifications to be valid for obtaining a building permit or the project shall be deemed to have been abandoned.

Permits shall expire six (6) months from the date of issue if the permittee fails to request and pass a required first inspection, whether or not construction has been initiated.

Permits shall also expire if the permittee fails to request and pass a required inspection during any six (6) month period after any previous required inspection has been passed.

The Building Official is authorized to grant no more than two (2) permit extensions, not to exceed ninety (90) days each, during which time the permittee shall request and pass a required inspection. Requests for extension shall be made prior to permit expiration, shall be in writing, and shall show justifiable cause.

- C. Procedure for Processing. The Director shall be responsible for administering and enforcing the City building codes, as well as coordinating building plan review with the City Fire Marshall.
 1. Prior to issuance of a building permit, the owner shall have received tree protection and soil erosion, and sedimentation control approval as required in this Ordinance.
 2. Application for a building permit shall be made to the Building Division. The application shall include:
 - a. Application in the form furnished by the Building Division requesting plan review for issuance of a building permit.
 - b. Land disturbance permit or recorded Final Plat.
 - c. One (1) set of the building plans (three [3] sets for non-residential projects) prepared in conformance with this Ordinance and the applicable City building codes.
 - d. Fulton County Development Services Department approval for on-site sewage disposal and pretreatment systems and, Fulton County Health Department for on-site food service.
 - e. City business license for all contractors and builders.
 - f. Payment of all building permit application and review fees.
 - g. Payment of all water and sewer permit fees.
 - h. Payment of all impact fees.

3. All applications for building permits shall be accompanied by a site plan drawn to scale (minimum 1" = 30'), showing the actual dimensions of the lot to be built upon, the right-of-way of the existing street address, the dimensions of the building to be erected, the location of the building on the lot, the number of dwelling units the building is designed to accommodate (if for a residential structure), the building setback lines, lot and block number the location of all easements, buffers, floodplains, retaining walls and other such information as may be essential for determining whether the provisions of all City Ordinances are being observed.
4. Residential Building Plan Requirement. Residential building permit applications shall include at least one copy of building plans, drawn to a dimensioned legible scale and such plan shall contain legible details and notes of sufficient clarity to describe work to be done. Such plans shall contain at least the following information:
 - a. Detailed foundation plan, if applicable, showing plan views of footing and wall line locations, sizes, and typical elevation views and profiles of each differing section meeting Residential Building Code compliance.
 - b. Dimensioned floor plan for each floor and level being improved to include a listing of each space's usage, location and size of windows and doors, and typical exterior and load bearing walls.
 - c. Location of water heaters, electric service meters and distribution panels, heating/air conditioning equipment, plumbing fixtures, major appliances, and "fixed in place" appurtenances, etc.
 - d. Elevation views of all exterior walls and roof lines, chimneys, etc., as applicable for the work to be done.

Residential building plan submittals shall include two copies of the Prime Contractor's signed Georgia Energy Code Compliance Report for the building or structure, as applicable for the work to be done. One copy shall be retained by the City for permanent record. One copy of the City approved building plans and Georgia Energy Compliance Report shall be on site and accessible for inspector reference during all scheduled inspections.

No site plan is required for residential interior finish or, interior renovation where the work does not produce a change in exterior walls or roof lines.

5. Commercial Building Plan Requirements. Commercial interior renovations or additions that do not change exterior walls or roof lines require a scaled site plan or key plan of sufficient clarity to show the location of the proposed work area in relation to surrounding buildings, spaces or floors, and shall include sufficient detail to ascertain Code compliance to fire egress requirements.

A City approved site plan must be submitted with each set of building plans. The site plan shall include the following:

- a. Project name, street address and land disturbance permit (LDP) number.
- b. Name, address and contact number of person preparing the plan.
- c. Location of all property lines, setbacks, easements, buffers, utility connections, rights-of-way and all existing and proposed buildings on the site.

Three (3) complete sets of new building construction, addition, or alteration drawings must be submitted for review. These building plans shall include, at a minimum, the following:

- (1) A title page listing project name and street address; owners name and address; All design and consulting architects or engineers to include contact persons, street addresses, and telephone numbers; Design based Codes Summary; Construction type and classification; Occupancy types and uses for each area; height and area

modification calculations; Fire Protection and Egress information; Number of stories and square footage per floor, page index, and a brief description of the work.

- (2) Complete Architectural, Structural, Mechanical, Electrical, Plumbing, Low Voltage and Fire Protection plans and specifications, as applicable, for the work to be done.
- (3) Site seismic design data, per Georgia State Minimum Standard Building Code Section 1607.1.2 requirements. Designers are advised the City requires a minimum peak velocity value $A=0.10$ and a minimum peak acceleration $A=0.10$, except in cases where a site specific seismic survey is submitted under Seal of a Georgia licensed P.E. verifying lesser values acceptable for design.
- (4) Georgia State Energy Code Compliance Report for buildings or structures intended for human use and occupancy, per Standard RS-22 (ASHRAE/IES 90.1-1989, Codified 1993).
- (5) Drawings shall be dimensioned and be of sufficient scale and clarity to indicate the nature and extent of the work proposed and shall show in detail that it will conform to the Code and related City, county, state and federal laws, ordinances, or rules and regulations relating to building construction in effect at the time of permitting.
- (6) Drawings and specifications shall contain information in a form of notes or otherwise, as to the quality of materials, where quality is essential to conformity with the Codes. Such information shall be specific, and this Code, including the Georgia State Minimum Standard Codes and other City ordinances of Georgia or federal law, shall not be cited as a whole or in part, nor shall the term "legal" or its equivalent be used as a substitute for specific information required to properly interpret the plan.
- (7) All information, drawings, specifications and accompanying data submitted shall bear the name and signature of the person responsible for the submittal. Each page of each drawing set shall be sealed by a professional designer, architect, or engineer licensed for that profession in Georgia.
- (8) Each building plan submittal for new construction; or addition work, which is work that changes exterior wall or roof lines; or alteration work, which is work that does not change exterior walls or roof lines; that includes building construction costs in excess of fifty percent (50%) of a building or structure's fair market valuation before construction, shall include a completed copy of the Georgia Energy Code (GEC) Compliance Worksheets for each new building or addition submitted for human use and occupancy. The plan listed exterior envelope drawings shall reflect proper application information contained in the GEC Compliance Worksheets.
- (9) Other information as may be required for project clarification. Each set of plans shall be bound together and must include all drawings applicable to the work to be done.
- (10) Work not involving alteration of or addition to any structural, mechanical, electrical, plumbing or fire protection systems, or equipment, or appurtenances, or modification to existing and complying fire egress paths need not be sealed by a professional architect or engineer licensed in Georgia, but does require notary signature of the designer of the plan. Three signed sets of plans are required for City review. Some submittals may not require pre-approval of other City, county, or state agencies prior to City review. Typical examples of uses that require these pre-approval signatures are any public food service, sewage pre-treatment facilities or private sewage disposal systems, public swimming or wading pools and accessory structures, rooftop or exterior located appurtenances or equipment visual screening, exterior facings or building elevations located in the City's Central Business or Historic District or Corridors of Influence, exterior signage, canopies, etc..., or trash or refuse facilities.

6. For any structure served by an on-site sewage disposal system, a permit issued by the Fulton County Development Services Department shall be required prior to the issuance of a building permit.
- D. Plan Review. Each project shall include a Plan Review Submittal form, as furnished by the Department. Applicants are required to supply all information requested on this form in order to have their plans logged into the City review system.

If plans are such that no comment is required, they shall be stamped "Approved as Submitted". If plans are such that only minor "red line" comment is required, they shall be stamped "Approved as Noted" by both the City Building Official and the Fire Marshall, and the designated contact will be notified that the plans are ready for permit issue. It shall be the responsibility of the owner's designated contact person to notify all parties concerned of the plan review comments and to coordinate all responses regarding resubmission of corrected plans for final plan review.

After permitting, one set of plans with the original City signature approvals shall be placed on the job site and shall remain there throughout construction for inspector's reference during scheduled inspections.

1. Industrialized Buildings, as defined in O.C.G.A. 110-2, includes such buildings as site construction offices, real estate sales offices, temporary classrooms, and other such similar structures designed for habitable use on a site, usually for a limited time period. Such buildings shall be hereinafter referred to as "portables", whether or not installed on a temporary or permanent foundation or for temporary or permanent use.
2. Tool and storage trailers that are properly and currently licensed and apportioned for over-the-road use by Georgia and other states PSC/DOT authority, are not considered as portables for applicability of site or building plans required.
3. Two (2) sets of dimensioned site plans, drawn to a legible scale, and two (2) legible copies of the portable manufacturer's approved foundation installation plan and floor plan for the portable to be installed are required to be submitted to the City Building Division for building and zoning compliance review and permit issue prior to moving any portable on site.
4. After City review, one site and foundation/floor plan set will be retained by the City for record and one set will be returned to the applicant and must be placed on site and in an accessible location for required inspections prior to use. Site plans shall be drawn to scale and shall show at least the location of the property lines, setback lines, street rights-of-way, easements, buffers existing and proposed site structures, location and size of the portable, and existing and proposed drive entrances and paved areas.
5. All portables, or tool or storage trailers, and their appurtenances shall be located as follows:
 - a. All sites—Portables shall not be located on any public or private street that may be used or openly accessed by the public.
 - b. Commercial/Industrial Sites—Portables or trailers located on commercial or industrial sites shall be located behind setback lines and within buildable areas, outside buffers or easements, and at least twenty feet (20') behind any right of way.
 - c. Residential Site Construction Offices—Portables located on residential lots and used for construction offices or storage of construction materials shall maintain a minimum ten foot (10') setback from property lines, except on corner lots where a minimum twenty foot (20') setback shall be maintained, and shall be located outside any buffer or easement, and at least twenty feet (20') behind any right of way line at road intersections.
 - d. Residential Site Sales Offices—Portables located on residential lots and used for real estate sales offices or other approved uses not directly related to construction shall be located within building setback lines and within buildable areas, outside buffers or easements, and at least twenty feet (20') within any right of way line at road intersections.

6. Temporary installation foundation plans shall show the location and size of the support piers and the location and required restraint ratings of the tie-downs.

Portables installed on permanent foundations shall have a site specific foundation plan designed for a portable and sealed by a Georgia registered architect or engineer. The manufacturer's drawings and specifications are acceptable provided that the necessary information is included.

- E. Contractor Licenses. It shall be the duty of every individual or firm doing electrical, gas, mechanical, plumbing, low voltage, utility or fire protection work either as prime, contractor, or subcontractor under contract with a prime contractor, builder, or other contractor, or land or home owner to have a proper City issued subcontractor permit for such work prior to commencing work.

All prime contractors, builders, or other contractors shall furnish written proof of his business license registration including number; expiration date, business street address, name of the owner or responsible party, and a business telephone contact number. Business license registration numbers shall be affixed to the building permit application by the applicant.

The subcontractor shall provide proof of a current business license registration. A current Georgia contractor's license, as issued by the Georgia State Construction Industry Licensing Board, for his respective trade. Both license numbers shall be affixed to the subcontractor permit application by the applicant.

All work performed by a land or home owner or his hired workmen shall meet the provisions of this Code.

A home owner, when building or performing work for his/her own personal one and two family dwelling will not be required to have a business license in order to obtain a City building permit.

- F. Requirements not Covered by Code. Any requirement necessary for the strength, stability, fire protection, or proper operation of an existing or proposed building, structure, or electrical, gas, mechanical, plumbing, energy conservation, or fire protection system, or for property protection, or life safety, health, or welfare, not specifically covered by this Code shall be determined by the Building Official and the Fire Marshall.

- G. Temporary Toilet Facilities.

1. Construction sites within the City shall be provided with temporary nonsewered toilet facilities for worker use during construction and shall remain in place until permanent access to toilets are provided onsite.
2. For residential 'For-Sale' dwellings, construction sites, one (1) nonsewered toilet shall be provided for up to four (4) work sites, provided all work sites being served are within two hundred feet (200') walking distance of the unit.
3. For commercial sites, and 'For-Rent' dwellings sites, the developer or prime contractor must obtain a Non-Sewered Toilet System (NSTS) permit from the Fulton County Health Department stipulating the minimum number of units required on the project.
4. Inspections will not be made without the required temporary nonsewered or permanent toilets being in place, as required.
5. The developer or prime contractor of a permitted construction site shall be responsible for providing and maintaining required temporary toilet facilities throughout the duration of construction.

- H. Structural Fill and Backfill.

1. Materials used for structural fill under and directly adjacent to buildings, drives, and walks and for backfill behind foundation and retaining walls shall be unfrozen unsaturated natural soils, clean and free of organic matter, silt, large rocks or stones, or foreign matter and debris.

Material used may be coarse gravel, crushed natural stone, or sand free of silt, loam, or soluble materials, or any combination of the above.

2. Structural fills and backfills shall not be placed on subgrades that contain frost, mud, or are frozen.
3. In lieu of specific written direction and supervision by a Georgia licensed architect or engineer, fills shall be placed and compacted in loose layers of 6"—12" thickness and shall be compacted using sheepsfoot rollers, pneumatic tire rollers, tamper rollers, vibrating tampers, or other compaction equipment suitable to obtain the required density throughout the entire layer being compacted.
4. Fills and backfills shall be installed systemically and as early as possible to allow for natural settlement and shall not place over wet, spongy, or porous subgrade materials.
5. Backfill shall be placed against supported foundation walls or backfill shall be placed simultaneously on each side of unsupported walls, until supports are in place.
6. The top or bottom of any cut or fill slope in excess of one foot vertical rise or fall to three foot of horizontal run (1:3) shall not be located any closer than two feet (2') horizontal measure from the edge of drives, walks, paved areas, or retaining walls top or toe of wall.
7. The two foot (2') area adjacent to drives, walks, paved areas, tops or toes of retaining walls shall be graded at a (+/-) 2% slope (1/4"/ft.) and where feasible shall slope away from paved surfaces and walls.

I. Site Retaining Walls.

1. Site retaining walls, whether attached or detached from buildings or not, which are over four feet (4') in height at any point along the wall, as measured from the exposed low side toe of the wall to the top of the wall, shall be constructed to City Standard Drawings, City approved Manufactured Systems Drawings, or must be professionally engineered by a Georgia licensed architect or engineer.
2. Retaining walls shall also show planned top of wall heights, as measured above, plus reasonable points of top of wall elevation changes.

J. Site Wall Safety Barriers.

1. Any portions of site retaining walls over six feet (6') in height must be provided with a continuous safety barrier mounted at or immediately adjacent to the top of the wall at reasonably accessible areas.
2. Safety barriers shall be of substantial construction for the intended prevention of access, must be at least three feet (3') in height, as measured from grade at the base of the barrier to the top of the barrier; and may be man-made or vegetative in nature.
3. When vegetative barriers are used, they shall be of substantial maturity and density, at the time of Final Building Inspection, to prevent reasonable access to the top of the wall.
4. Site retaining wall construction and safety barrier plan submittals shall include dimensioned drawings, with sufficient clarity, detail, and written explanatory notes to describe the nature of work to be done.

K. Standards for Approval.

1. Building permits shall only be issued on buildable lots of record, as defined in this Ordinance.
2. City Building Codes:
 - a. The Code of The City of Alpharetta, Georgia.
 - b. 1994 Standard Building Code—Chapter 1 for Administration of Building and Technical Codes.

- c. Georgia State Minimum Standard Building Code.
- d. Georgia State Minimum Standard One and Two-Family Dwelling Code.
- e. Georgia State Minimum Standard Electrical Code.
- f. Georgia State Minimum Standard Plumbing Code.
- g. Georgia State Minimum Standard Mechanical Code.
- h. Georgia State Minimum Standard Gas Code.
- i. Life Safety Code, NFPA 101, latest adopted issue.
- j. Georgia State Minimum Standard Fire Prevention Code.
- k. Georgia State Energy Code for Buildings.
- l. Georgia State Accessibility Code and O.C.G.A. 30-3.
- m. Georgia State Minimum Standard Swimming Pool Code.
- n. Standard Existing Building Code.
- o. Standard Unsafe Building Abatement Code.
- p. Standard Amusement Device Code.

4.4.6 Inspections and development activity completion.

- A. Development Activity. Following the issuance of the Soil and Erosion and Sedimentation Control Permit.
 - 1. Required erosion and sedimentation control measures must be installed where practical by the owner and inspected and approved by the City Engineer. Areas required to be undisturbed by this Ordinance, conditions of zoning approval, or other ordinance or regulation shall be designated by an active tree protection fence or other appropriate markings and shall be inspected and approved by the City Engineer prior to the commencement of any clearing or grading activities. Additional sediment control measures will be installed if measures shown on plans do not provide sufficient erosion and sediment control.
- B. Development Activity Inspections. Requests for inspection shall be made by the owner's representative to the City Engineer at least 24 hours prior to commencement of development activity for each of the following phases as authorized by the land disturbance permit. Inspections shall be made and passed prior to continuation of further activity or proceeding into new phases. The phase inspections are as follows:
 - 1. Erosion Control—Installation of erosion and sediment control and tree protection devices.
 - 2. Clearing and Grading—Installation of slope stakes shall be required. Upon completion of street grading, inspection, and approval shall be required prior to trenching or continuation with subgrade preparation.
 - 3. Installation of storm drainage pipe, detention, or other storm water facilities.
 - 4. Installation of on-site sewerage system or sanitary sewer and appurtenances. This notification shall be made simultaneously with official notification by the developer or contractor to the Fulton County Public Works Department and/or Fulton County Health Department, and, if for informational purposes only, to the City Engineer.
 - 5. Street Curbing and Gutter—Inspection should be requested before and after the forms or string-line have been set. Street width and vertical and horizontal alignment will be spot-checked.

6. Sub-Base or Sub-Grade of Streets—After compaction, the sub-grade will be string-lined for depth and crown. The sub-grade shall be roll tested and shall pass, with no movement, to the satisfaction of the City Engineer.
 7. Street Base—The base will be string-lined for depth and crown and shall pass a roll test with no movement to the satisfaction of the City Engineer.
 8. Paving—The City Engineer shall be on site during the paving process to check consistency, depth, and workmanship, as applicable. For asphalt paving, the temperature of the material will be monitored and the street will be cored after completion to check thickness.
- C. Building Inspections. Inspections shall be scheduled with the Building Inspection Division. Requests for inspection shall include the street address, building permit number, and type of inspection. The building permit must be displayed on site and legible from the public street at all times.

1. Posting of Permit. Work requiring a permit shall not be started until the permittee or his agent, posts the building permit yard card in a conspicuous place at the front of the site where the permitted work is to be done. Cards shall be accessible and readable from the public right-of-way and located in such a position so as to permit City and other governing agency officials to conveniently view and make any required entries thereon.

The permit holder is responsible for maintaining the permit yard card and all damaged, lost, or stolen permit yard cards must be replaced by the permittee before further inspections may be made.

Permit yard cards shall be maintained in position until all required final inspections have been approved and signed off on the yard card and the building, structure or system is ready for occupancy and use.

2. Site Inspection Preparation. No inspections will be made by City building or fire inspectors on any construction site not having an accessible building permit yard card displayed and "effective" soil erosion control measures in place, per City Engineering Department requirements.

Site silt fences, gravel construction entrances, and other City Engineering Department required erosion control measures shall be constantly maintained in good condition that effectively contains all site erosion within the site limits and out of waterways, streets and paved walkways.

Required inspections will not be performed when the site is in need of erosion control repair and violates City soils erosion control laws. Inspectors will leave a Notice of Violation on the permit yard card for the permittee to contact the City Engineering Department for their inspection and direction for repair.

It is the responsibility of the permittee to obtain written erosion control violation release from the City Engineering Department. No further building inspections will be performed on the site without this written release.

3. Inspections Not Required. The City does not normally provide inspection of certain residential construction applications, such as foundation walls with less than eight feet (8') of unbalanced fill, damp-proofing, foundation wall draisile, backfill, exterior wall insulation, and roof covering.

Builders are charged by building code law and the conditions of permit with a responsibility of installing these components to code compliance.

If code violations are detected in any application not normally inspected by City officials or other governing authorities, the permittee shall immediately correct the violations noted and all corrections shall be inspected and approved by City building, fire, or other authorized inspectors prior to proceeding with any other construction.

No waiver letters, statements from builders, owners, architects, or professional engineers, nor "hold harmless" agreements or other similar warrants or releases shall be accepted by the City in lieu of required code violation corrections and full code compliance.

No further inspections will be made, nor shall any Certificate of Occupancy be issued for any work until any noted code violations are corrected and found to be in codes compliance by City officials.

4. Required Building Inspections. The Building Official, upon notification from the permittee, shall make the following building inspections and such other inspections as necessary to ascertain codes compliance and shall either release that portion of the construction found to be in compliance by signature at the appropriate section on the permit yard card or shall notify the permittee of any violations which must be corrected in order to comply with this Code, by issuing a Notice of Violation to the permittee.

- a. FOOTING: To be made after trenches are excavated and cleaned; forms erected and supported; required reinforcing is properly secured in place and supported; and before any concrete is placed.
- b. SLAB-PREP: To be made after footings have been placed (if applicable); underground Mechanical, Electrical, and Plumbing (MEP) systems have been City inspected, approved, and properly backfilled; under-pin areas are excavated and clean; forms are erected and supported; required reinforcing is in place and supported; rock base is in place at below grade slabs; vapor barrier is in place; and before any concrete is placed.
- c. FOUNDATION (When required): To be made after required wall reinforcement is in place and at least one side of concrete retaining wall forms are secured in place, wall cavities are cleaned, and second side forms are ready to be placed, or placed and safe access to form tops for inspection is provided, plan listed weep holes and piping sleeves are in place, and before any concrete is placed.

In the case of masonry walls—Block is erected and required wall reinforcing is in place and safe access is provided to wall top for cavity inspection, plan listed weep holes and piping sleeves are in place, and prior to any wall cavity grouting or fill.

In the case of wood foundation or other wood site walls—Timbers are in place and properly spiked together, tee style or other professionally designed style dead heads are in place and properly spiked together, weep holes and filtration cloth is in place, and before backfill is placed.

At all commercial or industrial sites or at a one or two family residential site builder's request, a second inspection of the building foundation walls, by City inspectors shall be required to verify proper placement of wall water proofing measures.

- d. WALL/CEILING COVER (Commercial Only): To be made after the roof or other effective overhead weather seal is complete; all framing, bracing, fire and draft stops and blocking are effectively in place; exterior walls and gabled ends are sheathed and doors and windows are installed to effectively weather protect the structure interior; mechanical, electrical, and plumbing rough-ins at the area to be inspected are complete and under required tests; fabricated fireplaces or other fuel burning appliances are installed with flues and vents stubbed clear to the next level or area to be inspected or through the roof and weather capped; and before any wall or ceiling cover has been placed, except that walls may be one side covered so as to not restrict safe and readily accessible full wall cavity view for inspection.
- e. FRAMING (Residential Only): To be made after roof is complete; all framing, bracing, fire stops and blocking are effectively in place; exterior walls and gabled ends are sheathed and doors and windows are installed to effectively weather protect a structure interior;

mechanical, electrical, and plumbing rough-ins are complete and under required tests; pre-fabricated fireplace or other fuel burning appliances are installed with chimneys, flues, and vents through the roof and weather capped; or dedicated masonry fireplace openings are structurally independent and temporarily provide weather protection to interior spaces until masonry is completed; and before any insulation or wall or ceiling cover has been placed.

- f. **GEORGIA ENERGY CODE (GEC) COMPLIANCE:** To be made at various stages of construction, by direct reference to the GEC Compliance Report submitted at initial permit issue, as follows:

- (1) **Residential Construction**—Exterior wall cavity insulation and sloped, vaulted, or flat ceiling or floor closed cavity insulation may be inspected after the Framing inspection and before any wall or ceiling cover is placed at these concealed areas. Exposed and visible insulation at attics, accessible concealed spaces, unheated crawl spaces, and basements will be inspected as part of the Final building inspection.

- (2) **All Other Construction**—Interior and exterior wall and ceiling insulation, as listed on the building plans, may be inspected as part of the Wall/Ceiling Cover inspection provided that all wall or ceiling structural and MEP components may be viewed and properly inspected and verified from either or both sides of the wall or ceiling assembly, in the opinion of the inspector. If wall or ceiling construction cannot be properly inspected with the plan required insulation in place during the Wall/Ceiling Cover inspection, a separate insulation inspection shall be performed prior to covering these areas. Exposed and visible insulation at attics, accessible concealed spaces, unheated crawl spaces, and basements will be inspected as part of the Final building inspection. General Energy Code Compliance Certificates and must be on file at the City Building Department, prior to issue of a Certificate of Occupancy.

- g. **BUILDING FINAL:** To be made after a building or structure is complete and ready for safe occupancy and use. Building, mechanical, electrical, and plumbing finals shall be made at the same time. Prior to requesting a building final inspection a permittee shall assure that all inspections and written approvals required prior to final inspections are signed off on the permit yard card.

All site work, walks, drives, paved areas, striping, handicap access routes, signage, landscaping, and other appurtenances or protectants listed on the plans for commercial work or as required by this Code or other laws for residential work, are completed, final inspected, and signed off on the permit yard card by the various other governing authorities listed and checked on the permit yard card and as required by State or County regulations.

- 5. **Mechanical, General.** The Building Official, upon notification from the permittee, shall make the following mechanical systems inspections and such other inspections as necessary and shall either release that portion of the construction by signature at the appropriate section on the permit yard card, or shall notify the permit holder, of any violations which must be corrected in order to comply with this Code, by issuing a Notice of Violation to the permittee.

- a. **SLAB PREP:** To be made after trenches or ditches are excavated, underground ducting, conduits and sleeves are installed and ready for test and before any backfill is put in place.

- b. **WALL/CEILING COVER (Commercial Only):** To be made with the wall/ceiling cover building inspection and after all mechanical equipment, ducting, duct insulation, piping, piping insulation, fire stops and fire dampers are installed, control wiring, or other concealed mechanical system components in the area to be inspected are in place, complete, supported properly, required pressure tests are applied, flues and vents are stubbed clear to the next level or area to be inspected or through the roof and weather capped; and before any wall/ceiling covers are installed.

Large or multiple floor buildings over 15,000 sq. ft. in total area may be inspected in stages and partially approved for the continuation of construction at the Building official's discretion.

- c. **ROUGH-IN (Residential Only):** To be made with the framing inspection and after all mechanical equipment, ducting, duct insulation, piping, piping insulation, fire stops, control wiring, or other concealed mechanical system components are in place, completed, supported properly, required pressure tests are applied, and flues and vents are stubbed through the roof and weather capped; and before any wall or ceiling covers are installed.
 - d. **GAS LINE:** (To be made at various stages of construction, as follows)
 - (1) **Residential, Rough Piping Inspection:** To be made with the framing inspection and shall include all system piping from the point of delivery (gas meter) to within six feet (6') of and in the same room as all outlets or appliances that may be connected. A gas piping pressure test is required for this inspection.
 - (2) **Commercial, Rough Piping Inspection:** To be made with the wall/ceiling cover inspection and shall include all system piping from the point of delivery (gas meter) to within six feet (6') of and in the same room as all outlets or appliances that may be connected in the area to be inspected and shall include piping run stubouts to the next area to be inspected. A gas piping pressure test is required for this inspection.
 - e. **METERS:** To be made after rough piping inspection and before the final inspection; when all mechanical equipment and other gas fired appliances and equipment and controls are in place and ready for safe test operation; venting, vent connectors, and flues are installed into final position and supported; piping runs are complete to the final appliance connector or union connection at the appliance or equipment; all gas shut off valves are in place and in the "off" or closed position, with appliances or equipment disconnected; and the gas piping system is ready for public utility connection and testing. A gas piping pressure test is required for this inspection. The sole purpose of this Meters inspection is to allow the installer to check installed mechanical systems and equipment for proper and safe operation, prior to Final inspection. Public utility connection shall not be made to the permitted work until this inspection has been approved.
 - f. **FINAL:** To be made with the building final inspection and after public utilities have been connected and all conditioned air systems and gas fired appliances are in full operation; all controls, compressors, condensate drains, insulation, ties and supports, and other system designed components are in place and final connected, all final trim and required labeling is in place, filters or other air purifying components are cleaned and in place, and all systems have been tested and balanced and the installation is ready for its intended use.
6. **Electrical, General.** The Building Official, upon notification from the permittee, shall make the following electrical systems inspections and such other inspections as necessary and shall either release that portion of the construction by signature at the appropriate section on the permit yard card, or shall notify the permit holder, of any violations which must be corrected in order to comply with this Code, by issuing a Notice of Violation to the permittee.
- a. **TEMPORARY POLE:** To be made after a minimum 4 × 4 size temporary electrical power pole has been set into the ground with a minimum two feet (2') buried and the pole firmly supported.
- An eight foot (8') minimum length grounding electrode (rod) is required to be installed, with an unspliced grounding electrode conductor connected and sized per Code requirements, and a listed weather-proof enclosure shall be connected and firmly attached to the pole.
- The City requires at least one (1) 115V/20A weather-proof duplex service outlet with GFCI protection and at least one (1) 230V/20A service outlet to be installed at the pole.

At least one (1) temporary power pole shall be installed at each permitted construction site for use during construction, unless approved by the Building official. No temporary power shall be used for more than one permitted site.

- b. SLAB PREP: To be made after trenches or ditches are excavated, underground conduits, sleeves, or other devices are installed and before any backfill is put in place.
- c. WALL/CEILING COVER (Commercial Only): To be made with the wall/ceiling cover building inspection of the area to be inspected and after all services and branch circuit distribution wiring that service the area to be inspected is in place, boxes are secured, required conduit serving the area to be inspected and conduit passing through that area to other areas to be inspected at a later date is in place and fastened properly, wiring is protected from physical damage, panel boards and switching gear servicing the area are set and secured to the structure with service and distribution wiring stubbed into their approved enclosures, disconnects are in place and secured, bonding and grounding rough wiring is stubbed out near its termination point, and before any wall or ceiling cover is installed.

Large or multiple floor buildings over 15,000 sq. ft. in total area may be inspected in stages and partially approved for the continuation of construction at the Building Official's discretion.

- d. ROUGH-IN (Residential Only): To be made with the building framing rough-in inspection and after all service cable, branch circuit distribution wiring, and low voltage wiring to be concealed is in place and stubbed into panel boxes set and secured to the structure; outlet, junction, and fixture boxes are in place and secured; required conduit is in place and fastened properly; wiring is protected from physical damage; and before any wall or ceiling cover is installed.

In situations where a dwelling unit's exterior siding or finish veneer has not been installed, cables, feeders, and fixture wiring to be concealed shall be stubbed close or into exterior wall cavities closest to the point of final connection and coiled into place. Wall or ceiling cavities containing stubbed cables or wiring shall not be covered until inspection of terminal runs has been approved.

- e. METERS: To be made after framing and all wall and ceiling coverings are in place and before final inspection; when all electrical service and control equipment is set, wired, fused, bonded and grounded, required disconnects are connected, all outlet devices and switch controls are connected, lighting fixtures, appliances, and equipment are set or boxed out and ready for safe operation, and the electrical system is ready for connection to public utilities.

The sole purpose of this Meters inspection is to allow the installer to check out all installed electrical systems and equipment for proper and safe operation, per its listing. Public utility connection shall not be made to permit work until this inspection has been approved.

- f. LOW VOLTAGE: To be made with the wall/ceiling cover or rough-in inspection, as applicable to type of construction, where low voltage wiring systems are to be concealed; or with the meters inspection, where low voltage wiring systems are to be surface mounted.

Where concealed, inspection shall include review of distribution wiring/cable types and rating, boxes and connections, wiring protection from physical damage, grounding and bonding, disconnects, control panel cabinets or enclosures, and other system components.

Where surface mounted, inspection shall include review of raceway types and mounting, wire fills to manufacturer's specifications, connection points (must be open to view, except

that plug-in types shall be connected), grounding and bonding, disconnects, outlets and plugs, control panel cabinets or enclosures, and other system components.

- g. **POOL BOND:** To be made when all metallic parts of a pool structure, including the metal reinforcing of the pool shell and decking; forming shells and mounting brackets of no-niche fixtures; metal fittings within or attached to a pool structure; metal parts of pool equipment to include pumps, motors, covers, and other features; cables, raceways, and piping within five feet of the inside edge of the pool or within twelve feet above the pool maximum water level; are connected together with approved pressure connectors into a common bonding grid with a minimum #8 solid copper conductor, bare or insulated, and the system is ready to be concealed. Dependent upon site conditions, this inspection may have to be done in several separate trips to be completed and shall be at the inspector's discretion.
- h. **IRRIGATION:** To be made when all irrigation system wiring and conduit is in place; control panels, transformers, and their enclosures are mounted; junction boxes and splice points are open to view, high voltage power wiring is in place and GFCI protected, and the system is ready for safe operation.

GFCI protection for irrigation system wiring and controls is mandatory and may be provided by direct plug and cord connection from the transformer primary to a GFCI protected wall outlet or hard wired from the primary to a disconnect that is protected by a GFCI breaker located at the electrical panel.

- i. **FINAL:** To be made with the building final inspection, after all public utilities have been connected and all installed electrical systems are in full operation; all equipment, motors, appliances, fixtures, controls, guards, and other related systems have been labeled, tested, and balanced and the completed electrical installation is ready for its intended use.
7. **Plumbing, General.** The Building Official, upon notification from the permittee, shall make the following plumbing systems inspections and such other inspections as necessary and shall either release that portion of the construction by signature at the appropriate section on the permit yard card, or shall notify the permit holder, of any violations which must be corrected in order to comply with this Code, by issuing a Notice of Violation to the permittee.
- a. **SLAB PREP:** To be made after trenches or ditches are excavated and all under slab drainage and water service and distribution piping and sleeves and protectants are installed and under required tests and before any backfill is placed.
 - b. **SEWER TAP:** To be made any time during construction, but before requesting final building inspection. This inspection is an open trench inspection of the exterior sewer piping from the building or structure foundation edge, to and including connection to the public or site sewer. Sewer piping shall be inspected for proper bedding, fall, materials, fittings, cleanout positions, and connection to the public or site sewer.
 - c. **WALL/CEILING COVER (Commercial Only):** To be made with the building wall/ceiling cover inspection and after all drainage, waste, vent, and water service and distribution piping is in place at the area to be inspected and stubouts are installed to the next area to be inspected, all piping and fixture roughs are properly fastened into place and protected from physical damage. All concealed fixture connections shall be made, rated assemblies installed and fire safe, concealed piping insulation installed, rough trim boxes, enclosures, access panels or vaults are secured in place, boots and flashings are installed, required pressure tests are applied, and before any wall or ceiling cover is installed.
 - d. **ROUGH-IN (Residential Only):** To be made with the framing rough-in inspection and after all drainage, waste, vent, and water service and distribution piping is in place and fastened and protected against physical damage. All concealed fixture connections shall be made, concealed piping insulation installed, rough trim boxes, enclosures, access panels/vaults secured in place, boots and flashings installed, required air or water pressure tests are applied and ready for inspection, and before any wall or ceiling cover is installed.

- e. BACK FLOW: To be made prior to or with the final building inspection and shall include inspection of all water and irrigation systems requiring backflow prevention measures.
 - f. FINAL: To be made with the building final inspection, after all public utilities have been connected and all plumbing fixtures are properly set, trapped and connected to the drainage system, properly valved, protected against back siphonage, and connected to the potable water system. All water heating and other plumbing devices and appliances must be connected, valved, vented, pressure protected, secured in place, insulated and sealed, cleaned and tested for proper operation, and the completed plumbing system installation is ready for its intended safe use.
- D. Responsibility for Quality and Design. The completion of inspections by the City and authorization for work continuation shall not transfer responsibility for the quality of the work performed or materials used from the owner, nor imply or transfer acceptance of responsibility for project design or engineering from the professional corporation or individual under whose hand or supervision the plans were prepared.
 - 1. Stop Work Orders: Work which is not authorized by an approved permit, or which is not in conformance to the approved plans for the development activity project, or which is not in compliance with the provisions of this Ordinance or any other adopted code, regulation, or ordinance of the City, shall be subject to immediate stop work order by the Director, Building Official or City Engineer.
- E. Tree Removal Compliance Inspection.
 - 1. Following the issuance of a land disturbance permit for the development activity, the Arborist shall, from time-to-time, inspect the property for the purpose of certifying compliance with the requirements of the permit. In the event of non-compliance, the Arborist shall issue a stop work order. No Certificate of Occupancy shall be issued until actual compliance is obtained.
 - 2. If any required tree removal conditions have not been met within the time specified in the permit and provided the Director has not granted a written extension, the City may use the cash or bond proceeds to insure that these conditions are met.
 - 3. After development activity is concluded, the Arborist shall continue to make random inspections to insure that required trees are maintained. Replacement shall be required or bond/letter of credit posted within thirty (30) days of notice by the Arborist should any of these trees die, be removed, or be destroyed within two (2) years after completion of development.
- F. Floodplain.
 - 1. Properties containing or adjacent to the established Areas of Special Flood Hazard and Areas of Future-conditions Flood Hazard shall provide an elevation certificate or floodproofing certification using the FEMA floodproofing certificate along with the design and operation/maintenance plan to the Building Official after the lowest floor is completed, after placement of the horizontal structural members of the lowest floor upon placement of the lowest floor, or floodproofing by whatever construction means, whichever is applicable in accordance with Article III Section 3.4.5.B
 - 2. Said certification shall be prepared by or under the direct supervision of a licensed land surveyor or professional engineer and certified by same in accordance with Article III Section 3.4.5.B. Any work undertaken prior to submission of the certification shall be at the permit holder's risk. The Director shall review the floor elevation survey data submitted. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to further progressive work being permitted to proceed. Failure to submit the survey or failure to make said corrections required hereby shall be cause to issue a stop-work order for the project.
- G. As-Built Drawings. Upon completion of the development activity as authorized by the land disturbance permit and prior to final inspection of public and private improvements, the owner shall submit to the City Engineer for review and approval a complete set of record drawings showing "as-

built" conditions prepared by land surveyor registered in the State of Georgia. These drawings shall show actual location, true vertical and horizontal alignment, and finished elevations of:

1. Drainage System.
2. Detention Volume Certification.
3. Sanitary Sewer System (approved by Fulton County if served by Fulton County).
4. Public Water System (approved by Fulton County if served by Fulton County).

H. Final Subdivision Plat.

1. Process for Approval—Prior to the application for final subdivision plat approval; all storm water drainage and detention facilities, water and sewer utilities, street base, sidewalks, and curbing construction required for approval of the Final Subdivision Plat shall have been properly installed and completed in accordance with this Ordinance.

The Community Development Department shall be responsible for the coordination and approval of all final subdivision plats.

- a. Application for a final subdivision plat approval shall be made to the Community Development Department. The application shall include:
 - (1) Application in the form furnished by the Community Development Department requesting final subdivision plat review.
 - (2) ~~Ten (10)~~ Two (2) copies of final subdivision plat prepared in conformance with the specifications in this Ordinance.
 - (3) One copy of as-built drawings pursuant to the requirements of this Ordinance, sealed by a land surveyor registered in the State of Georgia, for projects served by City water supply.
 - (4) Payment of all final subdivision plat application and review fees.
- b. Ten (10) days following the application deadline, the Community Development Department shall indicate in a written memorandum all comments related to compliance with this Ordinance and conditions of zoning approval.
- c. The owner shall be responsible for all of the plan review comments prior to the resubmission of the revised final subdivision plat. All revisions to previous submittals shall be noted in the revision block and dated.
- d. Proof of payment for streetlights shall be provided to the City Engineer, prior to his approval of the final subdivision plat. At a minimum, this proof shall be in the form of a letter from the approved utility provider.
- e. Payment for materials and installation of traffic control devices shall be made to the City Engineer in accordance with the traffic engineering requirements in this Ordinance. Payment of the cost of street striping or required signalization, if required and not completed by the owner, shall also be received by the City Engineer prior to approval of the final subdivision plat.
- f. Provide one set water and sewer as-built with proof of approval by Fulton County Development Services Department, prior to approval by the Public Works Department.
- g. The Community Development Department shall not sign the final subdivision plat until all requirements of this Ordinance and other applicable regulations have been met. The final subdivision plat shall be accompanied by a bond, letter of credit, or other acceptable surety providing for the maintenance of all installations and improvement required by this Ordinance in the subdivision for a period of twelve (12) months following the date of final approval of the public improvements. The maintenance period may be extended by the Director at the request of the owner, provided it is in the best interest of the City.

- h. Once the Director has approved the final subdivision plat and all other affected departments and agencies of government as required have certified compliance, the Community Development Department shall certify by signature on the original of the final subdivision plat that all of the requirements of this Ordinance, and the conditions of zoning approval have been met, and that all other affected departments have approved the plat. The final subdivision plat shall not be deemed approved until the CERTIFICATE OF FINAL PLAT APPROVAL has been signed by the Community Development Department, City Engineer and the Fulton County Health Department.
 - i. The owner shall be responsible for recording the approved final plat at Fulton County; and shall provide to the Community Development Department a reproducible Mylar copy showing the stamp of the Fulton County Court Clerk, and ~~twenty (20)~~ two (2) full size copies.
- (1) Standards for Approval—The Final Subdivision Plat shall be clear and legible at a minimum scale of 100 feet to the inch. The Director may approve other scales as appropriate. The maximum sheet size shall not exceed 42" × 30". The maximum size acceptable for recording is 17" × 22", or as required by the Fulton County Superior Court Clerk. If the complete plat cannot be shown on one sheet, then said final subdivision plat shall be shown on several sheets with an index map indicated on each sheet. The minimum sheet size shall not be less than 17" × 22". All letters, numbers and other information shall be legible on the recorded copy. There shall be sufficient space available for the certificates as required. Graphic standards shall comply with the Georgia Plat Act.

The final subdivision plat shall conform substantially to the preliminary subdivision plat and it shall constitute only that portion of the approved preliminary subdivision plat which the owner proposes to record and develop at any one time, provided that such portion conforms to the requirements of this Ordinance. Any substantial deviation from the Preliminary Plat shall require revision and approval of the Preliminary Plat.

The final subdivision plat shall contain the following information:

- (a) Name of the subdivision, unit number and street names.
- (b) Name, address, and phone number of owner of record.
- (c) Name, address and phone number of each professional firm associated with a portion of the final plat (engineers, surveyors, etc.).
- (d) Site acreage.
- (e) Site zoning, case numbers, zoning conditions and date of approval for any applicable rezoning, master plan, variance, or special use permit affecting this site.
- (f) Date the final subdivision plat drawing, graphic scale, north point, notation as to the reference or bearings to magnetic, true north, or grid north, and indication whether bearings shown are calculated from angles turned.
- (g) Land District, Land Section, and Land Lot.
- (h) Name of the former subdivision, if any, or all the entire final subdivision plat if it has been previously subdivided.
- (i) Location map.
- (j) Courses and distances to the nearest Fulton County GIS monument.
- (k) Boundary lines of the property, to be indicated by a heavy line, giving distances to the nearest one hundredth (1/100) foot and bearing to the nearest second,

which shall be balanced and closed with an error of closure not to exceed one (1) to ten thousand (10,000). The error of closure shall be stated.

- (l) City and Fulton County political boundary lines accurately tied to the lines of the property by distance and angles when such lines traverse the subdivision.
 - (m) Locations, widths, and names of all streets and alleys within and immediately adjoining the final subdivision plat, address numbers, the location and widths of all public crosswalks, sidewalks, greenway trails and other public rights of way.
 - (n) Street centerlines showing angles of deflection and standard curve data, radii, length of tangents and arcs, and degree of curvature with basis of curve data.
 - (o) Lot lines with dimensions to the nearest one-tenth (1/10) foot, and bearing to the nearest second radii of rounded corners, as necessary to describe each lot.
 - (p) Front, side, and rear setback lines with dimensions.
 - (q) Location of all buffers, landscape strips, greenway easements, and no access easements, etc., are required by this Ordinance.
 - (r) When lots are located on a curve or when side lot lines are at angles other than ninety (90) degrees, the lot width at the building line shall be shown.
 - (s) Lots or sites numbered in numerical order and blocks lettered alphabetically.
 - (t) Location and size of all drainage structures, location, dimension and purpose of any easements, including slope easements, if required, public and private service utility right-of-way lines, fire hydrants and water mains.
 - (u) Any areas to be reserved, donated, or dedicated to public use or sites for other than residential use with notes stating their purpose and limitations; and of any lands to be reserved by deed covenant for common uses of all property owners. Include statement that all common areas are to be maintained by the homeowners.
 - (v) Statement "The City of Alpharetta does not enforce restrictive covenants."
 - (w) Certificates and statements are shown below, as follows.
 - (x) A statement that the private covenants are to be recorded separately and the following statement provided: "This final subdivision plat is subject to the covenants set forth in the separate document(s) attached hereto, dated _____, which hereby becomes a part of this final subdivision plat," recorded and signed by the owner.
 - (y) Accurate location, material, and description of monuments and markers. Monuments to be placed prior to approval of the Final Plat.
 - (z) Extent of the Areas of Special Flood Hazard and Areas of Future-conditions Flood Hazard and a flood plain chart showing the area within and outside the floodplain and a minimum allowable lowest finished floor elevation for a/each lot containing or adjacent to any portion of the Area of Special Flood Hazard and Area of Future-conditions Flood Hazard.
 - (aa) The information required by the current Georgia Recording of Maps, Plats, etc., by Clerks of Superior Court Act must be shown.
 - (bb) All other applicable notes and notations as may be required by the Director.
- (2) Certificate of Final Subdivision Plat Approval—Each final subdivision plat shall carry the following certificates printed or stamped on the plat.
- (a) Approval from the Fulton County Health Department.

(b) Surveyor's Certificate.

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown thereon actually exist or are marked as "future" and will be placed during construction of the improvements shown on this plat; and their location, size, type, and material are correctly shown.

By: _____

Registered Georgia Land Surveyor Survey No. _____

Date: _____

(c) Owner's Certificate of Dedication and Acknowledgement:

(STATE OF GEORGIA)

(COUNTY OF FULTON)

The owner of record of the land shown on this plat and whose name is subscribed thereto, in person, or through a duly authorized agent, hereby acknowledges that this final subdivision plat was made from an actual survey, dedicates to the City of Alpharetta the complete ownership, and use of all streets (_____ acres), public water facilities, storm drains, easements (_____ acres), greenway easements (_____ acres), and other public facilities and appurtenances thereon shown (_____ acres).

Subdivider: _____

Date: _____

Owner: _____

Date: _____

(d) Certificate of Final Subdivision Plat Approval.

The Community Development Department of the City of Alpharetta, Georgia, certifies that this plat complies with all requirements of the Alpharetta Unified Development Regulations including the City of Alpharetta Zoning requirements.

Community Development Department

Engineering Department

I. Final Development Activity Inspection and Approval.

1. Final Inspection by the City Engineer.

- a. A final development inspection may be requested when all site work and/or public improvements have been accomplished according to the terms of the approved site construction drawings and with this Ordinance, codes, and regulations.
- b. As-built drawings shall be approved, in accordance with the requirements of this Ordinance, prior to the performance of a final development inspection.

- c. The owner shall be responsible for correcting any deficiencies identified in the final development inspection prior to issuance of a letter of Final Development Inspection Approval.
- 2. Maintenance Bond and Landscape Maintenance Bond.
 - a. Following issuance of Final Development Inspection Approval and prior to approval of the final subdivision plat or issuance of a certificate of occupancy, a maintenance bond and a landscape maintenance bond in a form acceptable to the Director is required. For the Maintenance Bond, the owner shall be responsible for maintenance/public improvements for one (1) year from the date of Final Development Inspection Approval, or longer if requested by the City Engineer. A performance bond may be required if deemed necessary by the City Engineer. For the Landscape Maintenance Bond, the owner shall be responsible for maintenance for eighteen (18) months from the date of Final Development Inspection Approval.
 - (1) The value of the Maintenance Bond shall be determined by the Director based on the dollar value of the improvements and the requirements of the City.
 - (2) The value of the Landscape Maintenance Bond shall be calculated by the property owner and shall be sufficient for the costs of labor, materials and maintenance for all landscaping improvements as set forth in the improvement plans.
- 3. Acceptance of Public Improvements.
 - a. Prior to expiration of the maintenance bond, a final inspection of the public improvements shall be conducted by the City Engineer.
 - b. The owner shall correct all defects or deficiencies in materials or workmanship.
 - c. The maintenance bond shall not be released until the City Engineer is satisfied that all public improvements are in conformance with the specifications of this Ordinance.
 - d. The City shall not accept the public improvements into perpetual maintenance until such time as said improvements are certified by the City Engineer as being in conformance with the specifications of this Ordinance.
- J. Certificate of Occupancy. It shall be unlawful to use or occupy or permit the use or occupancy of any building or premises, or both, or parts thereof hereafter created, erected, changed, converted, or wholly or partly altered or enlarged in its use or structure until a Certificate of Occupancy shall have been issued therefor by the Director, stating that the proposed use of the building or land conforms to the requirements of this Ordinance and other codes and ordinances adopted by the City.
- K. A temporary Certificate of Occupancy may be issued for a period not to exceed six months during alterations or partial occupancy of a building or structure pending its completion, provided that such temporary certificate may include such conditions and safeguards as will protect the safety of the occupants and the public.
- L. A Certificate of Occupancy shall be required for any of the following:
 - 1. Occupancy and use of building or structure constructed or enlarged.
 - 2. Change in use of existing buildings to uses of a different classification.

([Ord. No. 681, § 1, 10-7-2013](#); [Ord. No. 693, 9-2-2014](#))

4.4.8 Surveying and mapping.

- A. This section sets forth requirements for the City of Alpharetta mapping and surveying monuments as described:

1. The City of Alpharetta Mapping and Surveying Monuments System will coexist with the Official System of Mapping and Surveying Landmark Monuments of Fulton County and be an expansion thereof.
2. The term "monument" shall consist of one azimuth monument and one monument with established northing, easting and elevation based on The North American Datum of 1983 (NAD 83), strategically placed, being composed of concrete with a brass cap stamped with an identifying number furnished or approved by the City Engineer.
3. The City Engineer shall keep a current copy of the reference maps and tables. Such information shall be made available for purchase by the public.
4. All maps or construction plans must include coordinate references to the City of Alpharetta Surveying Monuments, prior to issuance of the Land Disturbance Permit.
5. If, in the opinion of the City Engineer, a monument which is part of the Official City of Alpharetta Surveying Monuments is endangered by the proposed land disturbance, the applicant/owner shall be notified and disturbance shall not be permitted until: The applicant/owner shall pay to the City a fee to replace said monument. This fee shall be based upon 105% of the monument replacement cost; to be negotiated by the City with a Registered Land Surveyor, qualified to set the monument to the City of Alpharetta Standards.
6. For any proposed development, the developer will set one new monument, two monuments for twenty acres and at least one additional monument for each additional ten acres or major fraction thereof. All control monuments shall be located and tied together by traverse, with a positional tolerance that meets the standards of Second Order, Class Two surveys.

The City Engineer shall have the authority to stop all land disturbance activity, until such time as proper fees have been paid to replace the damaged or disturbed monument.

- B. All plats shall conform to the Georgia Code Section 15-6-67 and Chapter 180-7 of the rules of State Board of Registration for Professional Engineers and Land Surveyors.
- C. Construction plans and as-built drawings shall be furnished as a digital file, as requested by City personnel.

1. Minor Subdivision Plat. (Replaces exemption plat)
 - a. The Community Development Department shall be responsible for the coordination and approval of all minor subdivision plats.
 - (1) Application for a minor subdivision plat approval shall be made to the Community Development Department. The application shall include:
 - (a) Application in the form furnished by the Community Development Department requesting minor subdivision plat review.
 - (b) ~~Ten (10)~~ Two (2) copies of minor subdivision plat prepared in conformance with the specifications in this Ordinance.
 - (c) Payment of minor subdivision plat review fees.
 - (2) Ten (10) days following the application deadline, the Director shall indicate in a written memorandum all comments related to compliance with this Ordinance and conditions of zoning approval. Subject to any action of the City Council, the Director shall have sole authority to determine the applicability of any provisions of this Ordinance.
 - (3) The owner shall be responsible for all of the plan review comments prior to the resubmission of the revised minor subdivision plat. All revisions to previous submittals shall be noted in the revision block and dated.

- (4) The Community Development Department shall not sign the minor subdivision plat until all requirements of this Ordinance and other applicable regulations have been met.
- (5) Once the Director has approved the minor subdivision plat and all other affected departments and agencies of government as required have certified compliance, the Community Development Department shall certify by signature on the original of the minor subdivision plat that all of the requirements of this Ordinance, and the conditions of zoning approval have been met, and that all other affected departments have approved the plat. The final subdivision plat shall not be deemed approved until the CERTIFICATE OF MINOR PLAT APPROVAL has been signed by the Community Development Department.
- (6) The owner shall be responsible for recording the approved plat at Fulton County; and shall provide ~~twenty (20)~~ two (2) full size copies showing the stamp of the Fulton County Court Clerk.
- (7) Standards for Approval—The Minor Subdivision Plat shall be clear and legible at a recommended scale of 100 feet to the inch. The Director may approve other scales as appropriate. The maximum sheet size shall not exceed 42" x 30". The maximum size acceptable for recording is 17" x 22", or as required by Fulton County. If the complete plat cannot be shown on one sheet, then said plat shall be shown on several sheets with an index map indicated on each sheet. The minimum sheet size shall not be less than 17" x 22". All letters, numbers and other information shall be legible on the recorded copy. There shall be sufficient space available for the certificates as required.

The minor subdivision plat shall contain the following information:

- (a) Name of the subdivision, unit number and street names.
- (b) Name and address and phone number of owner of record.
- (c) Name, address, and phone number of each professional firm associated with the portion of the final plat (engineers, surveyors, etc.).
- (d) Site acreage.
- (e) Zoning, case numbers with conditions, and date of approval for any applicable rezoning, master plan, variance, or special use permit affecting the site.
- (f) Date of drawing, graphic scale, north point, notation as to the reference or bearings to magnetic, true north, or grid north, and indication whether bearings shown are calculated from angles turned.
- (g) Land District, Land Section, and Land Lot.
- (h) Name of the former subdivision, if any, or of the entire plat if it has been previously subdivision.
- (i) Location map.
- (j) Courses and distances to the nearest Fulton County GIS monument.
- (k) Boundary lines of the property, to be indicated by a heavy line, giving distances to the nearest one hundredth (1/100) foot and bearing to the nearest second, which shall be balanced and closed with an error of closure not to exceed one (1) to ten thousand (10,000). The error of closure shall be stated.
- (l) City and Fulton County political boundary lines accurately tied to the lines of the property by distance and angles when such lines traverse the subdivision.

- (m) Locations, widths, and names of all streets and alleys within and immediately adjoining the final subdivision plat, address numbers, the location and widths of all public crosswalks, sidewalks, greenway trails and other public rights-of-way.
 - (n) Lot lines with dimensions to the nearest one-tenth (1/10) foot, and bearing to the nearest second radii of rounded corners, as necessary to describe each lot.
 - (o) Front and rear setback lines with dimensions.
 - (p) Location of any buffer, landscape strip and greenway easements, no access easement, etc., are required by this Ordinance or the Zoning Regulations.
 - (q) Lots or sites numbered in numerical order and blocks lettered alphabetically.
 - (r) Location and size of all drainage structures, location, dimension and purpose of any easements, including slope easements, if required, public and private service utility right-of-way lines, fire hydrants and water mains.
 - (s) Accurate location, material, and description of monuments and markers. Monuments to be placed prior to approval of the Plat.
 - (t) Extent of the Areas of Special Flood Hazard and Areas of Future-conditions Flood Hazard and a floodplain chart showing the area within and outside the floodplain and a minimum allowable lowest finished floor elevation for each lot containing or adjacent to any portion of the Area of Special Flood Hazard and Area of Future-conditions Flood Hazard.
 - (u) The information required by the current Georgia Recording of Maps, Plats, etc., by Clerks of Superior Court.
 - (v) All other applicable notes and notations as may be required by the Director.
- (8) Certificate of Minor Subdivision Plat Approval—Each minor subdivision plat shall carry the following certificates printed or stamped on the plat.
- a. Surveyor's Certificate. It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown thereon actually exist or are marked as "future" and will be placed during construction of the improvements shown on this plat; and their location, size, type and material are correctly shown.

By: _____

Registered Georgia Land Surveyor Survey No. _____

Date: _____

- b. Owner's Certificate of Dedication and Acknowledgement:

(STATE OF GEORGIA)

(COUNTY OF FULTON)

The owner of record of the land shown on this plat and whose name is subscribed thereto, in person, or through a duly authorized agent, hereby acknowledges that this subdivision plat was made from an actual survey, and that there are no public dedications on this property.

Subdivider:

Date:

Owner:

Date:

- c. Certificate of Minor Subdivision Plat Approval. The Community Development Department of the City of Alpharetta, Georgia, certifies that this plat complies with all requirements of the Alpharetta Unified Development Code including Zoning Requirements.

[\(Ord. No. 693, 9-2-2014\)](#)

4.4.9 Maintenance and performance securities.

- A. Maintenance Securities. A maintenance bond, letter of credit, cash bond, or other equivalent form of security as approved by the City, shall be posted with the City by all developers where street or other improvements are made and offered to the City for acceptance and maintenance. The amount of this security will be calculated by the Community Development Department and shall be provided before the final plat can be recorded. Any bond, except cash bond, letter of credit or other equivalent form of approved security shall be on forms supplied or approved by the City and shall not be terminated or otherwise allowed to expire without at least thirty (30) days prior written notice to that effect to both the City and the subdivider or person. Separate bonds are required for each subdivision unit, phase or like entity. The developer shall maintain all improvements in the subdivision, to be dedicated to the City, for a minimum of one (1) year from the date of final plat recording. No dedication of improvements shall be accepted by the City until the expiration of one (1) year from such date and inspection from the public, action may be taken by the City Council by majority of those voting approving, approving with changes, or rejecting the proposal, or the City Council may table the proposal for consideration at its next regular meeting, or the City Council may refer the matter back to the Planning Commission for further consideration.
- B. Referral to Planning Commission for Further Consideration. The Director shall conduct such further studies as appropriate and shall present any proposed text amendment to the Planning Commission that has been heard by the City Council and referred back to it for further consideration. Public notice of the Planning Commission and City Council's hearing shall be given in the same manner as prescribed herein, and the Planning Commission shall conduct its public hearing and take action as described above.

AN ORDINANCE TO AMEND ARTICLES I, II AND IV OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ALPHARETTA, GEORGIA; TO MODIFY, DELETE AND/OR ADD CERTAIN DEFINED TERMS; TO MODIFY, DELETE AND/OR ADD CERTAIN PERMITTED AND/OR CONDITIONAL USES WITHIN THE CUP, O-I, C-1, C-2, PSC, AND L-I ZONING DISTRICTS; TO MODIFY TABLE 2.1 OF THE UDC REGARDING DISTRICT REGULATIONS; TO MODIFY TABLE 2.2 OF THE UDC TO INCORPORATE AMENDMENTS TO PERMITTED USES AND CONDITIONAL USES WITHIN CERTAIN DISTRICTS; TO MODIFY SECTION 2.5 OF THE UDC REGARDING REQUIRED PARKING AND ADDING PROVISIONS REQUIRING BICYCLE AND ELECTRIC VEHICLE PARKING SPACES; TO MODIFY PROVISIONS REGARDING PROCEDURES AND REQUIREMENTS FOR BUILDING AND LAND DEVELOPMENT PERMITS; 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 Articles I, II and IV of the Unified Development Code for the foregoing purposes; and

WHEREAS, the City Council finds that the following omnibus 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, Section 1.4.2, “Defined Terms,” of the Unified Development Code is hereby amended by striking the terms and definitions for “Extended Stay Hotel (or motel)”, “Hotel”, “Motel”, and “Spa Services” and adding the following terms and definitions in their appropriate alphabetical order:

“Collection Box. A container, trailer, vehicle or other structure, used for the purpose of acquiring donated goods, by a for-profit or not-for-profit entity.”

“Extended Stay Hotel. A building which is designed or utilized for weekly or monthly occupancy, at least 30% of all guest rooms have provisions for food storage and preparation such as a cook top and refrigerator, and a guest laundry facility is available in the building.”

“Hotel (or Motel). A building in which lodging along with customary lodging services such as meeting rooms, restaurant, maid service and fitness center is offered for compensation for an average stay of 7 days or less. Guest rooms within the hotel building have no provisions for cooking or self-serve laundry and access to each guest room is through an inside lobby which is supervised at all hours.”

“Motel. See “Hotel”.”

“Park Space. A public- or privately-owned area, which is set aside for the enjoyment for occupants or visitors to the property, and which may include both outdoor and indoor areas developed for active and/or passive recreation.”

“Plat, Minor. A division of a tract or parcel of land into not more than four (4) lots and does not dedicate or offer for dedication any new street or require construction of any private road for access to any lots and does not require extension of sanitary sewer, stormwater, or water mains to service lots.”

“Public Space. A public- or privately-owned area, which is set aside for the enjoyment for occupants or visitors to the property, and which is developed for recreation, entertainment, and/or civic purposes and may include plazas, outdoor theaters, sculpture gardens, parks, playgrounds, community gardens, or other areas where people can gather. Areas that are restricted to the general public, like residential amenities, may not be included within the public space requirement.

“Smoke Shop and Tobacco Store. Any premises dedicated to the display, sale, distribution, delivery, offering, furnishing, or marketing of tobacco, tobacco products, or tobacco instruments; provided, however, that any grocery store, supermarket, convenience store or similar retail use that only sells conventional cigars, cigarettes or tobacco as an ancillary sale shall not be defined as a “smoke shop and tobacco store”.”

“Spa Services. A business that provides services, which may include non-medical massage, other personal services such as skin, nail, hair treatments, and hair removal/waxing, and may have the sale of associated retail products. Such business shall be located within a retail center, shall not occupy more than 4,000 sq. ft. and shall not be closer than 2,000 ft. to a comparable business.

Section 2: **Subsection 2.2.11(C)(1)** [*CUP: Conditional Uses/Agricultural and Residential Uses*] of Article II of the Unified Development Code is hereby amended by deleting the use “Hotel or Motel” therefrom.

Section 3: **Subsections 2.2.13(C)(1)** [*O-I: Conditional Subordinate Uses/Residential Uses*] and **2.2.16(C)(1)** [*PSC: Conditional Subordinate Uses/Residential Uses*] of Article II of the Unified Development Code are hereby amended by deleting same in their entirety, leaving said subsections labeled as “[Reserved]”.

Section 4: **Subsections 2.2.11(C)(2)** [*CUP: Conditional Uses/Business Uses*] and **2.2.16(C)(2)** [*PSC: Conditional Subordinate Uses/Business Uses*] of Article II of the Unified Development Code are hereby amended by adding the following uses in their appropriate alphabetical order as new subparagraphs of said subsections and thereafter re-alphabetizing the subparagraphs of said subsections:

“Extended Stay Hotel (see Section 2.7).”

“Hotel or Motel.”

Section 5: Subsection 2.2.15(C)(2) [C-2: Conditional Uses/Business Uses] of Article II of the Unified Development Code is hereby amended by deleting the language “Hotel and Motel” therefrom and inserting in lieu thereof “Hotel or Motel.”

Section 6: Subsections 2.2.13(C)(2) [O-I: Conditional Subordinate Uses/Business Uses], 2.2.14(C)(2) [C-1: Conditional Uses/Business Uses], and 2.2.15(C)(2) [C-2: Conditional Uses/Business Uses] of Article II of the Unified Development Code are hereby amended by adding the use “Extended Stay Hotel (see Sec. 2.7)” in its appropriate alphabetical order as a new subparagraph of said subsections and thereafter re-alphabetizing the subparagraphs of said subsections.

Section 7: Subsections 2.2.14(C)(2) [C-1: Conditional Uses/Business Uses], 2.2.15(C)(2) [C-2: Conditional Uses/Business Uses], and 2.2.17(A)(2) [L-I: Permitted Principal Uses/Business Uses] of Article II of the Unified Development Code are hereby amended by adding the use “Smoke Shop and Tobacco Store” in its appropriate alphabetical order as a new subparagraph of said subsections and thereafter re-alphabetizing the subparagraphs of said subsections.

Section 8: Subsection 2.2.14(A)(2) [C-1: Permitted Principal Uses/Business Uses] of Article II of the Unified Development Code is hereby amended by deleting the use “Recreation Facilities” therefrom.

Section 9: Subsection 2.2.15(C)(2) [C-2: Conditional Uses/Business Uses] of Article II of the Unified Development Code is hereby amended by adding the use “Recreation Facilities (Outdoor)” in its appropriate alphabetical order as a new subparagraph of said subsection and thereafter re-alphabetizing the subparagraphs of said subsection.

Section 10: Subparagraph (a) of Subsection 2.2.17(A)(2) [L-I: Permitted Principal Uses/Business Uses] of Article II of the Unified Development Code is hereby amended by deleting same and inserting in lieu thereof a new Subparagraph (a) to read as follows:

“a. Animal Hospital, small and large animals.”

Section 11: Subsection 2.2.17(A)(2) [L-I: Permitted Principal Uses/Business Uses] of Article II of the Unified Development Code is hereby amended by adding the use “Spa Services” in its appropriate alphabetical order as a new subparagraph of said subsection and thereafter re-alphabetizing the subparagraphs of said subsection.

Section 12: **Subsection 2.2.17(C)(1.0)** [*L-I: Conditional Uses/Business Uses*] of Article II of the Unified Development is hereby amended by deleting the uses “Animal Hospital, (small) Veterinarian” and “Spa Services” therefrom and thereafter re-alphabetizing the subparagraphs of said subsection.

Section 13: **Table 2.1** of Article II of the Unified Development Code, titled “District Regulations,” is hereby amended by deleting same in its entirety and inserting in lieu thereof a new Table 2.1 to read as set forth in Exhibit “A” attached hereto as if fully set forth herein.

Section 14: **Table 2.2** of Article II of the Unified Development Code, titled “List of Permissible and Conditional Uses,” is hereby amended by deleting same in its entirety and inserting in lieu thereof a new Table 2.2 to read as set forth in Exhibit “B” attached hereto as if fully set forth herein.

Section 15: **Paragraph C** of **Subsection 2.3.2** of Article II of the Unified Development Code is hereby amended by deleting same and inserting in lieu thereof a new Paragraph C to be labeled as “[Reserved]”.

Section 16: **Paragraph 4** of **Subsection 2.3.5(C)** of Article II of the Unified Development Code is hereby amended by deleting same and inserting in lieu thereof a new Paragraph 4 to read as follows:

- “4. A minimum five-foot (5’) wide landscape strip shall be provided along all property lines which do not adjoin a public right-of-way. One (1) shade tree with a minimum four inch (4”) caliper shall be provided for every fifty (50) linear feet of landscape strip.”

Section 17: **Section 2.5** of Article II of the Unified Development Code is hereby amended by deleting same in its entirety and inserting in lieu thereof a new Section 2.5 to read as set forth in Exhibit “C” attached hereto as if fully set forth herein.

Section 18: **Paragraph 2** of **Subsection 4.1.4(B)** and **Paragraph 2** of **Subsection 4.2.4(B)** of Article IV of the Unified Development Code are hereby amended by deleting same and inserting in lieu thereof a new Paragraph 2 in each said subsection, to read as follows:

- “2. Each written request for deferral shall be accompanied by a \$100.00 re-advertising fee established by the Director.”

Section 19: **Subsections 4.3.1(A)** and **4.3.1(B)** of Article IV of the Unified Development Code are hereby amended by adding a new Paragraph in each said subsection, with its appropriate number, to read as follows:

- “Tree Survey and Tree Assessment, as directed by the City Arborist.”

Section 20: Subparagraph (2) of Subsection 4.4.2(B)(1)(a), Subparagraph (2) of Subsection 4.4.6(H)(1)(a), and Subparagraph (b) of Subsection 4.4.8(C)(1)(a)(1) of Article IV of the Unified Development Code are hereby amended by deleting the term “Ten (10)” therefrom and inserting in lieu thereof the term “Two (2)”.

Section 21: Paragraph 2 of Subsection 4.4.2(B) of Article IV of the Unified Development Code is hereby amended by deleting the number “48” therefrom and inserting in lieu thereof the number “24”.

Section 22: Paragraph 1 of Subsection 4.4.3(B) of Article IV of the Unified Development Code is hereby amended by deleting same in its entirety and inserting in lieu thereof a new Paragraph 1 to read as follows:

- “1. Application for a land disturbance permit shall be made to the Community Development Department. The application shall include:
 - a. Application in the form furnished by the Community Development Department, requesting review for issuance of a land disturbance permit.
 - b. City checklists with sheet number and/or note number annotated next to each checklist item.
 - c. Five (5) copies of the civil design and construction drawings prepared in conformance with the specifications in this Ordinance.
 - d. Payment of permit application and review fee.”

Section 23: Subparagraph (i) of Subsection 4.4.6(H)(1) and Subparagraph (6) of Subsection 4.4.8(C)(1)(a) of Article IV of the Unified Development Code is hereby amended by deleting the term “twenty (20)” therefrom and inserting in lieu thereof the term “two (2)”.

Section 24: 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 25: 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 _____, 2015.

Approved:

David Belle Isle, Mayor

Attest:

COUNCILMEMBERS

Coty Thigpen, City Clerk
(Seal)

Approved as to Form:

C. Sam Thomas, City Attorney

EXHIBIT "A"

TABLE 2.1 DISTRICT REGULATIONS

District	Lot Area	Lot ^B Width	Front Yd. Set Back (ft.)	Side Yards (ft.)	Corner Side Yards (ft.)	Rear Yards (ft.)	Total Bldg. Coverage	Max. Ht. In (ft.)	Min. Flr. Area in Sq. Ft.	Max. Impervious Area ^A
AG	5 acres	200	50' local street 65' all other streets	25	35	50	25%	35	1,800	40%
RE	3 acres	100	50'/65'	25	35	50	25%	35	1,800	40%
R ^E	One acre	100	50'/65'	25	35	50	25%	35	1,800	50%
R-22 ^E	22,000 sq. ft.	100	35' local street 65' all other streets	25	35	30	25%	35	1,500	50%
R-15 ^E	15,000 sq. ft.	100	35' local street 65' all other streets	10	20	25	25%	35	1,500	50%
R-12 ^E	12,000 sq. ft.	80	30' local street 65' all other streets	10	20	30	25%	35	1,500	50%
R-10 ^E	10,000 sq. ft.	75	30' local street 65' all other	10	20	25	25%	35	1,500	50%

			streets							
R-4A ^E	One acre	30	35' local street 65' all other streets	20 ^C	20	30	40%	35	1,200	60%
R-4D	5,000 sq. ft.	50	35'/65'	5	10	w/alley 0' no alley 20'	40%	35	1,500	60%
R-8A/D ^E	One acre (At-tached) 4,500 sq. ft. (De-tached)	50	35' local street 65' all other streets	5 adjacent property 10 between buildings	10	w/alley 0' no alley 20'	40%	35	1,200	60%
R-10M ^E	One acre	75	35' local street 65' all other streets	25 adjacent property 20 between buildings	35	50	None	35	None	60%
CUP ^D	100 acres	Cond.	Cond.	Cond.	Cond.	Cond.	Cond.	Cond.		70%
O-P	30,000 sq. ft.	NONE	50' local street 65' all other streets	15	50' local street 65' all other streets	15	40%	40		70%
O-I ^D	25 acres	NONE	50/65	15	50/65	15	40%	40		70%

C-1	30,000 sq. ft.	NONE	50' local street 65' all other streets	15	50' local street 65' all other streets	15	45%	35		80%
C-2	NONE	NONE	Cond.	Cond.	Cond.	10	70% 90% CBD	40		90% (95% CBD)
PSC ^D	10 acres	NONE	50/65	15	50/65	15	40	40		80%
L-I	One acre	NONE	50' local street 65' all other streets	15	50' local street 65' all other streets	15	35%	35		80%
OS & R	NONE	NONE	50/60	15	50/65	30	20	75	NONE	NONE
SU	NONE	NONE	50/65	10	50/65	10	70%	40		80%
MU	25 acres	Cond.	Cond.	Cond.	Cond.	Cond.	Cond.	Cond.		80%

A - Includes surface or deck parking.

B - Minimum lot width at setback line per unit.

C - Side yard setback from project boundaries and building groupings.

D - Area regulations conditional and are subject to a master plan.

E - All minimum lot sizes as noted are allowable if served by sanitary sewer. If sanitary sewer is not available to the property, then Fulton County Health Department (lot size) regulation shall apply for septic tank approval.

EXHIBIT “B”

TABLE 2.2 LIST OF PERMISSIBLE AND CONDITIONAL USES																					
On the following table, an open circle "O" means that the use will be permitted in that district only if a Conditional Use Permit is granted by the City Council. An "X" means that the use is permitted in the zone district subject to the general provisions of the Unified Development Code. For uses not included in this list or when the Director of Community Development is unable to determine placement, application shall be made to the Board of Appeals for interpretation.																					
USES	AG	RE	R	R-	R-	R-	R-	R-	R-	R-8A/	R-10	CUP	OI	OP	C-	C-	PS	LI	OS	SU	M

			22	15	12	10	4A	4D	D	M	*	*		1	2	C		-R		U
Adult Entertainment Establishment																	O			
Airport, Public/Private	O										O						O		X	
Amphitheater											O	O					X	O	X	
Animal Hospital, Small Animal (Veterinarian)	O										O			O	O	O	X			
Animal Hospital, Large Animal	O																X			
Art Galleries											O	O	O	X	X	O	X			O
Asphalt Plant																	O			
Associations, (Clubs and Lodges)	O			O	O	O	O	O	O	O	O	O	O	X	X	O			X	
Athletic Facilities/Fitness Studio	O										O	O	O	X	X	O	X			O
Auditorium	O										O	O	O	O	O	O	X			
Auto Sales and Leasing (Trucks, Vans, Cars and Accessories)											O				O		X			
Automotive Parts											O			O	X	O	X			
Automotive Service											O				X	O	X			

Check Cashing																O	O		X			
Church, Synagogue	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	X		O	O
Clinic, Public/Private												O	O	X	X	X	O				O	
Concrete Plant																		O				
Congregate Housing, Assisted Living Facility											O	O	O		X	X		X			O	
Contractor's Office without outside storage												O	O	X	X	X		X			O	
Contractor's Office with outside storage												O			O	X		X				
Convenience Center w/Gas Pumps												O	O			X	O	X				
Country Club	O	O	O	O	O	O	O	O	O	O	O	O										
Dance Studio												O	O		X	X	O	X			O	
Day Care Center												O	O	X	X	X	O	X			O	
Drug Store (Pharmacy)												O	O		X	X		X			O	
Dry Cleaning, Pick-Up Station												O	O	O	X	X	O	X			O	
Dry Cleaning, Plant																	O	O				

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

Golf, Miniature														O	O		O	O	O				
Greenhouse, Nursery	O																O			X			
Grocery Store														O			O	X	O	X			
Group Home, Special Care Home (accessory use)	X	X	X	X	X	X	X																
Hardware and Garden Supply Store														O			X	X	O	X			
Heliport, Public/Private	O													O	O				O	X		X	O
Home Improvement Store																	X	O	X				
Home-Elderly, Children, Nursing													O	O	O		X	X		X			
Hospital														O	O		O	X		X		X	
Hotel or Motel														O	O		O	O	O				O
Indoor Shooting Range																				O			
Junk Yard																				O			
Kennel	O																			X			
Laboratory, Research Commercial														O	O					X			

Laundry, Industrial													O						O			
Laundry, Self-Serve, Pick-Up													O			X	X	O	X			
Limousine Service and Taxi (with or without outside vehicle storage)																	O		X			
Liquor Store													O	O		O	X	O	X			O
Locker, Frozen Food or Cold Storage													O						X			
Machine Shop																			X			
Manufacturing, Heavy, General																			O			
Manufacturing, Light, Limited													O	O					X			
Massage Therapy																O			X			
Mini-warehouse Storage, Conditioned or Unconditioned space																			X			
Museum and Libraries													O	O		X	X	O	X		X	O
Nail Salon													O	O		X	X	O	X			O
Office													O	O	X	X	X	O	X			O

Outdoor Recreational Facilities (Commercial) (Playfields, etc.)													O	O		O	O	O	X		X	O
Park and Playground	X	X	X	X	X	X	X	X	X	X	X	X	O	O	X	X	X	O	X	X	X	O
Parking Lot, Commercial													O	O		O	X	O	X			
Pawn Shop																			X			
Pest Control Business (with or without onsite chemical storage)																O	O		X			
Pet Day Care													O			X	X	O	X			
Pet Grooming													O			X	X	O	X			O
Power Station													O						O		O	
Print Shop													O	O	X	X	X	O	X			O
Prison																					O	
Public Building													O	O	X	X	X	O	X		X	O
Radio, TV, Transmitter, Studio	O												O	O			O	O	X			
Recreation Facilities, Indoor (Health Clubs, Bowling Alleys, Skating Rink, Billiards, Children's event													O	O			X	O	X			O

facilities, etc.)																				
Recycling Center																	O			
Rental Services Establishment with no outside storage											O				O	X	O	X		
Rental Services Establishment with outside storage (other than auto related)																		X		
Restaurant											O	O	O	X	X	O	X			O
Restaurant w/Drive-thru window											O	O		O	X	O	X			
Retail Establishment											O	O		X	X	O	X			O
Retail Establishment (Mixed Sales)											O			O	X	O	X			
Salvage Yards																	O			
Sawmill																	O			
School, Academic											O	O	O	X	X	O	X		X	O
School, Commercial (Beauty, Business)											O	O	O	X	X	O	X			O
Septic Tank, Sales,																	X			

Welding Shop																		X			
Wholesale (storage and distribution)												O						O	X		

EXHIBIT “C”

SECTION 2.5 - PARKING AND LOADING

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

Off-street parking shall be provided and maintained in accordance with the following requirements:

2.5.1 Number of vehicle parking spaces required.

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

A. Residential Uses.

Dwelling, 'For-Sale', detached:

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

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

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

Two or more bedroom units:

One (1) space for each bedroom.

Bed and Breakfast:

One (1) space for each bedroom.

Dwelling, 'For-Rent', residential:

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

Group Home/Congregate Housing:

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

B. Business Uses.

Medical, dental and optical offices:

One (1) space per 200 square feet.

Professional and business offices not otherwise specifically enumerated:

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

Banks:

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

Hotels (or Motels) and Extended Stay Hotels:

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

Day Care:

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

Service and repair establishments not otherwise specifically enumerated:

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

Retail businesses, not otherwise specifically enumerated:

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

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

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

Restaurants:

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

Retail Shopping Center:

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

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

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

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

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

Service stations:

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

Funeral homes:

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

Technology Centers/Data Processing Centers:

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

C. Wholesale and Industrial Uses.

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

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

D. Public and Semipublic Uses.

Hospitals:

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

Churches, stadium and other places of public assembly:

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

Places of assembly or indoor recreation without fixed seats:

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

Schools, elementary and middle schools:

One (1) space for each classroom and administrative office plus 5 spaces for visitors.

Schools, senior high:

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

Other public building:

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

2.5.2 Shared parking.

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

2.5.3. Off-street loading and unloading spaces.

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

Required spaces shall be provided as follows:

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

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

100,000—159,999	3
160,000—239,999	4
240,000—349,999	5
For each additional 100,000 or fraction thereof	1 additional

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

2.5.4 Locational criteria for parking.

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

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

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

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

The regular parking or storage of any business vehicle, any vehicle used in connection with a home occupation, or any vehicle with a carrying capacity of more than one-and-one-half (1 ½) tons is prohibited in any residential district. Pickup or panel trucks, used to provide daily transportation to and from work, are allowed in all residential districts.

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

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

2.5.5 Design criteria.

- A. **Parking Space Area Requirements.** Including aisles, entrances and exits, each required off-street parking area, lot or other facility shall contain a minimum of 300 square feet of space for each vehicle to be accommodated. Not less than 80% of the parking spaces required by this Ordinance shall be standard parking spaces (9 feet by 19 feet). The dimensions of parking spaces and aisles shall be in accordance with the Parking Standards Illustration (Table 2.3). Accessible parking shall be designed and provided in accordance with the requirements of the Georgia Accessibility Code for Buildings and Facilities.
- B. **Permitted Percentage of Compact Car Parking Spaces.** Up to 20% of the parking spaces required by this Ordinance may be compact car parking spaces (8 feet by 16 feet). Compact spaces shall be located on the periphery of the parking lot wherever possible.
- C. **Minimum Parking Bay Width.** The minimum width for 90 degree parking bays shall be 60 feet for standard spaces and 54 feet for compact spaces.
- D. **Off-street parking lots,** whether public or private, shall be graded to insure proper drainage, surfaced with concrete or asphalt on an approved base and maintained in good condition free of weeds, dust, trash and debris. A gravel surface may be used for parking when such parking is in excess of code requirements and located within 700' of a waterway.
- E. **Within residential districts,** gravel parking in existence as of 01/01/01 may remain. Such gravel parking areas shall accommodate a maximum of two vehicles and shall be contained on three sides by landscape timbers.
- F. **Parking Lot Landscaping.** See, Sec. 2.3.5.

2.5.6 Public street access.

- A. **Access to Parking Lots.** A plan of entrances, exits and storm water drainage shall be submitted to the Department of Community Development and approved prior to the issuance of a development permit for off-street parking lots, whether public or private. Installation of entrances, exits and drainage systems shall have been completed prior to the issuance of a certificate of occupancy. All curb cut locations as well as widths shall comply with the Alpharetta Standard Drawings.

- B. Driveways and Curb Cuts. Local structures may have access points to parking lots as needed to fit the development, in accordance with professional traffic engineering practice. In general, curb cuts shall be spaced 300 feet apart and be located at least 300 feet away from a street intersection.
- C. Vision Clearance. In all districts no fence, wall, shrubbery or other obstruction to vision between the heights of 2½ feet and 10 feet above the finished grade of streets shall be erected, permitted or maintained within 20 feet of the intersection of the right-of-way lines of streets.

2.5.7. Electric Vehicle Charging Stations.

All developments requiring 100 or more vehicle parking spaces shall provide electric vehicle charging stations. One (1) electric vehicle charging station for every 25 required vehicle parking spaces shall be required.

2.5.8. Number of bicycle parking spaces required.

A. Residential Uses.

Dwelling, 'For-Rent':

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

B. Business Uses.

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

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

C. Public and Semipublic Uses.

Schools (public/private):

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

D. Miscellaneous/Other.

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

2.5.9. Prohibited parking.

- A. Except when necessary to avoid conflict with other traffic or in compliance with the directions of a police officer, no person shall:
 - 1. Park a vehicle, except temporarily for the purpose of and while actually engaged in loading or unloading of property or passengers, in acceleration or deceleration lane; or
 - 2. Park a vehicle overnight in a cul-de-sac located in a residential district.
 - 3. Park a vehicle on an unpaved surface in any commercial district, the front yard of a residence or the side yard if the side yard faces the street, except as provided for in Subsection 2.5.5(E).
- B. The City may, but is not required to, post no parking signs in areas where parking is prohibited in Paragraph 'A' above, and the failure to post signs shall not excuse any person from compliance with Paragraph 'A'.

- C. Paragraph 'A' of this section shall not apply to the driver of any vehicle which is disabled while on the roadway in such a manner and to such extent that is impossible to avoid stopping and temporarily leaving such disabled vehicle in such position.
- D. No inoperable vehicle shall be parked or stored on a street within a residential district. An automobile or other vehicle shall be deemed inoperable if it meets any one of the following criteria:
 - 1. It does not meet the Official Code of Georgia requirements for operating on a public street;
 - 2. It is extensively damaged, such damage including but not limited to any of the following: missing wheels, tires, motor or transmission;
 - 3. It is not operable on the public streets because it is not currently registered with the Georgia Department of Motor Vehicles;
 - 4. It is not capable of being operated on a public street due to missing or inoperable mechanical or electronic parts; or
 - 5. It has been continuously parked in the same location for a period of thirty (30) consecutive days.



City Council Meeting STAFF REPORT

Submitting Department: Public Safety
Submitted By: Tom Patton, Police Captain
Meeting Date: December 7, 2015

**I. AGENDA ITEM TITLE: AMENDING CHAPTER 18 OF THE CODE (PARKING ENFORCEMENT OFFICER) -
1ST READING**

II. RECOMMENDATION:

Amend Chapter 18 of the Code of Ordinances to provide for the appointment by the Director of Public Safety of non-sworn parking enforcement officers.

III. REPORT IN BRIEF:

The City's current parking ordinance provides for enforcement by police officers (Chapter 18, Article II, Section 18-23). The recommended amendment authorizes the Director of Public Safety to appoint non-sworn employees to enforce the ordinance. Individuals considered for this function will be subject to hiring standards comparable to sworn staff, and will be appropriately trained, equipped and supported by the Department.

IV. ALTERNATIVES:

The alternative is to continue using sworn personnel for parking enforcement.

V. ATTACHMENTS:

Draft Amendment

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA,
GEORGIA PROVIDING FOR CERTAIN AMENDMENTS TO CHAPTER 18,
ARTICLE II (PARKING) OF THE CODE OF THE CITY OF ALPHARETTA,
GEORGIA; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER
PURPOSES**

WHEREAS, the Mayor and Council, upon recommendation of staff, have determined that it is appropriate to amend the parking enforcement provisions set forth in Chapter 18, Article II (Parking) to designate a definition for parking enforcement officers, and to authorize parking enforcement officers to enforce parking regulations;

NOW, THEREFORE, it is hereby ordained:

Section 1. Section 18-20 ("Definitions") is hereby amended by adding the following:

"Parking Enforcement Officer: Parking Enforcement Officer means non-sworn personnel designated by the Director of Public Safety or designee, for the purpose of enforcing parking regulations including issuance of citations and/or towing of vehicles parked in restricted areas."

Section 2. Section 18-23 ("Enforcement; Fine; Impoundment of Vehicle") is amended by deleting Section 18-23 and substituting in lieu thereof the following:

"Every person convicted of a violation of any provision of this article shall be punished by a fine of not more than twenty-five dollars (\$25.00). All Parking Enforcement Officers and Police Officers shall enforce the provisions of this article, and shall be empowered to issue written citations requiring the accused to appear to answer the charge. In addition, where any vehicle has been left unattended in a restricted zone for twenty-four (24) hours or more, the Parking Enforcement Officer or Police Officer is authorized to cause the vehicle to be towed away to the nearest garage or other place of safety, at the expense of the owner of the vehicle."

Section 3. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 4. This Ordinance shall become effective immediately upon adoption. This Ordinance shall become a part of the Code of the City of Alpharetta, Georgia.

SO ORDAINED this _____ day of _____, 2015.

CITY OF ALPHARETTA, GEORGIA

By: _____ David C. Belle Isle, Mayor

COUNCIL MEMBERS

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(SEAL)

Attest:

City Clerk

First Reading_____

Second Reading_____

1954327



City Council Meeting STAFF REPORT

Submitting Department: Public Works
Submitted By: Pete Sewczwicz, Public Works Director
Meeting Date: December 7, 2015

I. AGENDA ITEM TITLE: PROPOSED DESIGN: OLD ROSWELL PLAZA

II. RECOMMENDATION:

Staff seeks input and feedback on the proposed conceptual design.

III. REPORT IN BRIEF:

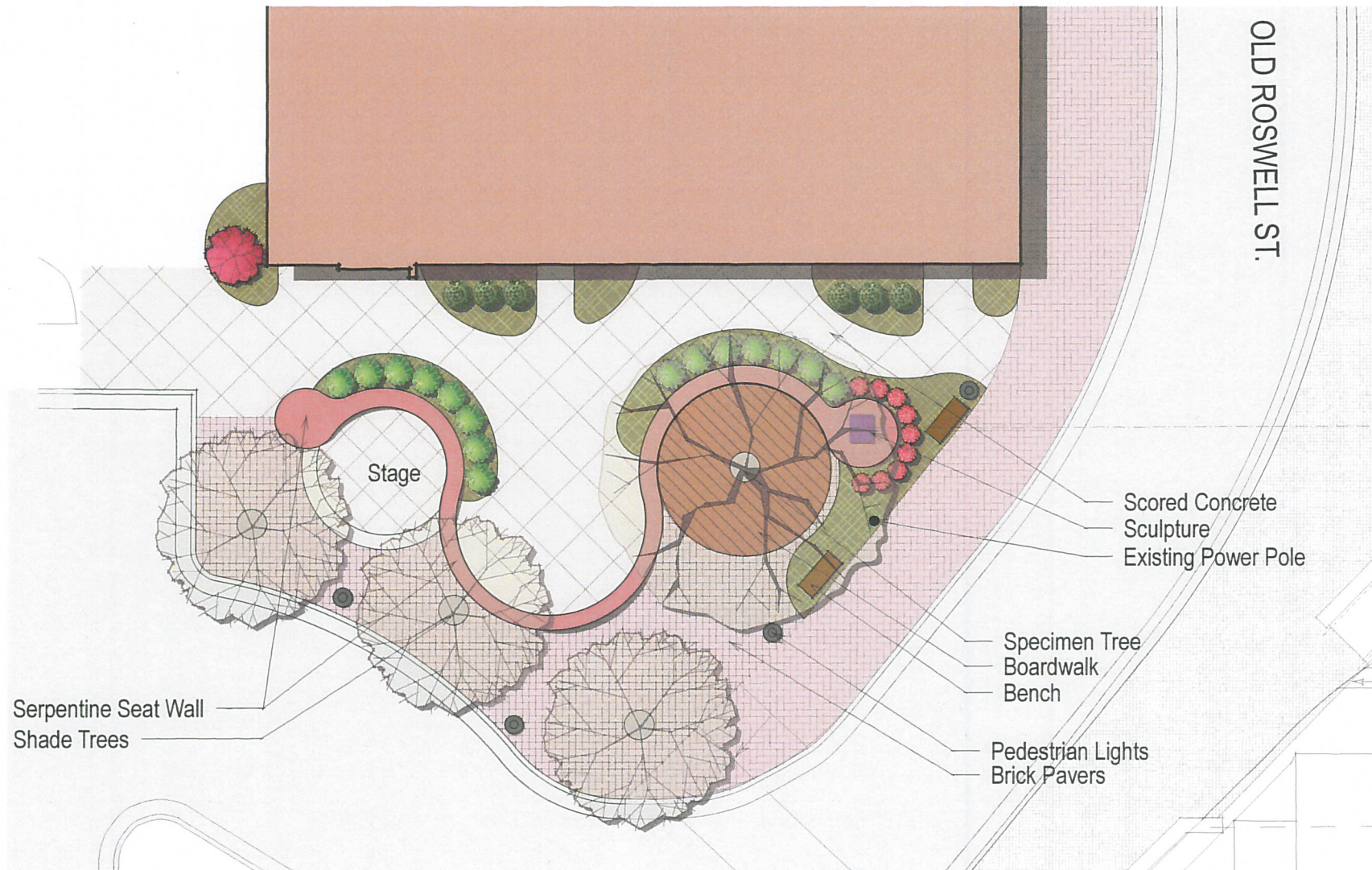
Staff will present a conceptual design for improvements of certain property within Downtown Alpharetta. The subject property is located along Old Roswell Street adjacent to the entrance of the public parking lot.

IV. ALTERNATIVES:

V. ATTACHMENTS:

Old Roswell Plaza Concept Design, Old Roswell Plaza Concept - Plan View, Old Roswell Plaza Concept - Cross Section

OLD ROSWELL ST.



OLD ROSWELL PLAZA

1"=10'-0"

Dec 2, 2015

CONCEPT SKETCH



OLD ROSWELL PLAZA

1"=10'-0"

Dec 3, 2015

CONCEPT SKETCH

