



PLANNING COMMISSION MEETING JANUARY 7, 2016

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

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. ELECTIONS OF OFFICERS**
- IV. APPROVAL OF MEETING MINUTES**
 - a. Planning Commission Minutes (Meeting of 12/3/2015)**
 - b. Planning Commission Minutes (Meeting of 9/17/2015)**
- V. ITEMS FROM BOARD MEMBERS**
- VI. ITEMS FROM STAFF**
- VII. PUBLIC HEARING**
 - a. CU-15-13 O'Reilly Auto Parts**
 - b. CLUP-15-15/Z-15-16/CU-15-14/V-15-26 Koza/Volleyball Courts**
 - c. PH-15-26 Update to the Downtown Master Plan**
 - d. PH-15-24 Sign Ordinance and Text Amendments**
- VIII. ADJOURNMENT**



PLANNING COMMISSION MEETING **DRAFT** OF SUMMARY OF DECEMBER 3, 2015

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
ALPHARETTA, GA 30009

*This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by The Planning Commission, but not quoted or paraphrased. This document includes limited presentation by The Planning Commission and invited speakers in **summary** form. **This is not an official record** of the Alpharetta Planning Commission Meeting proceedings. Official Minutes are recorded and available for review.*

I. CALL TO ORDER

II. ROLL CALL

- Planning Commission Members Present
 - Francis Kung'u, Chairman
 - Larry Attig
 - Karen Cashion
 - Rob Partee
 - Karen Richard
- Planning Commission Members Absent
 - Kyle Caswell, Vice-Chairman
 - John Goss
 - Fergal Brady
- Community Development Staff Present
 - Kathi Cook, Director of Community Development
 - Richard McLeod, Senior Planner
 - Eric Graves, Senior Traffic Engineer/Planner
 - Elicia Taylor, Boards Assistant

III. APPROVAL OF MEETING MINUTES

1. Planning Commission Meeting of 9/17/15

As there was not a quorum from this meeting, no action was taken.

2. Planning Commission Meeting Of 11/5/2015

- ❖ Planning Commission Member Attig offered a motion to approve the Minutes from November 5.
 - The motion received a second from Planning Commission Member Richard
 - The motion was approved by vote (5-0)

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

a. CLUP-15-14/Z-15-15 Oak Hall Companies/Webb Bridge Tract

Kathi Cook, Director of Community Development, presented.

The subject property is located on the north side of Webb Bridge Road at the corner of Shirley Bridge Road with Clipper Bay Subdivision to the north within Windward. The applicant, Oak Hall Companies, is requesting a land use change from “Very Low Density Residential” to “Low Density Residential” and a change in zoning for the 30 acres from AG and R-22 to R-15 in order to build 45 single family detached homes at a density of 1.44units per acre.

The applicant proposes to develop a 45 lot subdivision on 30 acres with a proposed minimum lot size depicted of 15,000 square feet. The property is located south of Clipper Bay which is developed with lots ranging from 14,000 – 22,000 square feet in size. Clipper Bay is part of the Windward Master Planned community with over 2,400 acres.

Clipper Bay to the north is zoned CUP and has minimum lot sizes of 14,000 square feet although most adjacent to this property are over 18,000 square feet in size. To the south there are several AG pieces as well as CUP. The parcels are zoned R and AG just to the south of the subject property.

Front setbacks requested are 35’, 10’ side setbacks and 25’ rear setbacks are requested. The lots on the north side #5-#12 have a 10’ rear setback in addition to the 25’ undisturbed buffer. Along Webb Bridge Road and Shirley Bridge Road rear the setback is 25’ with an additional 10’ landscape strip.

The property currently is a field with a mixture of hardwoods and pines. Specimen trees were identified on the property especially to the northwest and northeast. The applicant’s first plan didn’t include incorporation of any of the 51 specimen trees on the property. However, they were asked to go back and revise the plan. The new site plan saves a minimum of 21 specimen trees mainly in the 2.1 acres northwest portion of the plan as well as some in the northeast to be incorporated within a .6 acre park area. Other trees of non-specimen size could be preserved by shifting lots.

There is a 10’ landscape strip proposed along Webb Bride Road and Shirley Bridge Road. The landscape strip is for heavy planting to screen the homes from the road. A landscape buffer should be added which will screen the backs of the homes with trees and shrubs of varying colors, types, and sizes.

Director Cook presented proposed Elevations.

Detention is shown at the northwest corner and in the northeast corner fronting Webb Bridge Road. If approved, heavy landscape screening will be required around the ponds.

The City of Alpharetta’s Comprehensive Plan recommends the future land use for the property as “Very Low Density Residential” with 22,000 square foot lots to 1 acre, as appropriate to the surrounding area. The land use was adopted from Fulton County Future Land Use with the annexation in 2004.

The lots proposed meet the lot width of 100 feet and the density of 1.44 units per acre which is under 2 units per acre within the CLUP recommendation. However, due to the lot sizes of the lots from 15,000 square feet they are requesting a change to the CLUP.

The volume of traffic that will be generated by the proposed development was calculated using the equations in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 9th Edition. This document is the traffic engineering industry standard to determine the volume of traffic that a development will generate. Its data is based on traffic counts collected at similar facilities nationwide. The trip generation for the Webb Bridge subdivision was calculated using ITE Land Use 210 – Single-Family Detached Housing and is shown in Table 1.

Table 1 – Webb Bridge Windward Tract Trip Generation

Land Use	ITE Code	Size	A.M. Peak Hour			P.M. Peak Hour			24-Hour
			In	Out	Total	In	Out	Total	2-Way
Single Family	210	45 homes	10	31	41	32	19	51	504

The daily traffic impact of 45 single family homes is 504 trips per day. With a full turn access point on Webb Bridge Road it should accommodate the trips. Staff thought that a second access point onto Shirley Bridge Road was necessary which the applicant provided in their revised plan. They also would have requested the City Council to allow them to gate the subdivision to keep cut thorough traffic down. When Staff looked at the plans with the gated subdivision and the proximity to Webb Bridge Road the signal entry point was recommended.

The applicant should develop future access internal to the site for the two tracts that are not part of this application.

Based on the total figure for all three-school levels, it can be assumed that the proposed development could house approximately 14 - 49 school age children. Creek View Elementary and Webb Bridge Middle School can meet demand; however, Alpharetta High School is currently shown to be over capacity.

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

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

Adjacent property is zoned to the north for CUP with 14,000 to 22,000 square lots.

The R-15 zoning would create smaller lot sizes however it would also permit the applicant to adjust the plan to incorporate a 2.1 acre tree save area.

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

The proposal should not impact adjacent property; however the applicant is proposing the smaller lots with some just over 15,000 square feet directly behind Windward. Additionally, a maximum of 41 homes could be built with an R-22 complaint plan and therefore a maximum of 41 homes is recommended.

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

As proposed the development will not negatively affect the property as there are a minimum of 21 specimen trees to be saved. Conditions are recommended that will require tree save. A 2.1 acre tree save area is included in the site plan as well as .6 acre park and .75 acre buffer.

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

The property is currently zoned R-22 and AG permitting the construction of homes varying from 22,000 square feet and larger lots.

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

This use will create additional school crowding with 5 – 17 high school students.

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

The proposal is not supported by the Comprehensive Land Use Plan which states that homes shall be on 22,000 square foot to 1 acre lots. However, permitting some lots to be less than 22,000

square feet permits a large 2.1 acre tree save area, .6 acre park and .75 acre buffer 41 lots could be built on the site with 22,000 square feet lots and the plan could be restricted to a maximum of 41 lots.

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

Not applicable, Future Land Use depicts Very Low Density Residential.

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

The current zoning would permit the construction of 22,000 square foot lots and 5 acre AG lots.

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

Property lot size does not meet the Comprehensive Land Use plan which is Very Low Density Residential.

The Unified Development Code Section 4.1.3 STANDARDS FOR CLUP AMENDMENT APPROVAL provides criteria for consideration when evaluating a request for a CLUP amendment as listed below:

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

There has not been a change in development opportunities within the area. The corner of Shirley Bridge and Webb was previously rezoned to R-12 and R-15 but then reverted back to AG and is currently developed with one home. The site was approved for R-12 at the time due to a large tree save area that was incorporated into the site and lots adjacent to Windward were required to be a minimum of 15,000 square feet. A portion of the property was also zoned for R-22 and to keep the "Very Low Density Residential" in 2013.

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

The Comprehensive Land Use Plan discusses the goal to promote and encourage residential densities and designs that ensure varied living areas and housing types. Developing this property with 22,000 square foot lots would meet the intent of the Comprehensive Land Use Plan and be similar to surrounding development.

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

The proposed development will generate 14 -49 students. The elementary school and middle school can handle the capacity but the high school cannot.

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

Developing smaller lots without limiting density could increase impacts to the infrastructure.

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

Additional land is not needed for 15,000 square foot lots which are abundant; however, larger 22,000 square foot lots are limited. However, the incorporation of tree save areas as well as undisturbed buffer creates a better site plan and therefore smaller lots can be supported without an increase in density.

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

Demographics and projections have not changed for the area.

The City's Future Land Use Map depicts 22,000 square foot to 1 acre lots to be developed. A compliant R-22 plan would yield 41 lots. The site plan submitted incorporates a 2.1 acre tree save area as well as a .6 acre park and .75 acre undisturbed buffer adjacent to existing Windward properties. Staff can support the smaller lots because the tree save has been incorporated into the plan as well as buffers to reduce impacts to adjacent properties. However, since only 41 lots could be built with an R-22 compliant plan than only 41 lots maximum can be supported.

Staff's recommendation was to approve CLUP-15-14/Z-15-15 Oak Hall Company/Webb Bridge Tract subject to the following conditions:

- 1. The property to be rezoned shall have an "R-15" zoning classification and a "Low Density Residential" land use. A maximum of 41 homes shall be permitted.**
- 2. A 25' undisturbed buffer shall be maintained along rear property lines adjacent to Windward as depicted and shall be replanted where sparse, as approved by Staff.**
- 3. Detention areas shall be heavily screened on all sides with evergreen trees and shrubs as approved by Staff. Provide 20' heavy landscaping strip between any storm water pond and Webb Bridge Road.**
- 4. All building elevations shall consist of a minimum of 66% brick or stone. Homes adjacent to Webb Bridge Rd and Shirley Bridge Rd shall have significant architectural features and no unfinished wood decks with final approval by Staff.**
- 5. Privacy fence visible to the public right of way shall be prohibited.**
- 6. Setbacks shall be as follows:**
 - Front: 35' front interior setback**
 - Side: 10' side setback**
 - Rear: 25' rear setback except on the lots #5 - #12 which shall have a 10' rear setback on top of the 25' undisturbed buffer.**
- 7. Provide site plan accommodations to incorporate non participating parcels in the future.**
- 8. Frontage along Webb Bridge Road shall consist of minimum 35 foot half width right-of-way incorporating 6 foot sidewalk, 6 foot beauty strip with 4" caliper shade trees, 2 foot curb and gutter, 4 foot bike lane, 10 foot travel lane, and 6 foot turn lane (half).**
- 9. Site entrance along Webb Bridge Road shall provide left turn lane with a minimum of 100 foot storage.**
- 10. Frontage along Shirley Bridge Road shall provide 6 foot sidewalk and 6 foot beauty strip.**
- 11. Pedestrian scale lighting shall be provided along all sidewalks.**
- 12. Sidewalk shall be connected to existing sidewalk at Shirley Bridge Road in exchange for impact fee credits.**
- 13. The tree save area shown on the site plan by Site Development Consultants dated 11/13/2015 shall remain substantially as depicted.**
- 14. The configuration of this site plan shall be modified in order to save individual trees or groupings of trees as approved during the plan review process.**
- 15. Applicant shall provide a 20' heavy landscape strip/streetscape along Webb Bridge Road and Shirley Bridge Road to screen the homes from the road. These plantings must consist of 50% evergreen trees 13**

foot tall minimum height at time of planting and trees and shrubs of varying heights, colors, and textures to be approved by Staff. Existing trees shall be preserved where feasible. Coordinate around existing power lines and utilities. A berm may be required in order to provide adequate height of screen depending upon finished grades.

Stub road to remaining parcels shall be posted "Future Roadway Connection" with notation on final plat.

There was discussion from the Board concerning:

- R-22 Compliant Site Plan
- Length of distance from subdivision entrance to Lake Windward Dr.
- Difficult Left Turn
- Reason for no longer requiring a second access
- Impact to Schools
- Traffic Signal
- Recent Traffic Study
- Concerns over subdivision only having one access
- Gating of subdivision

Tad Braswell presented for the Applicant:

- History of property
- Several revisions of Site Plans
- Property Owners did not want a second access
- Request for 45 lots
- Average Lot Size 20,000sf
- Traffic count on Webb Bridge Rd

There was discussion from the Board concerning:

- Number of Detention ponds
- One access point
- Elevations

Chairman Kung'u opened the floor to Public Comment at 7:09 p.m.

In Favor:

Chris Palmer 815 Stone Haven Ln WCSA

Reasons:

- Supports Staff Recommendations
- Addressed Lake Silt

In Opposition:

- | | | | |
|-----|-------------------|-------------------------|---------------------------|
| 2. | Steve Bessonny | 5070 Tahoe Pines Way | Highlands Park Bridge HOA |
| 3. | Holly Price | 405 Burdette Way | |
| 4. | Jason Guest | 4185 Webb Bridge Rd | |
| 5. | Maria Harris | 155 Clipper Bay Dr. | |
| 6. | Stanley Chatham | 3301 Sundew Ct | |
| 7. | Dan Cefaratti | 2016 Breckenridge Ln | |
| 8. | Sarah Jurkiewickz | 4170 Big Creek Overload | |
| 9. | Ronald Bloom | 620 Flying Scot Way | |
| 10. | Tom Miller | 4025 Walnut Creek Trail | |

Reasons:

- Traffic
- Not Contacted by Developer
- Need for Larger Buffer
- Less Density
- Safety of Driving on Webb Bridge Rd
- Aesthetics of back of homes as an entrance to Windward
- Environment
- No reason to make a change to CLUP
- Quality of Life

Chairman Kung'u closed Public Comment at 7:38 p.m.

Applicant gave a rebuttal:

- Proposed density is within the Land Use Plan.
- Condition #12 -Sidewalk will be extended to entrance of Lake Windward.

Eric Graves, Senior Traffic Engineer stated that Webb Bridge Rd has approximately 16,000 vehicles per day compared to Rucker Rd which has approximately 20,000 vehicles per day.

Chairman Kung'u discussed:

- Traffic congestion, safety on Webb Bridge Rd at peak hours.
- Property owners rights
- Balance for development
- Environmental Impact

There was discussion from the Board concerning:

- How Traffic Numbers are derived
- Lake Quality/Run-off
- Stormwater Ordinance
- Condition # 8 Sidewalks Extension
- 24 homes could be built on the property with current zoning.
- Options for traffic improvements on Webb Bridge Rd.

- R-22 Compliant Plan
- Clarification that Applicant is requesting 45 lot plan

- ❖ Planning Commission Member Partee offered a motion to deny the application
 - The motion received a second from Planning Commission Member Cashion
 - The motion was approved by vote (5-0)

b. MP-15-07/CLUP-15-08/V-15-21 Duke Realty/Windward Master Plan

Eric Graves, Director of Community Development, presented.

The applicant, Duke Realty, is requesting to amend the Windward Master Plan in order to permit single family residential on 16 acres within Pod 66 for the construction of 24 single family detached homes.

The applicant also requests a change to the Comprehensive Land Use Plan from “Corporate Campus Office” to “Low Density Residential”. The density meets the definition of “Low Density” however the proposed lot sizes do not. A variance to the 50’ undisturbed buffer required adjacent to commercial property is also requested.

The applicant is requesting to amend the Windward Master Plan in order to permit single family residential on 16 acres for the construction of 24 single family homes located on the north side of Webb Bridge Road, west of Big Creek and surrounded by office development within Pod 66 of the Windward Master Plan. Eastgate neighborhood is adjacent to the east.

The homes will be from 2,500 square feet to 3,800 square feet. The applicant states that the residential community will have prices ranging from the high \$400,000’s to \$600,000. The density proposed is low at 1.55 units per acre.

The applicant is requesting lots that range from 6,000 sq ft to 13,000 sq ft in size. The smallest lot size permitted in residential pods within the Windward Master Plan without a variance is 9,000 square feet. Condition 47 of the original Windward Master Plan states that “no residential lot shall be less than 9,000 square feet in size”. However, lots within Harbour Ridge and Harbour Walk are permitted minimum lot sizes of 4,000 square feet which was granted by variance in 1980’s.

The required 50’ undisturbed buffer has not been provided adjacent to property developed and zoned for office. A planted or natural buffer should remain in place to provide screening from possible office noise at existing office and data center buildings.

The plan reviewed provided one access into the residential development from Webb Bridge Road and should provide a connection to the private drive to the north which has an entrance/exit on North Point Parkway.

The site plan includes 7 acres of park space along with a small open space area. The majority of the open space/park area is unusable space due to the steep topography. Mass grading is planned due to steep topography with the exception of a 7 acre of park area and open space save area. This 7 acre park area should be saved from future residential development by deed restriction.

The applicant has submitted traffic figures for the project. The proposed use will significantly decrease traffic in the area compared to the property being developed under the site’s existing office density. However, site constraints and prevailing development patterns strongly suggest that office development on this property would not reach the maximum allowed.

The volume of traffic that will be generated by the proposed development was calculated using the equations in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 9th Edition. This document is the traffic engineering industry standard to determine the volume of traffic that a development will generate. Its data is based on traffic counts collected at similar facilities nationwide. The trip generation for the Webb Bridge subdivision was calculated using ITE Land Use 210 – Single-Family Detached Housing and is shown in Table 1.

Preliminary Trip Generation Report

Applicant: Duke Realty Limited Partnership

Location: 15.73 acres on Webb Bridge Road, Alpharetta, Georgia

<u>ITE Code</u>	<u>Anticipated Land Use</u>	<u>Acres</u>	<u>GFA</u>	<u># of Units</u>	<u>AM Peak Hour Trips</u>	<u>PM Peak Hour Trips</u>
210	Single-Family Detached	15.73	N/A	24	23	28

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 6 - 22 school age children. Creek View Elementary and Webb Bridge Middle can meet demand however; Alpharetta High is shown to be over capacity.

Section 4.1.3, Standards for CLUP Amendment Approval states the following:

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

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

The area is designated as “Corporate Campus Office” described as a business park development that primarily includes office buildings. Commercial uses are acceptable but they should be secondary to office uses and be oriented to serve the businesses in the immediate area. Office or a data center is still a valid development opportunity.

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

The City’s Comprehensive Plan outlines the future land use needs in terms of acreage that will be required to insure that there is sufficient land area to accommodate the needs of the community. The Comprehensive Plan states goals

of supporting the success and expansion of employment centers and promoting pedestrian mobility. This location limits pedestrian mobility and if approved would limit the expansion of office.

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

Residential development will require a greater demand on public facilities such as recreational programs, fire and police as well as schools. The report from the study entitled "Fiscal Impact of Current Zoning of Undeveloped Alpharetta City Land" indicates that allowing rezoning of commercially zoned tracts for residential use could negatively influence the City's fiscal position. The study indicates that research into the cost of servicing residential and non-residential properties has shown that, on average, households generate less revenue than they require in government services with commercial and industrial properties doing just the opposite.

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

A need for additional residential development has not been shown.

- f. *The extent to which area demographics or projections are not occurring as projected.*

Not applicable.

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a variance. The ordinance specifically states..."a variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that":

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

The ordinance does not create a hardship for the property owner. The lots could be configured differently or perhaps loose a few lots to make room for the buffer.

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

The application of the ordinance does not create a hardship. The lots could be shifted or dropped to create a buffer to protect the future homeowners.

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

Not applicable.

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

Not applicable.

City Staff has reviewed the applicant's proposal and has the following observations.

The property has a viable economic value as currently zoned. The property is developable under the current zoning, for office development as well as other uses which may be in greater demand in the near future.

The application states that the single-family community will provide homes in order to create a mixed use and infill development. Due to the distance between the property and significant retail, the location of the proposed development does not promote a live, work, play environment. Although there is an opportunity to locate close to work, it is unlikely that residents would walk or bike the distance and they would be dependent on vehicles due to the spatial relationships to other developments.

Changing the land use is inconsistent with commercial activities on adjacent tracts. Of particular note is the low-decibel, low-frequency noise emitted from generators utilized by several near-by businesses. In addition, adjacent office could still develop the property with additional buildings/parking deck and only be required a 15' setback.

Changing the land use of this site to residential could create a higher demand for government services than would be generated by commercial development for which the site is currently planned. The reduced density is provides lower impacts to schools and services. The traffic reduction for a residential development will provide less of an impact on the City's infrastructure.

The applicant notified surrounding property owners of their intent for the property. Staff received one letter of opposition from surrounding Windward Community Services Association. The applicant met with the Association with a previous site plan that had 47 homes on it and it was not supported by the Windward Community Services Association.

Staff's recommendation was to deny MP-15-07/CLUP-15-08/V-15-21 Duke Realty Webb Bridge Road/Windward request for a Master Plan amendment, CLUP changes and the Variance:

If project is approved, Staff recommends the following conditions:

1. **"For Sale" single-family detached residential shall be permitted in Pod 66 and shall be developed in substantial conformity to the Zoning Site Plan by CP&E dated 10-15-2015.**
2. **Residential structures shall be similar to elevations submitted with application and marked as Exhibit A. Final approval by Staff.**
3. **The minimum lot size within the development shall be 9,000 square feet.**
4. **A 20' heavy landscape strip/streetscape shall be provided along Webb Bridge Road. Existing trees shall be preserved where feasible. The detention facilities shall be heavily screened to hide its appearance from Webb Bridge Road.**
5. **A pedestrian connection shall be provided to the Webb Bridge Road.**
6. **The Greenway sidewalk connection shall be installed along Webb Bridge Road from Alpharetta High School to the east to North Point Parkway in addition to a planting strip subject to final approval by Staff.**
7. **If a building permit is not issued by 1-27-17, the uses permitted for Pod 66 shall revert to the original approvals.**
8. **The neighborhood shall be developed in one phase and mass graded due to topography.**
9. **7 acres of land, as shown on the site plan shall be protected by future changes of development by a deed restriction. Applicant shall work with the Department of Recreation and Parks to determine usability of open space for park facility.**
10. **Applicant shall provide pedestrian connection to Private Drive along the North property line (access to North Point & Windward)**
11. **Applicant shall provide streetscape which will require 5' minimum sidewalk, 4' minimum planting area with street trees, and pedestrian scale lighting.**
12. **Driveways shall provide 18 feet between the sidewalk and garage.**
13. **Applicant shall save tree numbered # 993, an excellent condition White Oak and shall save tree #384, #386, #387, and #388 all of which are in the 7 acre park. Trees #398, #399, #1000 shall be saved. Applicant will work to save trees #401, #989, #972 and #397.**

- 14. Detention Pond shall be heavily landscaped and retaining walls shall be faced with brick or stone where visible from public right of way with final approval by Staff.**

There was discussion from the Board concerning:

- Office Space allowed on existing zoning
- Office Traffic vs. Residential
- Extension of Eastgate Subdivision
- Park Topography
- Zero Buffer Line

Parks Huff, Wes Hardy and Joe Ingram presented for the Applicant:

- Marketing of Property for past 12 years
- Environment/Traffic concerns
- Viability of property as an Office Use
- Physical Characteristics of the Property – large amount of rock
- 9,000sf aver lot size request

There was discussion from the Board concerning:

- Maintenance of Park
- Traffic Study
- Buffer
- Staff Conditions

Chairman Kung'u opened the floor to Public Comment at 8:39 p.m.

In Opposition:

1. Tom Miller 4025 Walnut Creek Tr.
2. Maria Harris 155 Clipper Bay Dr.
3. Ronald Bloom 620 Flying Scot Way

Reasons:

- Reduction of availability of Office property in the City
- Traffic Safety

Chairman Kung'u closed the floor to Public Comment at 8:44 p.m.

The Applicant gave a rebuttal addressing:

- Quality of proposed homes
- Greenspace
- Safety

There was discussion from the Board:

- Office Vacancy Rate at time of Zoning vs. present

- ❖ Planning Commission Member Richard offered a motion to deny the application
 - The motion received a second from Planning Commission Member Partee
 - The motion was approved by vote (5-0)

c. CLUP-15-10/Z-15-09/V-15-27 Providence Group/DT-LW

This item was deferred by the Applicant and was not heard.

Consideration of a request to rezone approximately 7 acres from R-12 and O-I to DT-LW to construct 56 “for-sale” townhomes and an office building. A request to change the Comprehensive Land Use Plan from “Professional/Business Office” to “Mixed Use Live Work” is also requested. Consideration for variances to allow a gated subdivision and allow the use of front entry product on lots 13-27 are also requested. The property is located on the south side of Old Milton Parkway and east of Haynes Bridge Road. The property is legally described as being located in Land Lot 748 & 749, 1st District, 2nd Section, Fulton County, Georgia.

d. MP-15-06/V-15-12 Marriott Courtyard/Parkway 400/Pod C

Kathi Cook, Director of Community Development, presented.

The subject property is located on the south side of a private road and west side of Amber Park Drive within the Parkway 400 Master Plan, Pod C, Building Site 6. The applicant, Hotel Development Partners, LLC, is requesting a master plan amendment in order to add a second hotel (first was Even Hotel) to be constructed on Building Site 6 as well as a concurrent variance to required parking of 114 spaces and a variance to the 35 foot front setback to allow to 17’ 8” for the porte-cochere and parking lot screening to allow less than 72’ between parking lot islands.

The submitted request, if approved, will allow Hotel Development Partners, LLC to construct a 125 room hotel on Building Site 6. The parcel is approximately 1.9 acres and zoned O&I. The Parkway Master Plan was approved for restaurants and various office and office support businesses. This particular parcel was zoned in Fulton County in 1998 and annexed into the City in 2004 with zoning conditions. The property is located on the south side of Old Milton Parkway and south of private road and west of Amber Park Drive.

East and south of the property are zoned O&I and currently contains an office use. North of the property is the Kiku Japanese restaurant and the Fifth Third Bank, both zoned O - I. West of the property is O&I within the Master Plan and zoned for the Even Hotel.

The applicant proposes a hotel which has a restaurant that serves breakfast and dinner and beverage service and a 24 hours market where customers can “grab and go” snacks. It will have a meeting room and a business library with a computer, printer, and internet access. It also provides fitness equipment and a pool and outdoor spaces with seating and a fire pit.

The hotel is a mid-priced business Marriott Courtyard and is marketed as a hotel which targets generally the same corporate travel that Alpharetta’s other 23 hotels are targeting. There is currently only one full service hotel in Alpharetta therefore additional full service hotels are in higher demand.

The applicant has requested setbacks of:

Front Yard	35 feet with variance for porte-cochere to 17’ 8”.
Side Yard	20 feet
Rear Year	25 feet

Impervious space is limited to 70% in the O-I zoning district. The proposed site plan shows an impervious area of 69.7% with 3483 square feet of "sod pave" an impervious pavement. Landscape strip along all internal streets is 10'. Landscape strip along the north property line does not comply. Parking cannot encroach into the required 5' landscape strip along the west property line. Parking island is required for every 72 feet of parking length and the site plan does not comply in 3 locations. The UDC and Parkway 400 Master Plan allow for up to 20% (22 parking spaces) of the spaces to be compact spaces. Providing more compact spaces may resolve the parking island non-conforming issue.

A variance is required for the encroachment of the porte-cochere on the front building setback which is 35'. The main building is more than 35' from the front setback however it is only the porte-cochere that encroaches on the setback. The applicant is requesting to reduce the setback to 17' 8" for the porte-cochere.

Parking required for the hotel is 1 space per each guestroom, plus 1 employee space for each 20 sleeping rooms, plus one space per 500 square feet of space used for convention rooms, conference rooms, ballrooms, restaurant and retail shops. The proposed site requires 136 parking spaces. The applicant is requesting 114 parking spaces. However, sufficient land can be set aside within the open space south of the Even Hotel to provide future parking if a parking shortage is determined by the City in the future. The applicant should provide a shared parking analysis specific to the request for the reduced spaces at the hotel which can be reviewed for approval by Staff.

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a variance. The ordinance specifically states..."a variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that":

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

Staff fails to see how the parking plan is over parked for the hotel. A shared parking agreement with an adjoining parking lot could be used. The 10' perimeter buffer and the parking lot screening variance would only reduce the landscaping. Staff is in agreement with the front setback reduction for the porte-cochere.

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

The parking ordinance requirements do not create a hardship for the applicant. Additionally parking could be provided within a shared parking agreement. The front setback for the porte-cochere seems reasonable especially if they keep the main building more than 35' from the front setback. The landscape strip of 10' and the parking lot screening add to the landscaping.

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

Not applicable.

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

Not applicable.

Staff has reviewed the plan and is concerned about the hotel use being added to the Parkway 400 master plan because it is a limited service hotel. Additionally, the Even Hotel was just approved immediately to the west. Homes 2 Suites has submitted to build in Preston Ridge. Staff researched land currently zoned for hotels in the City and found that 14 sites currently exist in the City that could be developed with hotels without a public hearing. See table below and attached location map:

Vacant Properties Entitled for Hotel/Conference Center Use

1. Cousins Westside – Pod ‘F’	(Westside /Maxwell)	21 acres
2. North Point Business Center	(Haynes Br. / North Point Dr.)	10 acres
3. Regency Park	(North Point Pkwy. / Mansell Rd.)	2 acres
4. Mansell Ridge Park	(Mansell Rd. / Old Alabama Conn.)	2 acres
5. Preston Ridge – Pod ‘A’	(North Point Pkwy / Webb Br. Rd.)	2 acres
6. Preston Ridge – Pod ‘F’	(North Point Pkwy / Webb Br. Rd.)	13 acres
7. Preston Ridge – Pod ‘G’	(North Point Pkwy / Webb Br. Rd.)	14 acres
8. Preston Ridge – Pod ‘H’	(North Point Pkwy / Webb Br. Rd.)	13 acres
9. Preston Ridge – Pod ‘N’	(North Point Pkwy / Webb Br. Rd.)	6 acres
10. Metropolitan Life Property	(Haynes Br. / Lakeview Pkwy.)	8 acres
11. Northwinds	(Haynes Br. / GA 400)	12 acres
12. Windward Mill	(North Point Pkwy / Windward Pkwy)	5 acres
13. Avalon	(Old Milton Parkway/Westside)	25 acres
14. Brookside – Pod ‘B’	(Old Milton Parkway/Brookside Pkwy)	5 acres

Staff is concerned with zoning additional land for a hotel which adds to the number of hotels that could be built in the City.

In the past Staff identified factors that could be used to predict or qualify additions to the Alpharetta lodging inventory. Staff found that PKF, a leading hospitality industry research and consulting firm, established that one of the best predictors of changes in lodging market performance are variations in the level of employment in a given geographic area because most lodging markets rely on a number of sources such as business travelers to generate demand. Therefore additional office square footage should be built before there is consideration of adding more hotel approvals.

Alpharetta has more hotel zoning than is needed and risks overdevelopment by the hotel industry. Therefore, if hotel approval is considered on this site, then the best alternative for the City is to require a full-service hotel. The hotel should provide a minimum amount of meeting space to serve the business community. Elimination of a hotel site from another location would require a master plan amendment.

The applicant notified surrounding property owners of their application and intent for the property. The report states that no comments were received.

Staff’s recommendation was to deny MP-15-06/V-15-12 Marriott Courtyard/Parkway 400 request for a Master Plan amendment adding a second hotel as an approved use within the Parkway 400 Master Plan and a concurrent variance for reducing parking to 114 spaces and the variance for reduction of front setback for the porte-cochere, the variance for the buffer of 10’ down to 5’ and a variance to reduce parking lot screening.

If project is approved, Staff recommends the following conditions:

- 1. One limited service business class hotel shall be permitted not to exceed 7 stories in height with a maximum 125 guest rooms. No extended stay or “suites” hotel shall be permitted.**

2. **Parking may be reduced by up to 20% where sufficient land is determined to be set aside for future parking.**
3. **Site shall be developed substantially as shown on plan dated November 2, 2015 prepared by MDA. Only the porte-cochere shall encroach into the front setback.**
4. **A traffic study shall be prepared assessing traffic operations at proposed curb cut, and intersections Private Drive/Kimball Bridge Road and Amber Park Drive/Old Milton Parkway. City Senior Transportation Engineer shall approve the scope of the study.**
5. **Development shall be permitted the following setbacks:**
 - **35' Front Yard along private road with variance for porte-cochere to 17' 8".**
 - **20' Side Yard**
 - **25' Rear Yard**
6. **Building shall be constructed with architectural detail and ornamental features on all 4 sides with final approval by the Design Review Board. Site plan and landscaping shall also require Design Review Board approval.**
7. **Building shall be brick on all sides.**
8. **Extensive landscaping and decorative street lights shall be provided along the private road and Amber Park Drive and along the project entrance.**
8. **Sidewalks shall be installed on the north and east of the property at least 6" wide.**
9. **Provide one (1) electric vehicle charging station.**
10. **A water feature with a statue shall be installed on the corner of Amber Park Drive and private road or along private road to be approved by DRB.**
11. **The generator and the dumpster shall be enclosed with materials that match the building and landscaping screening.**
12. **Landscape strip shall be 10' on north, east and west sides.**

There was discussion from the Board concerning:

- Similarity to Even Hotel
- Home to Suites is an extended stay hotel
- Concern of saturation of limited service hotels
- Occupancy Rate of Hotels

Den Webb and Steve Smith presented for the Applicant:

- Marriott Courtyard is #1 Brand in Marriott
- Strength of Marriott reservation system
- Strength of Rewards program
- Location and Size of property
- Corporate demand
- Vacancy of property for 18 years
- Master Plan
- Proposed Elevations – 8 stories, 125 rooms
- Amenities
- Target Market is Business Traveler
- Access points to Hotel
- Request for Master Plan Amendment and Variances

- Viability of Sites zoned for Hotels by right
- Office Availability in remainder of Master Plan

There was discussion from the Board concerning:

- Reason that Full Service Hotel was not considered for this site.
- Why Sites zoned for Hotels by right are not desirable. Applicant stated customer increasingly prefers amenities within walking distance.

Chairman Kung'u opened the floor to Public Comment at 9:30 p.m.

In Opposition:

Alexander Williamson 12535 Wexcroft Ln.

Reasons:

- Inadequate Parking
- Safety of people concerning walkability

Chairman Kung'u closed the floor to Public Comment at 9:34 p.m.

There was discussion from the Board concerning:

- Removal of Condition #2
- Occupancy Rate
- Market Support for Limited Service Hotel
- Marriott Brand

- ❖ Planning Commission Member Partee offered a motion to approve the application with the removal of Condition #2
 - The motion received a second from Planning Commission Member Attig
 - The motion was approved by vote (3-2) (Richard, Cashion)

e. PH-15-24 UDC Changes- Sign Ordinance and Text Amendments

Kathi Cook, Director of Community Development presented. Consideration of changes to the Unified Development Code are proposed that include changes to the sign ordinance in the UDC Article II, Section 2.6., and changes to the UDC to define 'wood' as a durable product for treatment of weather proofing as well as other general clarifications. Considerations of amending the UDC Section 4.3.1 and 4.2.2 to insert Director. Considerations of amending the UDC Section 4.4.5 to remove residential and commercial plan requirements and removing building inspections to refer to the residential or commercial inspection procedures are also included.

There was discussion from the Board that they would like more time to discuss amendments to the Sign Ordinance.

Director Cook presented proposed definition of wood. Director Cook stated that resident that spoke last month had requested requirements for posts be added to the UDC. The Building Official did not want to add that to UDC, however; we will add to changes to the Property Maintenance Code in the near future that posts must be built so they are not leaning on other peoples' fences.

Director Cook presented proposed changes to Section 4.2 in reference to "The Director".

In Section 4.2.2, Letter B, Number 1, Director Cook suggested deleting "If the Planning Commission does not recommend approval of denial of the applicant in a timely manner and only adding "The Director."

Director Cook presented proposed changes to Section 4.4.5 suggested by the Building Official.

There was discussion on enforcement of Sign Ordinance.

There was discussion that current Sign Ordinance limits the number of informational signs.

There was discussion that the new Sign Ordinance will be sent to Retail Centers and Sign Companies.

There was discussion that the Board would like the ability to approve the Sign Ordinance and Text Amendments separately.

There was discussion that Board approved of addition of "which shall be protected from decay by the use of naturally durable wood or wood that is pressure treated" to Section 2.3.6 Fence and Wall Requirements Letter C.

Chairman Kung'u opened the floor to Public Comment at 10:05 p.m.

Beverly Iffland 320 Jayne Ellen Way

- Discussed requested changes to Fencing, Materials and Construction
- Requested that materials that are prohibited for definition of wood be listed in the Code.
- Requested that Code include posts have to be anchored in concrete.

There was discussion that:

- Changes would be made to the Property Maintenance Code.
- It is not usual for prohibited items to be in the Code
- The proposed definition implies whatever is not listed is not allowed instead of listing prohibited items

Staff's recommendation is to approve PH-15-24 UDC Changes- Sign Ordinance and Text Amendments.

- ❖ Planning Commission Member Richard offered a motion to approve the application with the exception of Section 2.6 Signs.
 - The motion received a second from Planning Commission Member Cashion
 - The motion was approved by vote (5-0)

ADJOURNMENT 

Chairman Kung'u adjourned the meeting at 10:16 p.m.



PLANNING COMMISSION SUMMARY MEETING OF SEPTEMBER 17, 2015

PUBLISHED: FRIDAY, OCTOBER 23, 2015

PUBLISHED BY: ELLE TAYLOR

BOARDS ASSISTANT

WWW.ALPHARETTA.GA.US

*This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by Planning Commission but not quoted or paraphrased. This document includes limited presentation by Planning Commission and invited speakers in **summary** form. **This is not an official record** of the Alpharetta City Planning Commission Meeting proceedings. Official Minutes are recorded and available for review.*

I. CALL TO ORDER

II. ROLL CALL

- Board Members Present
 - Kyle Caswell, Chairman
 - Karen Richard
 - Fergal Brady
 - Rob Partee
 - John Goss

- Board Members Absent
 - Francis Kung'u
 - Larry Attig
 - Karen Cashion

- Staff Present
 - Kathi Cook, Director of Community Development
 - Scott Hastey, Assistant City Attorney
 - Richard McLeod, Senior Planner
 - Elicia Taylor, Boards Assistant

III. ITEMS FROM BOARD MEMBERS

IV. ITEMS FROM STAFF

V. PUBLIC HEARING

Old Business

a. MP-15-05/CU-15-08/V-15-10 Metlife (Tabled September 9)

- ❖ Board Member Brady offered a motion to remove MP-15-05/CU-15-08/V-15-10 Metlife from the table.
- The motion received a second from Board Member Partee
- The motion was approved by unanimous vote (5-0-0)

Kathi Cook, Director of Community Development presented.

The original application was heard at the September 9 Planning Commission meeting and was tabled. On September 16 the applicant amended their application to withdraw their request to allow “for- rent” residential on the property and requested only a modification to the previous 2011 conditions of zoning. Specifically they requested:

Existing 2011 Condition Number 29: Master Plan approval shall be subject to reconsideration if a building permit is not issued by 2/28/2016.

Proposed Amended Condition Number 29: Master Plan approval shall be subject to reconsideration if a building permit is not issued by 2/28/2018.

The subject property is a 47.05-acre tract of land zoned MU and situated within the MetLife Master Plan (Georgia 400 Center) together with a small, separate piece of property, all located at the southwest corner of Morrison Parkway and Haynes Bridge Road. The applicant is requesting a master plan amendment in order to revise a previous condition of zoning (Condition 29) in order to extend the time allowed for a building permit from 2/28/16 to 2/28/18.

The project consists of 40,000 square feet of restaurant space, 70,035 square feet of retail, a 211 room hotel, 447,200 square feet of office use, and 495 “for-sale” dwelling units.

The applicant is requesting to change a previous condition of zoning for the 47.05 acres of land that was zoned MU in 2011. In 2011, approval of a Master Plan, entitled Peridot at that time, and a stream buffer variance were requested and approved. The 2010 Master Plan did not require another DRI review. GRTA Submitted a “Notice of Decision” stating the project is approved as submitted with recommended conditions. The Master Plan was approved by the City with 35 conditions in February 2011.

The applicant withdrew their request for a conditional use to allow “for-rent” residential on the property as well as requested variances and rezoning of the remaining O-I parcel.

The project meets the Future Land Use Plan designation for a Mixed Use development and provides onsite “for-sale” residential units in order to promote a live work community. Conditions have been recommended to require the warehouse/mercantile architecture which is important to brand this particular mixed use development and differentiate it from other mixed use developments.

Staff's recommendation is to approve MP-15-05 Metropolitan Life/Innovation request for change to a previous condition of zoning with the following recommended conditions **(Original 2011 conditions with changes only to Numbers 1, 13 and 29:**

1. The property shall be zoned MU. Site shall be developed substantially similar to plans dated 11/16/10 and substantially similar to architectural renderings designed by **POH Architects, submitted June 2015**, subject to approved conditions.
2. Development regulations shall be as follows:
 - a) Office – 447,200 square foot maximum. Building height shall be limited as depicted on site plan dated November 16, 2010 with 1 building up to 12 stories, remaining office limited to a maximum 5 stories. Mixed use buildings shall be limited to a maximum of 60’.
 - b) 25 townhome units (83,400 square feet) in six, 3 story buildings with a maximum height of 45 ft., townhome units located along Lakeview Parkway will be for-sale residential.
 - c) Retail –Maximum of 70,035 square feet. 2 stories or 35 ft., whichever is less; mixed use buildings shall be limited to a maximum of 60’. Retail – two free standing retail buildings be permitted as shown on site plan.
 - d) Hotel – One hotel only with 211 rooms (123,000 square feet) maximum. Hotel may not be an extended stay type facility. Restaurant - A maximum of two, free standing restaurants with a combined square footage of not less than 5,000 square feet and not more than 20,000 square feet with no drive-thru or pick up windows. Maximum height of 2 stories (or 35 ft., whichever is less). One additional “event” restaurant shall also be permitted adjacent to the lake with a maximum of 20,000 square feet.
 - e) Residential - attached ‘for-sale’ units only permitted above office or retail uses- building maximum height of 5 stories or 60 feet, whichever is less. At least 90% of dwelling, for-sale units shall be owner occupied. This occupancy restriction shall be included in the deed conveyance for the property. This restriction shall be included in the recorded condominium declaration. The declaration shall provide that the restriction may not be amended without the approval of the Alpharetta City Council. 470 total units maximum (10 units/ac. based on 47 acres attributed to Pods ‘A’, ‘B’, and a portion of ‘C’ as shown on original master plan)
3. Building Setbacks along Haynes Bridge Road shall be as follows: 30’ building setback with a 20’ landscape strip; building setbacks along Lakeview Parkway shall be 20’ with a 15’ landscape strip.
4. Building setbacks along internal streets shall be 0 ft. for the first sixty feet of building height. Above sixty feet in height, a 10 ft. setback shall be provided. Sidewalks and street trees shall be incorporated throughout. Pedestrian bridges, stairs, elevators and escalators may encroach over and into public spaces provided that they don’t impede pedestrian circulation or safety.

5. Retail / Restaurant/Office and Residential uses shall be developed concurrently. Therefore, no building permit shall be issued for more than one (1) building of a particular use before a building permit is issued for another building of a different use.
6. If stream piping occurs prior to building development, only the minimum disturbance necessary to perform the work will be allowed. No mass grading or clearing will be permitted. A plan to do such work shall be approved by Staff and shall incorporate adequate buffers, tree save areas and other screening provisions to ensure that disturbed areas will not be visible from external roadways after piping work is completed. At a minimum, mitigation equal to that required by State and Army Corps of Engineer shall be required. Additional water quality or stream restoration in the same basin or other environmental benefit project by developer may be considered for this mitigation.
7. Specimen trees on the site shall be given special consideration and every attempt to incorporate them into the applicant's site plan shall be made as stipulated in the Tree ordinance. In addition, specimen trees along Haynes Bridge Road at Georgia 400, number 701, 803, 804 and 805 will be saved.
8. At-grade pedestrian crossings shall be provided between buildings and across roadway to existing office development. Pedestrian crossings throughout development shall be ramped and the surface materials shall be pedestrian friendly, as approved by Staff.
9. No detention facility shall be visible from Haynes Bridge Road or Lakeview Parkway except a decorative water feature approved by Staff.
10. Parking decks and retaining walls shall be heavily landscaped. Retaining walls visible from developed areas exceeding 16' in height shall be terraced. In areas where the parking decks are visible to the public, the decks will be screened by landscaping or materials approved by Staff.
11. Commercial buildings over 3 stories in height shall be designed in keeping with sustainable practice standards as required by City ordinance.
12. Priority parking spaces shall be provided for alternative fuel vehicles along with accommodation for a vehicle charging station.
13. Prior to LDP for development, the applicant shall submit for approval a document to be entitled 'MetLife (or name TBD) Design Standards'. This document shall include elevations or architectural themes of buildings, specifications for street furniture including benches, trash receptacles, lighting, and bicycle racks, bus shelter, signage landscaping themes, and focal point features and shall be **substantially similar to the renderings from June 26, 2015. Building architectural style shall be Mercantile/warehouse style similar to renderings submitted with the 2015 application. Design standards will be presented to Staff and the Design Review Board for review and approval.**
14. Plans for buildings, landscaping and signage (in the form of a 'sign package') shall be subject to review and approval by the Design Review Board.

15. Awnings shall be provided on buildings at street level where reasonably appropriate in order to protect pedestrians from inclement weather.
16. Surface parking areas shall be screened from Haynes Bridge Road and Lakeview Parkway. A decorative, short wall shall be located along Lakeview Parkway where needed in order to obscure views of surface parking from Lakeview Parkway.
17. All buildings along Haynes Bridge Road and Lakeview Parkway must face those streets or appear to face those streets. No backside of buildings or “back of house” functions (such as loading or dumpster area), shall be visible from those streets.
18. Measurement of building heights shall not include spires or other decorative architectural features.
19. Focal point features should be incorporated into the development at project entrances and at the corner of Lakeview Parkway and Haynes Bridge Road.
20. Prior to the first LDP for development other than stream piping, applicant shall submit a construction phasing plan which shall demonstrate how construction will be staged and implemented in a manner that screens construction views from adjacent roadways.
21. Prior to the first LDP for development other than stream piping, applicant shall submit a revised master plan for the entire parcel to the City which shall incorporate the approved conditions, as well as the following:
 - a) Approved specifications and standards identified for each use within the total development.
 - b) Pedestrian network.
 - c) Overall planned green space areas.
22. Every plan submitted for a development permit shall include an on-going density and acreage tabulation.
23. All site plans and civil design plans hereafter submitted to the City of Alpharetta shall state as the first note: “This plan reflects conditions stipulated through public hearing regarding case MP-10-01/Z-10-02/V-10-11 Metropolitan Life/Peridot”
24. Provide detailed street planting for Haynes Bridge Road and Lakeview Parkway. Landscape plan shall be approved by Staff prior to a Land Disturbance Permit for development other than stream piping. The landscape plan should include retention of the current mature street trees where reasonably possible (except at curb cuts and in accordance with an approved stream piping plan) along Lakeview Parkway and Haynes Bridge Road with final approval by Staff.
25. The developer and/or property owner shall be responsible for the planting and maintenance of medians within the development site and for the medians located on Lakeview Parkway which are contiguous to the development site. The planting and maintenance shall be in accordance with a plan approved by Staff.

26. Landscaping areas shall not contain any parking, water detention area or buildings, or portion thereof, except that a detention pond or ponds may be located within the landscaping area if decorative and will provide an amenity.
27. Parking lot islands shall be planted with shrubs and or ground covers (not with mulch only). Provide sufficient green space to provide screening for parking decks. Investigate the possibility of adding shade structures on the top floor of parking deck to cover a minimum 15% of this surface.
28. A bus drop-off area with shelter shall be provided along, Morrison Parkway, Lakeview Parkway or at an alternative location acceptable to MARTA, if requested by MARTA.
29. **Master plan approval shall be subject to reconsideration by City Council if a building permit for a building is not issued by 2/28/2018.**
30. Curb cuts and internal circulation should be considered concept only. Final curb cut locations will need to be approved by the Department of Engineering and Public Works.
31. A 50 ft. easement extending the length of the property within the GA 400 tree buffer shall be dedicated to the City toward the development of an express bikeway.
32. Development Intensity and Use
 - a) Provide a mix of residential, office and retail uses.
33. Improve the intersection at Lakeview Pkwy and Haynes Bridge Rd to include the following: Add a new EB right turn lane along Lakeview (creating dual right turn lanes); extend the existing right turn lane along Haynes Bridge Rd from GA 400 SB Ramp to Lakeview Pkwy; and, construct an additional NB left turn lane along Haynes Bridge Rd at Lakeview Pkwy within the existing median to create dual left turn lanes. Improvements to be implemented as deemed necessary by the Director of Engineering / Public Works.
34. Access Management
 - a) Signalized intersections along Lakeview Parkway shall be a minimum of 1,000 feet from the existing signal at the intersection of Haynes Bridge Road and Lakeview Parkway.
 - b) Provide a maximum of four site driveways on Lakeview Parkway.
 - c) Align driveways on Lakeview Parkway with driveways across the street or offset by a minimum of 150 feet.
 - d) Any full movement site driveway on Lakeview Parkway must be 450 feet minimum from Haynes Bridge Road.
 - e) Any right-in/ right-out site driveway on Lakeview Parkway must be 200 feet minimum from Haynes Bridge Road.
 - f) No site access is allowed onto Haynes Bridge Road.

- g) No outparcels are allowed direct access on Haynes Bridge Road or Lakeview Parkway.**
- h) Provide shared driveway between adjacent property (shown as “MetLife”) and the proposed development, as shown on plan.**
- i) All internal intersections shall be a minimum of 100 feet from Lakeview Parkway.**

35. Pedestrian Facilities

- a) Provide a system of sidewalks throughout the development that accommodates pedestrian access to all uses and building entrances.**
- b) Provide continuous pedestrian access around the proposed traffic circle on Lakeview Parkway.**

Kathryn Zickert presented for the Applicant. S. Zickert requested to withdraw the application without prejudice to seek only a modification to Condition #29 Master Plan approval shall be subject to reconsideration if the building permit for a building is not issued by 2/28/2015.

Chairman Caswell opened the floor to Public Comment at 1:20 p.m.

Alexander Williamson spoke in opposition.

Chairman Caswell closed Public Comment at 1:23 p.m.

There was discussion on:

1. Condition #13.
2. Correct Date for Condition #29
3. Site Plan from 2011
4. Renderings from 2015
5. Replacing Condition #13 in 2011 with Condition # 12 in 2015

❖ Board Member Partee offered a motion to approve Applicant’s request to withdraw MP-15-05/CU-15-08/V-15-10 without prejudice with the exception of changes to the following Conditions:

Condition # 13 shall be changed to:

Prior to LDP for development, the applicant shall submit for approval a document to be entitled 'MetLife (or name TBD) Design Standards'. This document shall include elevations or architectural themes of buildings, specifications for street furniture including benches, trash receptacles, lighting, and bicycle racks, bus shelter, signage landscaping themes, and focal point features and shall be substantially similar to the renderings from June 26, 2015. Building architectural style shall be Mercantile/warehouse style. Design standards will be presented to Staff and the Design Review Board for review and approval.

Condition # 29 shall be changed to:

Master plan approval shall be subject to reconsideration if a building permit for a building is not issued by 2/28/18.

- The motion received a second from Board Member Richard
- The motion was approved by unanimous vote (5-0-0)

New Business

a. PH-15-23 UDC Changes – Sign Ordinance

Scott Hastey, Assistant City Attorney, presented an ordinance to amend Article II, Section 2.6 of the UDC to provide for the modification, deletion and/or addition of certain defined terms related to signs; provide for the modification, deletion and/or deletion of other provisions related to certain types of signs; and for other purposes.

There was no public comment.

- ❖ Board Member Richard offered a motion to approve
- The motion received a second from Board Member Goss
- The motion was approved by unanimous vote (5-0-0)

VI. ADJOURNMENT

Chairman Caswell adjourned the meeting at 1:56 p.m.



COUNCIL AGENDA REPORT

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

SUBJECT: CU-15-13 O'Reilly Auto Parts

PLANNING COMMISSION: January 7, 2016

CITY COUNCIL: January 25, 2016

RECOMMENDATION:

Deny CU-15-13 O'Reilly Auto Parts request for a conditional use for property located at at 735 North Main Street.

If a conditional use permit is approved the following zoning conditions are recommended:

- 1. 'Automotive Parts' shall be added as a conditional use for the property located at 735 North Main Street.**
- 2. Building elevations shall be compatible with the architecture, building materials and colors found within the existing plaza of Henderson Commons. All four sides of the building shall feature brick as a primary material. Architectural and landscaping shall be approved by DRB.**
- 3. No outside storage or outside display of products will be permitted.**
- 4. No auto repair, including minor repairs/maintenance, by the proposed business or customers, shall be permitted on site.**
- 5. All signage and exterior modifications to be approved by the DRB.**
- 6. Rooftop appurtenance shall not be visible from pedestrian level.**
- 7. Storefront shall face Main Street. Front setback shall be reduced from 65' to 20' from the property line fronting Main Street, and shall consist of a 20' wide linear strip of green space with trees from the property line to the building façade. The final frontage configuration and landscaping will be reviewed and approved by Staff.**
- 8. There shall be no parking between Main Street and the building. Within parking areas, at minimum a tree well or landscape buffer must be provided for every six parking spaces. Every two parking pays shall be separated by a minimum 15' landscape buffer. Final parking layout and landscape plan to be reviewed and approved by staff.**
- 9. Applicant shall coordinate with GDOT for provision of right-of-way or easements necessary for completion of planned improvements to State Route 9.**

REPORT-IN-BRIEF

The applicant, O'Reilly Auto Parts, is seeking a conditional use in order to provide a new auto parts business located at 735 North Main Street in the Henderson Commons shopping center.

DISCUSSION

The zoning of the property is C1, which requires conditional use for an automobile parts store. The parcel is vacant and located as an out-parcel within a retail shopping center. The site is graded and prepared for development.

The property to the south is zoned CUP and contains the Henderson Village residential neighborhood. Properties on all other sides are zoned C-1. The property to the east is the former Children's Cottage Montessori School.

The applicant is proposing a 7,300+/- square foot building on the front of the Henderson Commons shopping center. The proposed development has approximately 3,000 square feet of retail space and approximately 4,500 square feet of warehouse space. The overall footprint of the development is approximately 1 acre. It will have 35 parking spaces and be parked at 5 spaces for every 1,000 square feet. There are 3-4 employees in the store during business hours.

According to the 8th Edition Trip Generation Code 843, an automobile parts store is expected to generate close to 186 daily trips generated daily. The AM hourly peak is predicted to be 7 trips, with 4 entering the site and 3 leaving the site. The PM hourly peak is predicated to be 17 trips, with 8 trips entering the site and 9 trips leaving the site. There are 6.64 average hourly trips to the store during the 14 hours that it is open.

The property is within the Hwy 9/GA 400 Area Master Plan, a Livable Centers Initiative Study that was completed and adopted in May of 2012. There was significant public input throughout the planning process, and a strong desire was expressed to improve the architectural and landscaping features in the corridor; especially limiting the impacts of large parking lots along Hwy 9. The plan also calls for limiting the front setbacks of development along Hwy 9 and placing the buildings close to the road with linear green space along the streetscape. Finally, the plan suggests that parking lots should be located behind the buildings and should be more heavily landscaped.

The LCI recommendations promote low scale buildings, local office and "unique" retail, and walkable, well landscaped environments. The building side which faces Hwy 9 should be dominated by storefront façade and have pedestrian access to the sidewalk.

Stores should be more of a "local" retail instead of national brands to prevent under-performing stores. The national brands tend to want their stores to serve the automobile at the expense of what the community has asked for.

The building should abut the pedestrian area on Main Street and face the Hwy 9 corridor with wide sidewalks, street trees and amenities. The landscaped strip should be 20' wide and extend along the entire frontage. There should be no parking between the building and the street. Parking should be located in the back of the buildings away from Hwy 9 and should be well landscaped.

The existing nine (9) parking spaces that front Highway 9 shall be removed. These should include no more than 6 spaces without a tree well or landscape buffer, and tree wells should be 400 square feet with no dimension shorter than 15 feet.

Along the Hwy 9 street frontage the sidewalk should be 12 feet wide and should include pedestrian lighting, benches, trash cans, and bike racks. It is noted that GDOT is building the sidewalk as part of the agency's planned State Route 9 Improvement Project. The project is scheduled for right-of-way acquisition in 2018. Therefore, the applicant should not be required to make improvements within the right-of-way at this time but should rather be required to coordinate with GDOT for the provision of right-of-way and easements necessary for the agency's planned improvements.

CONCURRENCES

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 not have a significant impact on traffic.

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 LCI site design recommendations promote 1-2 story development, encourage linear sidewalks along Hwy 9, limiting the front setbacks for buildings along the Hwy 9 corridor, and require parking areas to be behind the building and to be landscaped.

The applicant's plan does not meet these requirements.

There could be a problem with customers buying parts in the store and using the parking lot to repair their vehicles. Refuse areas, loading and service areas, off-street parking, and buffers and screening are all addressed in accordance with code requirements.

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

Response:

The proposed use will not be injurious to the use and enjoyment of others.

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:

While the proposed use is retail in nature, it would not be categorized as “neighborhood serving”, which is the primary retail type called for in the LCI Plan. The proposed use is, in fact, more in keeping with some existing, under-performing retail types that the plan seeks to discourage and/or redevelop.

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 location of the auto parts store with two other auto parts stores within 400 feet is not consistent with the desirable pattern of development for the City. Advance Auto Parts sits at the other end of the parking lot approximately 350 feet from the location, and Autozone sits directly across North Main Street approximately 310 feet from the site.

CONCLUSION

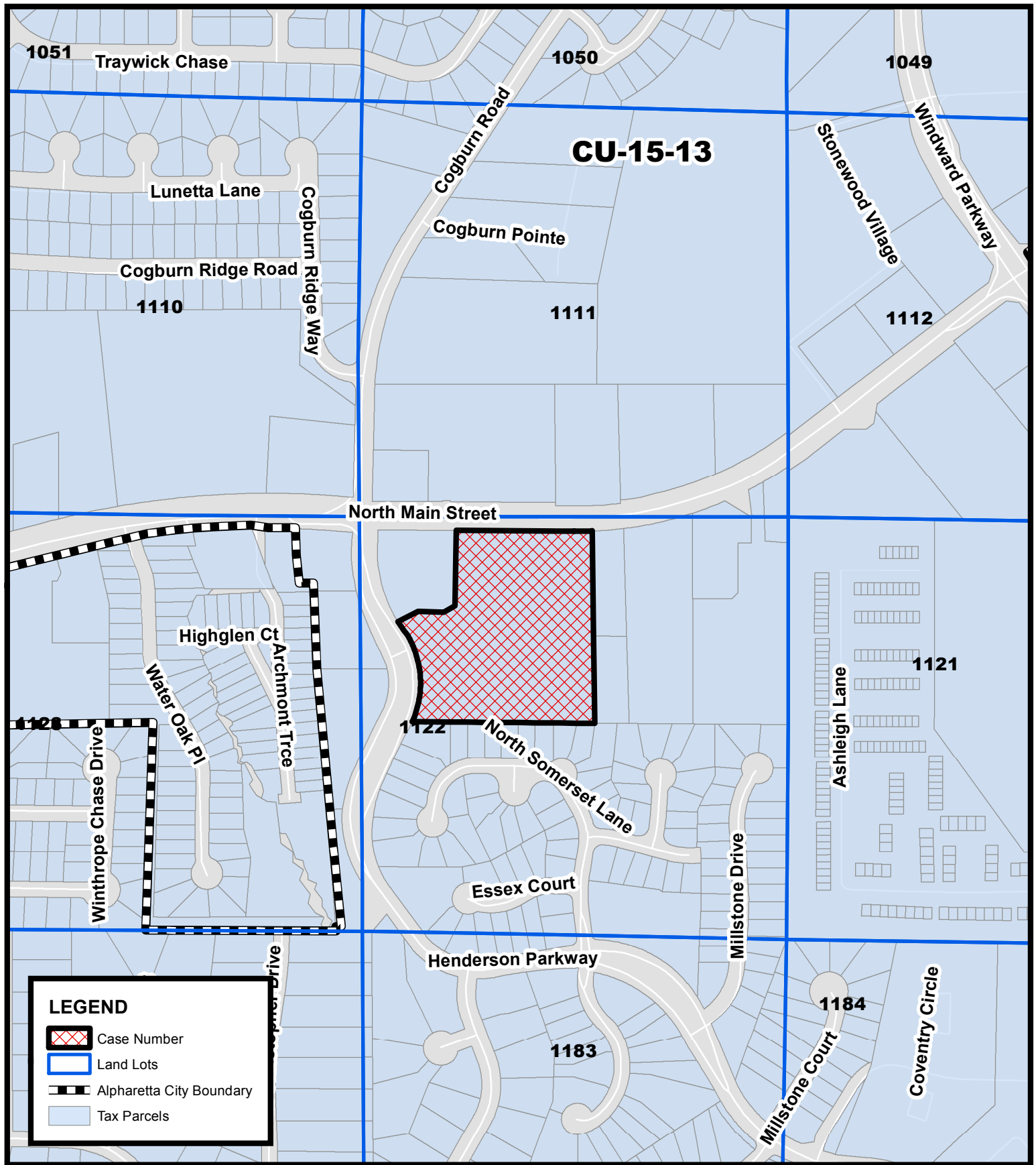
Staff is concerned about the addition of an automobile parts store use. Staff researched land zoned in the area for an automobile parts store and found two in the area. Staff is concerned that 3 automobile parts stores in this limited area is not in keeping with the desires for this extension of the downtown area. It does not promote the community preferences, as stated in the Hwy 9/GA 400 Area LCI, for a mix of local uses in the Highway 9 area.

CITIZEN PARTICIPATION PLAN

The applicant notified surrounding property owners by letter of their intent for the property. The applicant stated that one person contacted him and had general questions but no negative comments were received.

ATTACHMENTS

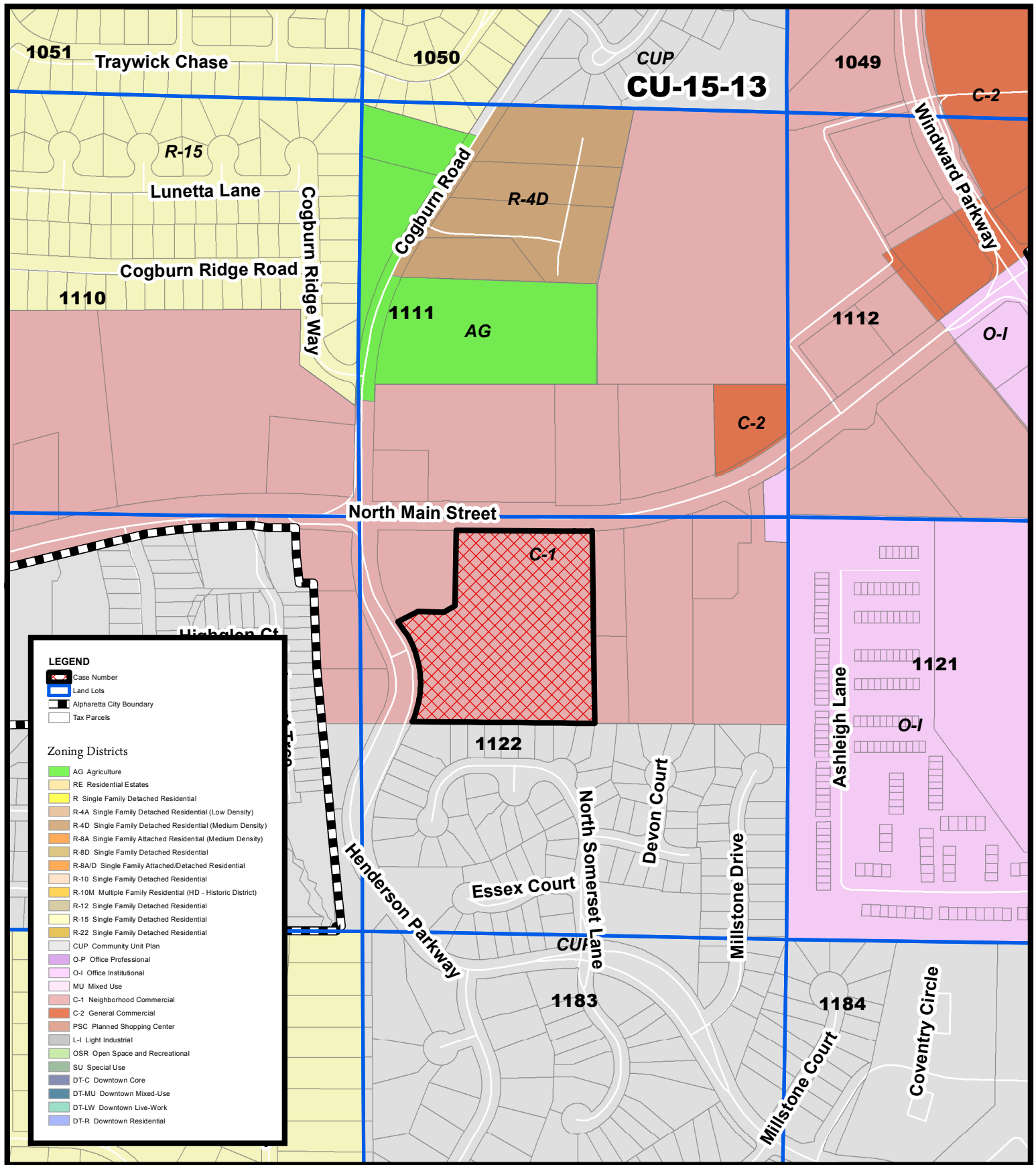
Site Plan
Proposed Elevations
LCI Report



Location Map **O'Reilly Auto Parts** **735 N. Main St**

CU 15-13
D/LL: 2/2/1122
PC Date: 1/07/16
CC Date: 1/25/16

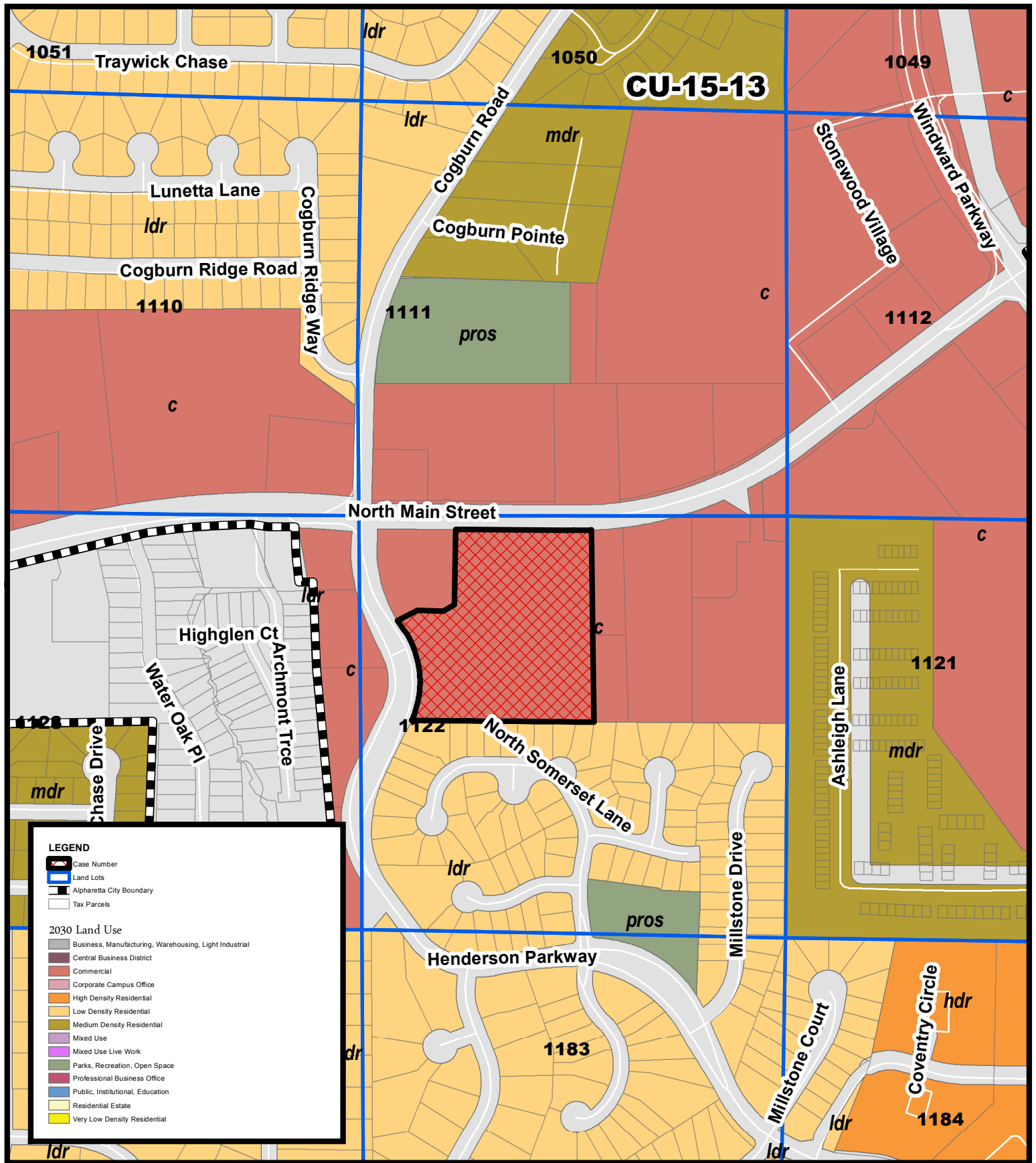
Location Map Provided by:
Community Development - GIS



Zoning Map **O'Reilly Auto Parts** **735 N. Main St**

CU 15-13
D/LL: 2/2/1122
PC Date: 1/07/16
CC Date: 1/25/16

Location Map Provided by:
Community Development - GIS



2030 Land Use Map **O'Reilly Auto Parts** **735 N. Main St**

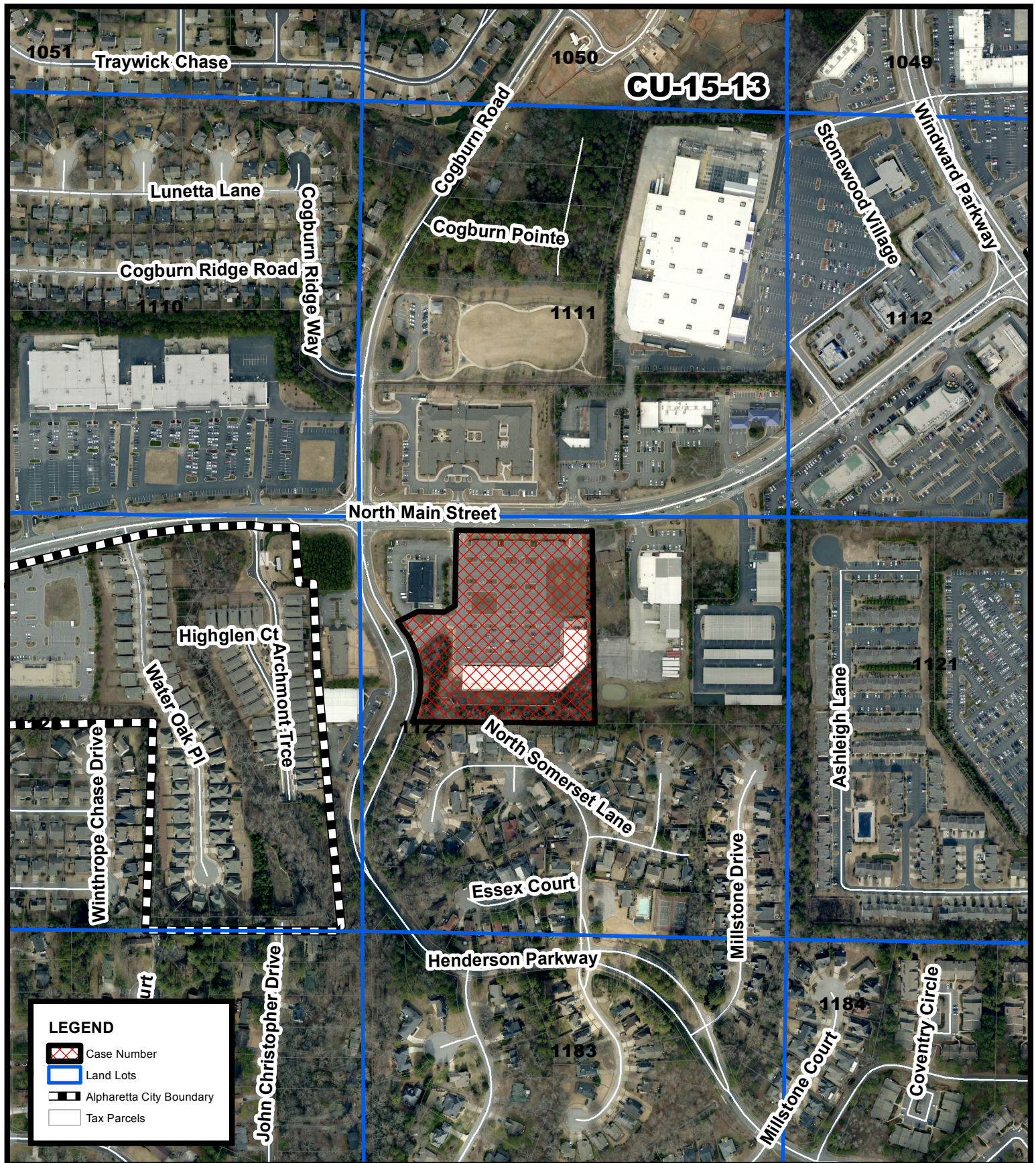
CU 15-13

D/LL: 2/2/1122

PC Date: 1/07/16

CC Date: 1/25/16

Location Map Provided by:
Community Development - GIS



Aerial Map **O'Reilly Auto Parts** **735 N. Main St**

CU 15-13
D/LL: 2/2/1122
PC Date: 1/07/16
CC Date: 1/25/16

Location Map Provided by:
Community Development - GIS

[illegible]

PANT SIPPING LEGEND

This image shows a blank, lined page from a notebook. The page is oriented vertically and features horizontal ruling lines. A vertical margin line is visible on the left side. The paper appears slightly aged with some faint smudges. The page is numbered '1' in the top right corner. There is no handwriting or other markings on the page.

SITE LEGEND

LANDING NO. 11.
PROCESSED R.O.W.
R. 101, PRODMINT LINE
PROF. PRODMINT LINE
SETBACK LINE
CONCRETE CURB AND GUTTER (SEE DETAIL)

1. TRAFFIC FROM ABOVE (TRAFFIC IN MARCH)
2. PROPOSED SIDEWALK (POTENTIAL TO MAXIMIZE STREET AND DISPERSEMENT VIA STALLS)
3. CONCRETE SIDEWALK (5'x6' SIDEWALK)
4. A. & D. SIDEWALK MAINTENANCE
5. STREET DECKS
6. PROPOSED SPACE (COLOR B.O.T. & B.T.)
7. SIDEWALK CATCH BASINS
8. SIDEWALK LIGHT MAINTENANCE
9. SIDEWALK DECK
10. SIDEWALK

WEDDING CONCERNS: PLEASE REFER TO
 OFFICIALS
 AS TO ANY CHANGES IN WEDDING
 PLACEMENT AT THE OFFICIALS DISCRETION.
 ADVISES SHEETS TO RECORD VARIOUS PROBLEMS
 ABOUT OF WEDDING TO BE CONDUCTED TO GIVE
 TO BE SHOWN ABOUT WEDDING (OFF OFFICIALS ON SHEETS ONLY)
 SHEETS ABOUT WEDDING (OFF OFFICIALS ON SHEETS ONLY)

PROPOSED O'REILLY AUTO PARTS STORE
NORTH MAIN STREET IN ALPHARETTA, GA
PREPARED FOR
G & H LOVEJOY, LLC.

NORTHERN ENGINEERING SERVICES
 SUITE 2404 - 3395 SIKES ROAD
 CANTON, GA 30114
 PHONE: 770.891.4515
 WWW.NE SERVICES.COM
 Copyright © 2015

NORTHERN ENGINEERING SERVICES
NES
BUILDING SOLID PROJECTS & RELATIONS

CSP01	SITE PLAN	REVISED DATE: SEPTEMBER 28, 2013	PROJECT NUMBER: 13-00060	REVISIONS	PRI
-------	-----------	-------------------------------------	-----------------------------	------------------	-----



1 FRONT ELEVATION

A3 SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION

A3 SCALE: 1/8" = 1'-0"



3 REAR ELEVATION

A3 SCALE: 1/8" = 1'-0"



4 SIDE ELEVATION

A3 SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

TYPE:	COMPANY TYPE:	SPECS:
BRICK	ACME BRICK (OR APPROVED EQUAL)	BRICK COLOR: BL 3 CRIMSON MORTAR COLOR: MATCH BRICK COLOR SIZE: MODULAR COURSING: RUNNING
		BRICK COLOR: BL 250 ROYAL OAK MORTAR COLOR: MATCH BRICK COLOR SIZE: MODULAR COURSING: SOILDER
INTEGRALLY COLLORED CONCRETE MASONRY UNIT (C.M.U.)	PER LOCAL SUPPLIER	SHERWIN WILLIAMS PAINT (1) COAT S-W PREPRITE BLOCK FILLER B25W25 (NO LESS THAN 8 MILS) (2) COATS S-W CONPLEX XL SMOOTH ELASTOMERIC A5-400 (NO LESS THAN 5.7 MILS EACH COAT)
		COLD WEATHER APPLICATIONS: SHERWIN WILLIAMS PAINT (1) COAT S-W LOXON BLOCK SURFACER (NO LESS THAN 8 MILS) (2) COATS S-W ULTRACRETE SOLVENT BORNE SMOOTH B46 (NO LESS THAN 8 MILS EACH COAT OR 16 MILS TOTAL)
EXTERIOR INSULATION AND FINISH SYSTEM (E.I.F.S.)	DRYVIT SANDBLAST FINISH	ACME COLOR: BL XX CREAM
STOREFRONT (NO SUBSTITUTES)	EFCO	COLOR: IVY
	KAWNEER	COLOR: DARK IVY
	VISTA WALL	COLOR: INTERSTATE GREEN
BOLLARDS OVERHEAD DOOR	IN FIELD	O'REILLY GREEN GLIDDEN EXTERIOR SEMI -GLOSS LATEX BASE: 2407 - 500 YOK: 3P 42 TBL: 4P48 GRN: 3P14 WHT: 2P COLOR #: CUSTOM
EXTERIOR DOORS	IN FIELD	O'REILLY GREEN
PRE - FINISHED SHEET METAL CAP FLASHING	BY METAL BUILDING MFG'R.	HUNTER GREEN

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:

O'Reilly Auto Parts Retail Store Conditional Use Request

Contact Name:

Tim Zay

Telephone:

404.247.7690

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

The only response I received was from George Larris owner of 731 N. Main St. George did not have any concerns, and was just requesting general information about our planned development.

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:

Tim L. Zay

Date:

12-18-15

Print Form

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:

O'Reilly Auto Parts Retail Store Conditional Use Request

Contact Name:

Tim Zay

Telephone:

404.247.7690

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.

George S & Anne B Sarris	731 N Main St Alpharetta, GA 30009-2377	Parcel # 225 120 1122057
Mailing address:	7665 S Spalding Lake Dr Sandy Springs, GA 30350-1047	
Childrens Cottage Montessori, Inc	789 N Main St Alpharetta, GA 30009-2377	Parcel # 225 120 1122061
HFC Real Estate, LLC	739 N Main St Alpharetta, GA 30009-2377	Parcel # 225 120 1122062
Mailing address:	230 S Main St Alpharetta, GA 30009	
Maria Theresa G Enriquez	5175 N Somerset LN Alpharetta, GA 30004-3804	Parcel # 225 135 1122034
Julie Anne Cardwell Lightsey	5165 N Somerset LN Alpharetta, GA 30004-3804	Parcel # 225 135 1122035
Irina Rogers	5155 N Somerset LN Alpharetta, GA 30004-3804	Parcel # 225 135 1122036
Patricia D & Marlyn M Murphy	5145 N Somerset LN Alpharetta, GA 30004-3804	Parcel # 225 135 1122037
Byeong & Kim Myung Park	5135 N Somerset LN Alpharetta, GA 30004-3804	Parcel # 225 135 1122038
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Michael C White	5081 N Somerset LN Alpharetta, GA 30004-3804	Parcel # 225 135 1122042
David A & Mary M Cianciolo	5071 N Somerset LN Alpharetta, GA 30004-3804	Parcel # 225 135 1122043
Henderson Heights, LLC	711 N Main St. Alpharetta, GA 30004	Parcel # 224 960 11230632
Mailing address:	4776 Mystic Dr NE	
RCC Land Holdings, LLC	315 Henderson Pkwy Alpharetta, GA 30004	Parcel # 22496011230640
Mailing address:	1005 Featherstone Rd	
AP Real Estate Holdings, Inc	325 Henderson Pkwy	Parcel # 22 496011230731
Mailing address:	3129 W. Addison Ln	

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.

CITY OF ALPHARE

CU-15-13
O'REILLY AUTO PARTS

PUBLIC HEARING APPLICATION

Case #: _____

☐ Fee Paid Initial: _____

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

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

Contact Information: Gryboski & Howe

Contact Name: Tim Zay Telephone: 404.247.7690

Address: 1399 Church Street Suite: _____

City Decatur State: GA Zip: 30030

Mobile Tel: 404.247.7690 Email: timzay@bellsouth.net

Subject Property Information:

Address: 735 N. Main Street Current Zoning: C-1 

District: 2nd Section: 2nd Land Lot: 1122 Parcel ID: 225 120 11220587

Proposed Zoning: C-1  Current Use: Vacant Out-Parcel and adjoining Shopping Center

This Application For (Check All That Apply):

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

APPLICANT REQUEST AND INTENT

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

Auto Parts Retail Store.

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

Conditional Use to allow for an auto parts retail store which is allowed in C-1 zoning.

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

To construct a one storey retail building of 7,300 sf +/- with similar exterior architecture and materials to the existing shopping center.

PROPERTY OWNER AUTHORIZATION

Property Owner Information: VIII FS Alpharetta, LLC

Parcel Number: 22 512011220587

Contact Name: KEVIN J BRANGERS

Telephone: 770-356-0326

Address: 8560 EDWARDTON DRIVE

Suite:

City: ROSWELL

State: GA

Zip: 30076

Authorization:

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

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

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

Identify Authorized Applicant:

Name of Authorized Applicant: Tim Zay / Gryboski & Howe

Telephone: 404.247.7690

Address: 1399 Church Street

Suite:

City: Decatur

State: GA

Zip: 30030

So Sworn and Attested:

Owner Signature:

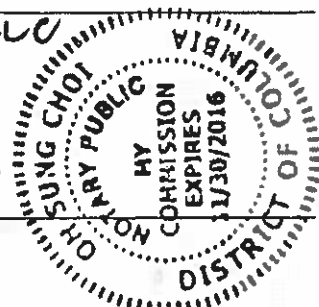
Date:

Notary:

Notary Signature:

Date:

VIII FS ALPHARETTA, LLC
BY: JAMES RIZZO



Sung Choi
Notary Public, District of Columbia
Commission Expires 11/30/2016

9/25/15

9/25/15

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: Gryboski & Howe

Subject Public Hearing Case: Conditional Use Request - Retail Auto Parts Store

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: _____ Position: _____

Description of Contribution: No contributions made Value: _____

Description of Contribution: _____ Value: _____

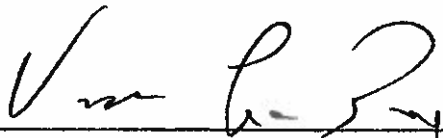
Description of Contribution: _____ Value: _____

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: 9-30-201

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The building will be designed to blend with architecture and building material used in the adjoining Henderson Commons shopping center. The proposed auto parts retail use is compatible with other surrounding retail uses.

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

The proposed building will be similar to the most recent retail construction in this area and be of a high quality building materials and architectural design, thus it will enhance the value of surrounding properties. There will be no affect on the use of surrounding

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

Yes, current zoning allows for property to be development for a reasonable use, however, our proposed use requires Conditional Use approval.

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

On a daily basis there are 3-4 employees in the store. Regarding traffic, there are 6.64 average hourly visits to the store during the daily 14 hours the store is open. Source: 8th Edition ITE Trip Generation Code 843, auto parts retail store.

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

No impact.

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

Consistent with plan as currently zoned.

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

Fewer parcels available with good traffic access supports our Conditional Use request for this parcel.

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: O'Reilly Auto Parts Retail Store Conditional Use Request

Contact Name: Tim Zay

Telephone: 404.247.7690

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.

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Mailing address:	7665 S Spalding Lake Dr Sandy Springs, GA 30350-1047	
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Mailing address:	1005 Featherstone Rd	
AP Real Estate Holdings, Inc	325 Henderson Pkwy	Parcel # 22 496011230731
Mailing address:	3129 W. Addison Ln	

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.

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:

O'Reilly Auto Parts Retail Store Conditional Use Request

Contact Name:

Tim Zay

Telephone:

404.247.7690

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.

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: _____

Print Form

Gryboski & Howe
1399 Church Street
Decatur, GA 30030

City of Alpharetta
Community Development Department
Attn: Richard McLeod
2 Park Plaza
Alpharetta, Georgia 30009

September 29, 2015

Re: Letter of Intent for Conditional Use Request to allow for retail auto parts store
to be located at 735 N. Main Street Alpharetta, Georgia. Out parcel to Henderson Commons
Shopping Center. (Parcel ID No. 225 120 11220587)

Dear Mr. McLeod:

With regard to the Conditional Use application to for allow a retail auto parts store, this property is currently zoned C-1, and is part of the Henderson Commons Shopping Center. Our plan is to build a 7,300 sf retail building on the vacant portion of the shopping center, which will be consistent with the architecture and building materials of the shopping center, and with other recently constructed retail buildings.

As you probably know, properties fronting N. Main Street are predominantly composed of retail developments. And, our request for conditional approval for retail auto parts store use is consistent with approvals given for two other auto parts stores in the immediate area Advance Auto and Autozone.

We respectfully ask for your consideration and approval of this Conditional Use request.

Sincerely,

Gryboksi & Howe

A handwritten signature in black ink, appearing to read 'Tim Zay', is written over the printed name.

Tim Zay

SCHEDULE A (Continued)

File No.: **NCS-484058GA5-ORL**

Policy No.: **FA-484058GA5 (O)**

All that tract or parcel of land lying and being in Land Lot 1122, 2nd District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

To find the true point of beginning, commence at a right of way monument found at the southeasterly intersection of Henderson Parkway (right of way varies) and Georgia State Highway No. 9 (Right of Way varies); thence along the southerly right of way of Georgia State Route 9 N87 degrees 22 minutes 56 seconds E a distance of 206.89' to an iron pin found and the true point of beginning; thence continuing along said right of way N87 degrees 51 minutes 07 seconds E a distance of 388.62' to an 1/2" rebar set; thence 86 degrees 30 minutes 52 seconds E a distance of 64.65' to an 1/2" rebar set; thence leaving said right of way S03 degrees 16 minutes 25 seconds E a distance of 601.18' to a 1" axle found; thence S87 degrees 38 minutes 51 seconds W a distance of 565.69' to a 3/8" rebar found along the easterly right of way of Henderson Parkway; thence along the curve to the left a distance of 303.66', said curve being subtended by a chord bearing N07 degrees 32 minutes 27seconds W and a chord distance of 292.75' and a radius of 325.22' to a 1/2" rebar set; thence continuing along said right of way N34degrees 17minutes 22 seconds W a distance of 38.62' to a 1/2" rebar found; thence leaving said right of way N59 degrees 31 minutes 46 seconds E a distance of 42.83' to a concrete nail found; thence N87 degrees 15 minutes 12 seconds E a distance of 78.82' to a magnetic nail found; thence N60 degrees 13 minutes 14 seconds E a distance of 39.55' to a 1/2" rebar set; thence N02 degrees 50 minutes 23 seconds W a distance of 237.95' to the True Point of Beginning.

Said tract containing 309,335 square feet or 7.101 acres.

RE: O'REILLY AUTO PARTS - TRAFFIC IMPACT ANALYSIS

To Whom It May Concern:

The proposed development is an approximately 7,500 square feet building consisting of ~3,000 square feet of retail space and 4,500 square feet of warehouse. The overall footprint of the development is approximately 1.0 acres.

Following is a Trip Generation Summary utilizing the industry accepted Institute of Traffic Engineers 8th Edition Trip Generation Code 843 of the proposed O'Reilly Auto Parts development.

TRAFFIC GENERATION SUMMARY

According to the 8th Edition ITE Trip Generation Code 843, an automobile parts store is expected to generate 186 daily trips. The AM hourly peak is predicted to be 7 trips with 4 entering the site and 3 leaving the site. The PM hourly peak is predicted to be 17 trips with 8 trips entering the site and 9 trips leaving the site.

The ITE trip generation rates identify gross trips to and from a facility as if it were a stand-alone activity. Gross ITE trip generation rates do not account for trips already on adjacent roadways or for internal capture. Due to the size of the site and distance from other land uses, no internal capture was assumed. To remain conservative, no pass-by trip reductions were taken, although it is likely that some pass-by trips will occur because of the store's location on a commercial street. Data from an ITE study on pass-by trips found that an Automobile Parts Store in Florida had 43 percent pass-by trips.

HIGHWAY 9 GA 400 AREA MASTER PLAN

LIVABLE CENTERS INITIATIVE STUDY (LCI)



*Prepared by Urban Collage, Inc.
in association with Kimley-Horn and Associates, and RCLCo*

MAY 2012



ACKNOWLEDGEMENTS

CITY OF MILTON

Joe Lockwood, *Mayor*
Karen Thurman, *Council Member*
Matt Kunz, *Council Member*
William C. "Bill" Lusk, P.E., *Council Member*
Burt Hewitt, *Council Member*
Joe Longoria, *Council Member*
Lance Large, *Council Member*

Chris Lagerbloom, *City Manager*
Kathleen Field, *Community Development Director*
Michele McIntosh-Ross, *Planner*
Sara Leaders, *Transportation Engineer/Planner*

CORE TEAM MEMBERS

Laurie Bruner
Kathi Cook
Greg T. Floyd
Ann Hanlon
Brenda Hemphill
Terry Herr
Richard Kramer
Jack Lindon
Jerry Oberholtzer
Adam Orkin
Diane Palmer
George Ragsdale
Mark Reed
Rodney Reese
Ed Spurka
Diana Wheeler
Gary Willis

ATLANTA REGIONAL COMMISSION

John Tuley, *Principal Planner*

CITY OF ALPHARETTA

David Belle Isle, *Mayor*
Donald Mitchell, *Council Member*
Mike Kennedy, *Council Member*
Chris Owens, *Council Member*
Jim Gilvin, *Council Member*
Michael Cross, *Council Member*
D. C. Aiken, *Council Member*

PLANNING TEAM

Urban Collage
Bob Begle, *Principal*
Eric Bosman, *Associate Principal*
Dennis Madsen, *Associate*
Gabriel Presley, *Urban Designer*

Kimley-Horn and Associates
Cristina Pastore, *Transportation Planner*
James Fowler, *Transportation Planner*

RCLCo
Gregg Logan, *Managing Director*
Lisa Dilts, *Vice President*



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INTRODUCTION

The Highway 9/GA 400 Area master plan is sponsored by the City of Milton, in partnership with the City of Alpharetta with funding support from the Atlanta Regional Commission's (ARC) Livable Centers Initiative (LCI). The Livable Centers Initiative program encourages local jurisdictions to plan and implement strategies that link transportation improvements with land-use development decisions. The program has a history of investing in existing activity centers to improve coordinated decision making, provide quality of life enhancements and promote the wiser use of regional resources to accommodate future growth and investment. The completion and adoption of an LCI Plan allows sponsoring municipalities to become eligible for funding assistance through the program for capital improvement projects that advance the vision and goals of the plan.

The goals of the Highway 9/GA 400 Area plan are to:

- Clarify the vision and future market potential of the GA 400/Highway 9 Area
- Provide additional detail to the City of Milton and City of Alpharetta comprehensive plans
- Offer recommendations to improve local zoning regulations and incentives for appropriate future development/redevelopment
- Prioritize public improvement projects, identify funding sources and move key projects toward implementation

The Highway 9/GA 400 Area Plan details a vision for the future of the study area as determined by a thorough planning process including input from a Core Team of community leaders and community involvement during a series of public

workshops. These workshops allowed residents to work with the Planning Team to craft their vision for the future of the area and to prioritize public investments that have the greatest potential to improve quality of life over the next 5 years. Community input led to the formation of a land use framework plan that identifies five key areas. These areas include:

- A medium-scale, regional activity center envisioned as a walkable, office/multi-use center near GA 400 connected by a system of off-road bicycle and pedestrian trails,
- A local-serving, commercial activity center near Highway 9 and Windward Parkway with an emphasis on enhanced walkability, architectural character and landscaping,
- An extension of Downtown Alpharetta along Highway 9, providing opportunities for unique office and retail along the corridor, and
- Two transitional areas that serve to bookend commercial and multi-use activity centers from surrounding single family neighborhoods.

The LCI Plan report is divided into three sections; inventory and assessment, concept plan, and action plan. The inventory and assessment section focuses on the existing land use, transportation, and market conditions within the study area. The second section, the concept plan, focuses on the land use framework plan, priority transportation projects, design standards, and other elements which help detail the vision for the area. The final section, the action plan, outlines implementation strategies to guide the community through successful implementation of the plan's key projects and elements.

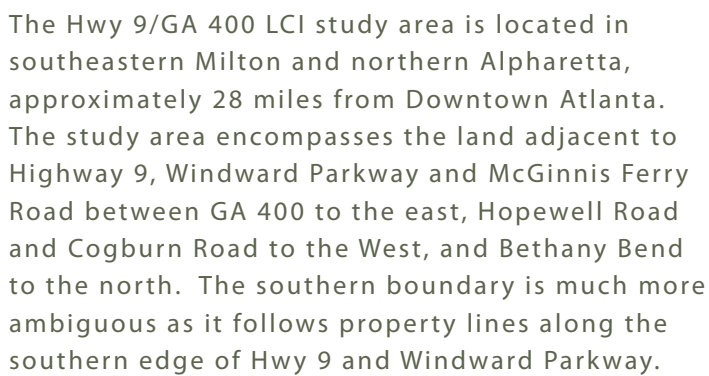




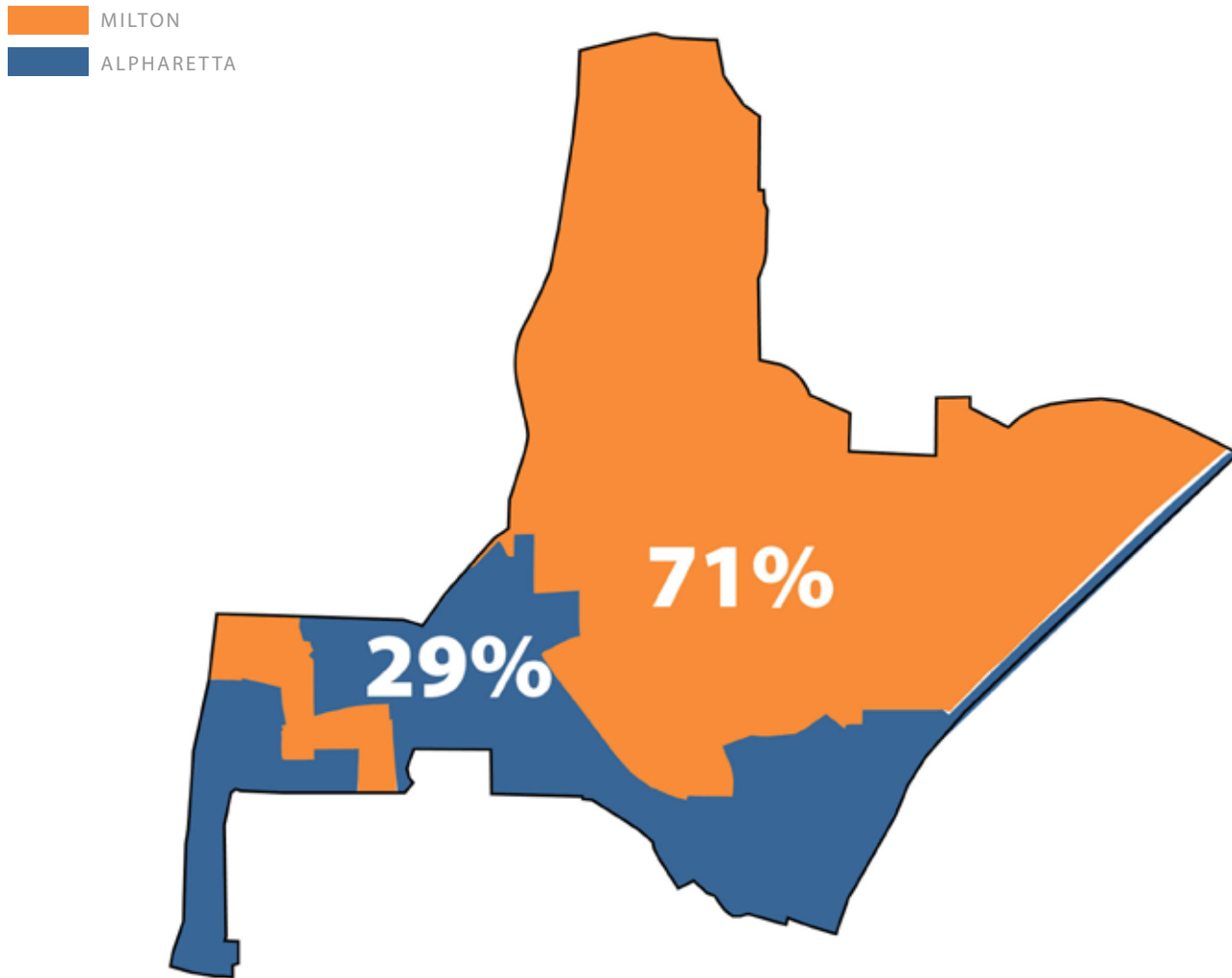
STUDY AREA CONTEXT



STUDY AREA CONTEXT



The land is divided between the cities of Milton and Alpharetta. The City of Milton constitutes roughly 1,547 acres or 71% of the study area. The remaining 632 acres or 29% of the study area is constituted by the City of Alpharetta. The municipal division is not easily discernible on the ground because it does not influence land use or follow a natural feature. Rather, this division is a legislated line that weaves among properties and across roads in an unpredictable fashion. As a result, a portion of Milton is isolated along Hwy 9 towards the southern end of the study area.

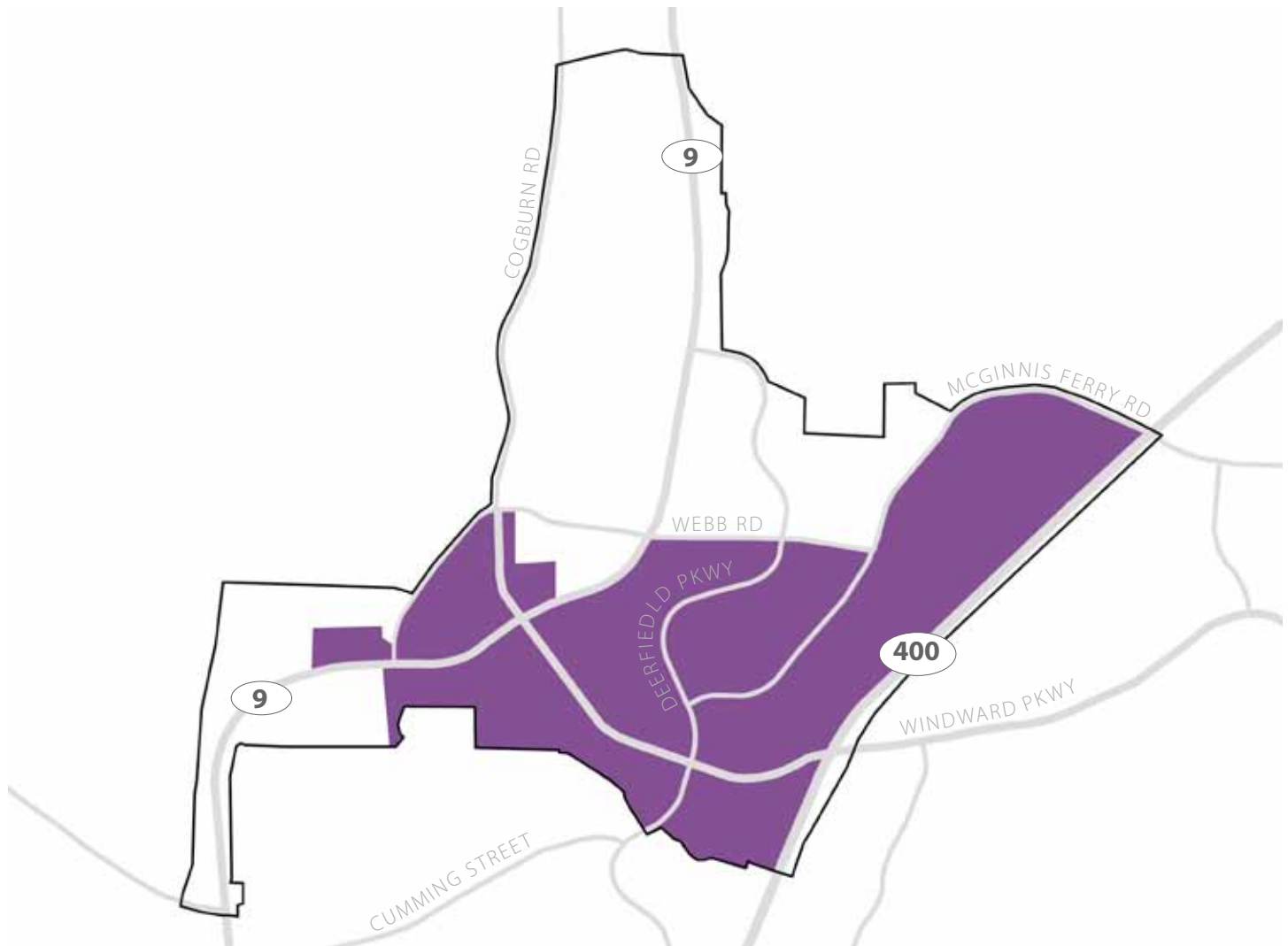


The study area serves as a regional and local activity center for the cities of Milton and Alpharetta by providing a mixture of commercial and office destinations for the surrounding population. However, the land uses within the LCI are distinctly broken into two separate sub-areas: Deerfield/Windward and Highway 9. These sub areas are identified by their land uses which give them a unique and identifiable character. Deerfield/Windward is composed primarily of larger, regional land uses such as office parks and

hotels. This area is also in close proximity to GA 400 that serve commuters from outside of the area. Highway 9 is further away from GA 400 and is mostly small retail and commercial land uses that are surrounded by residential areas.

INVENTORY AND ASSESSMENT

DEERFIELD / WINDWARD AREA



The Deerfield / Windward area is located along GA 400 and extends westward on both sides of Windward Parkway towards Highway 9. This area also includes the land along Deerfield Road and McGinnis Ferry stretching east to GA 400. This area is defined by regional offices and hotels, and easy access to GA 400. Roadway, water, and sewer infrastructure has driven this area to become a regional and commuter-oriented center for workers from both inside and outside of Milton. In fact, 96% of the population within Milton travels outside of Milton for work.

Large office parks, multi-family housing, regional hotels, and national fast food chains have set this area apart from the rest of the study area. Deerfield/Windward includes large employment centers such as Hewlett Packard, Version Wireless, AT&T, and Audi of North America. This area is also identified by its wide boulevards, decorative fencing, and a strong use of shade trees along roads and within parking lots. There are almost no single family houses within the area. Instead, multi-family housing in the form of garden apartments and lake side townhouses balance the size of the larger office complexes and retail centers.

STUDY AREA CONTEXT



Regional Dining



Retail Center



Hotel



Large Office Park



Townhomes



Small Office Park



Large Office Building



Outparcel Retail



National Retail Anchor



National Fast Food Outparcel



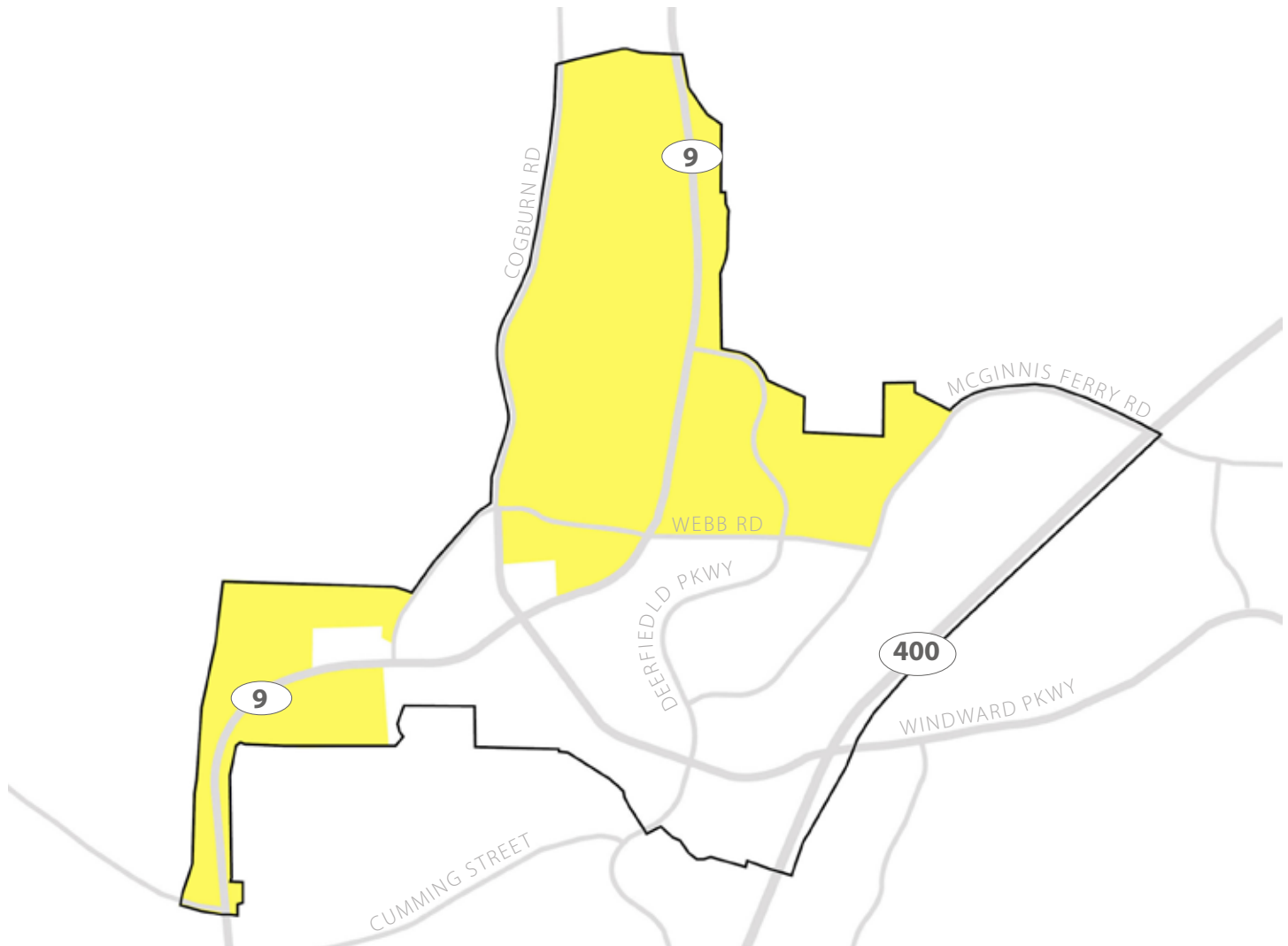
Deerfield Design Detail



Windward Parkway

INVENTORY AND ASSESSMENT

HWY 9 AREA



The Hwy 9 Area is located along Hwy 9 in the western end of the study area. Where Hwy 9 and Windward Parkway intersect the character favors the Windward and Deerfield area as apposed to the Hwy 9 area. Hwy 9 is a wide arterial road with a mixture of land uses that are within one to two-story buildings set back from the road. Much of the retail space throughout the corridor is newly built with large expanses of parking and pavement between the retail and Hwy 9. Although it is composed of primarily commercial uses, this area includes some single family homes which sit

adjacent to offices or retail centers.

The southern end of Hwy 9 is dotted with fairly new retail and office development that appear to have outpaced the market, thus remaining vacant or underutilized. Other areas of distress include older buildings predating the last decade of development that may be a good candidates for redevelopment.

STUDY AREA CONTEXT



Shopping Center



Vacant Strip Mall



Aging Housing



Low Occupancy Strip Mall



Typical Retail Center



Typical Senior Housing



Typical Single Family Housing



Typical Single Family (Narrow Lot) Housing



Unoccupied Office Development



Typical Multi-family Garden Apartments



Large Church/Civic Institution



Typical Roadside Forest



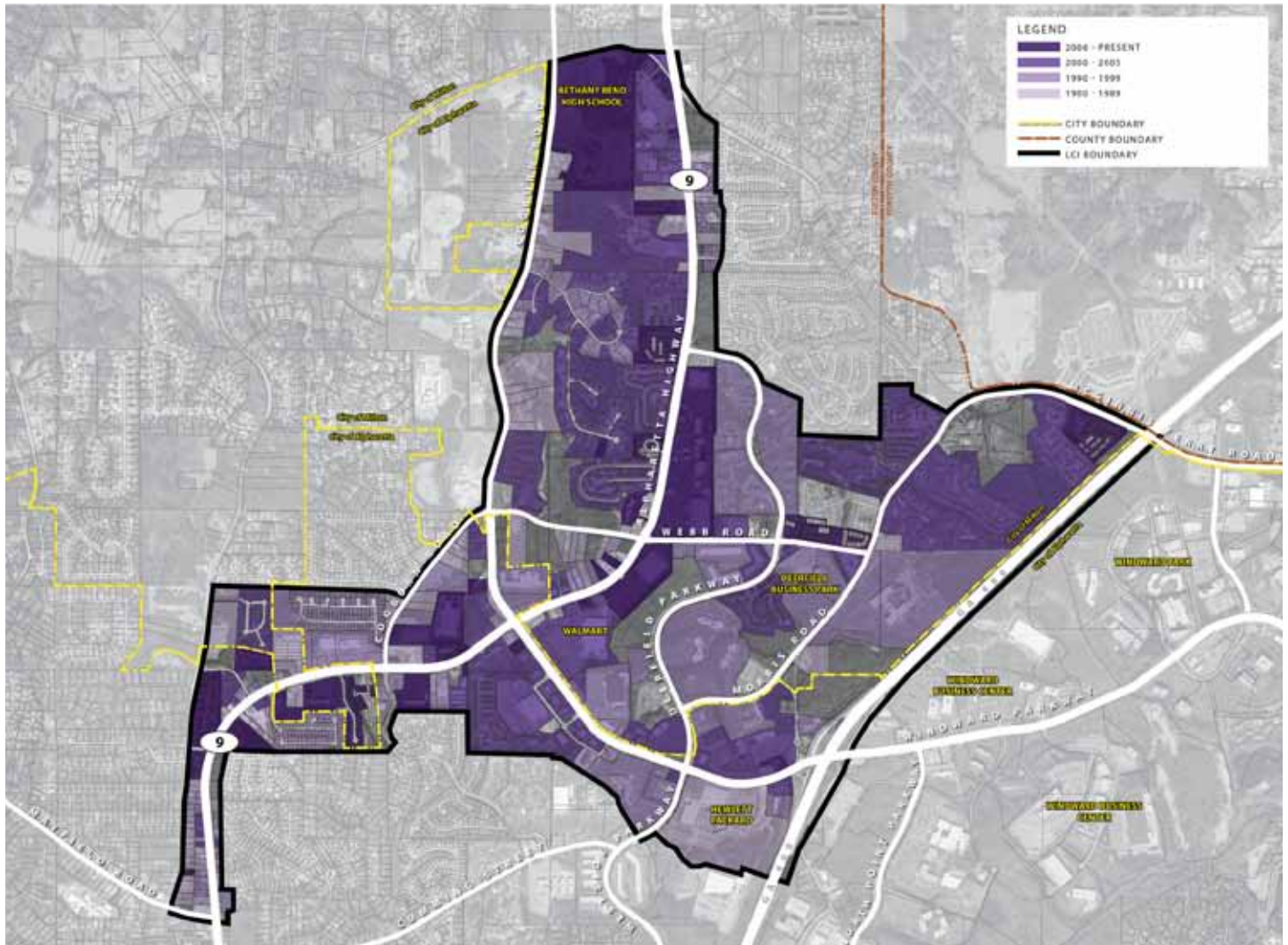
EXISTING CONDITIONS



Cogburn Park

INVENTORY AND ASSESSMENT

DEVELOPMENT HISTORY

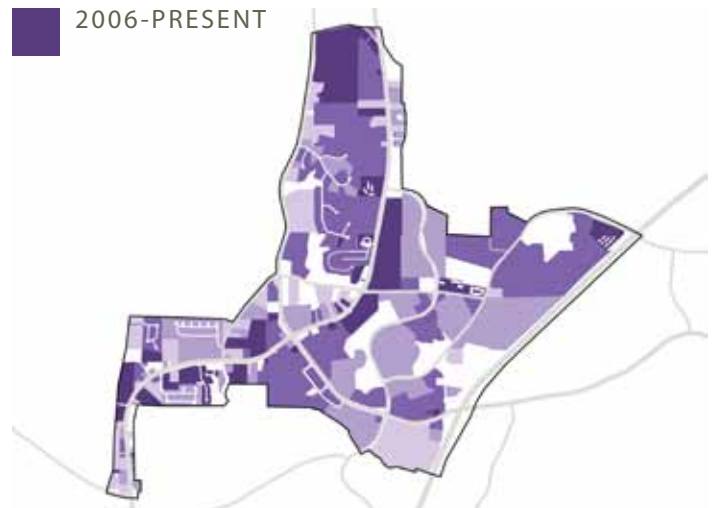
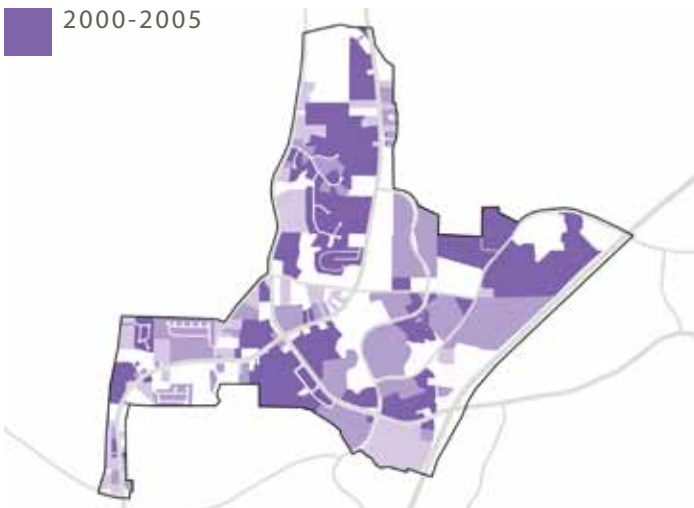
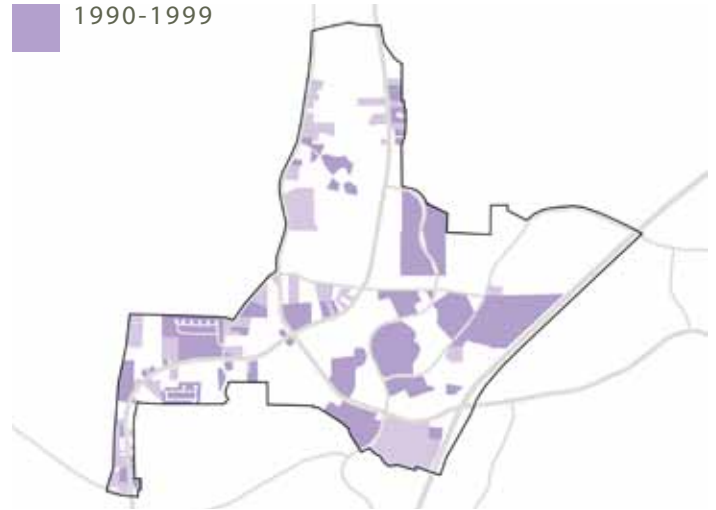
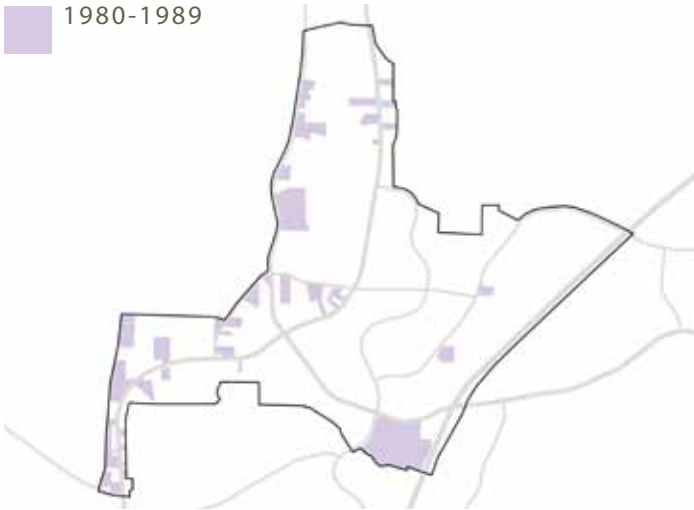


Fairly recently, the Hwy 9/GA 400 LCI area was mostly rural farmland and single family homes. The area experienced significant development only over the last 20 years. The pace of development was aided by the arrival of GA 400, the expansion of other services and the area's character and quality of life.

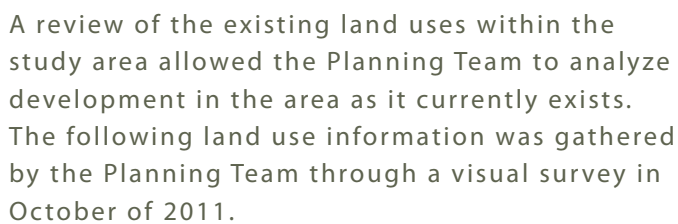
The graphs on the following page detail the change in land use over thirty years within the study area. Much of the development did not occur until the last twenty-two years, 1990-2012,

when development was in full-swing. Notice the rapid growth between the years of 2000 and 2011. Much of this growth has occurred along the Hwy 9 corridor because of the limited room for growth along Windward Parkway. Highway 9 is still growing as is witnessed by a new service station at Bethany Bend and a new High School in that vicinity. However, the rapid growth of this area may be slowing as some of the newest retail and office spaces are without tenants.

EXISTING CONDITIONS



EXISTING LAND USE

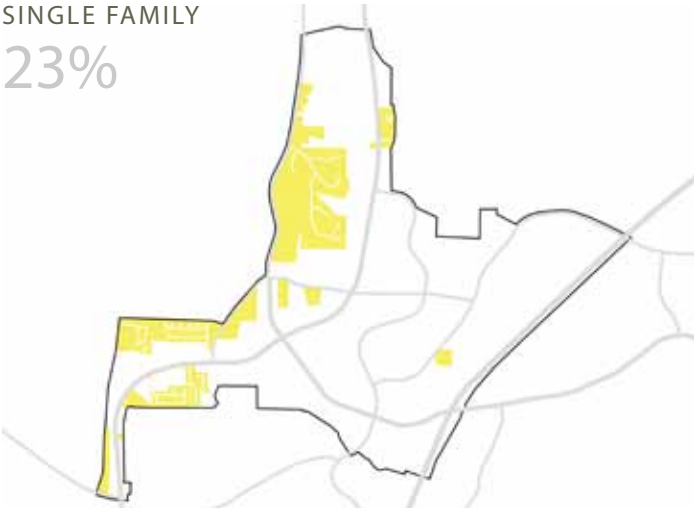


report identifies a land use for each parcel within the LCI area.

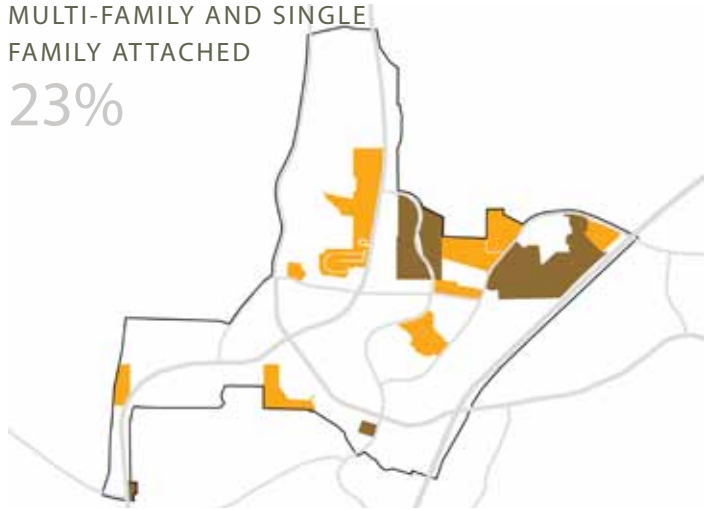
As illustrated on the diagrams to the right, the LCI area is primarily residential and commercial with 46% residential and 36% commercial. 7% of the remaining land use is taken by the new Cambridge High School, utilities, and Cogburn Park. The final 11% is either vacant buildings or undeveloped land.

EXISTING CONDITIONS

SINGLE FAMILY
23%



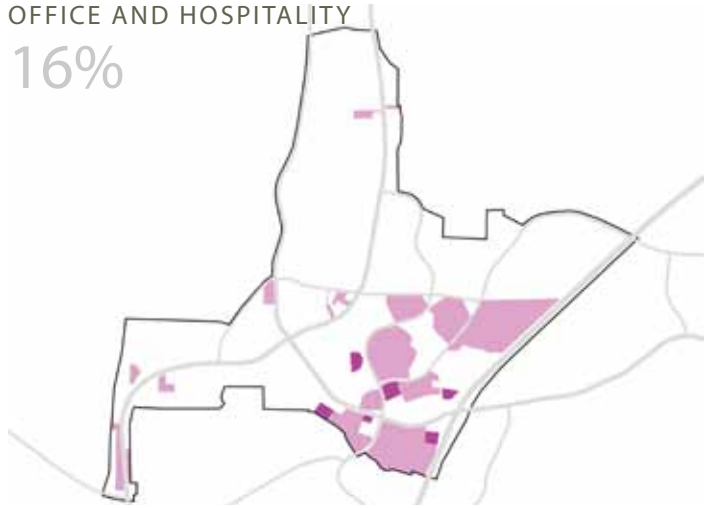
MULTI-FAMILY AND SINGLE
FAMILY ATTACHED
23%



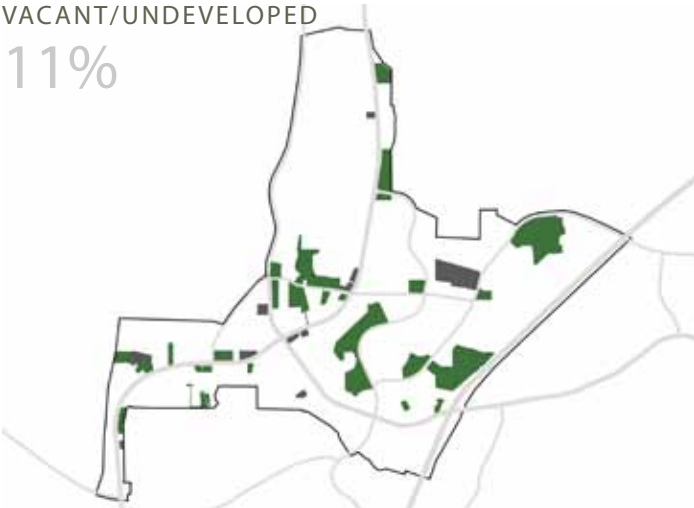
RETAIL
20%



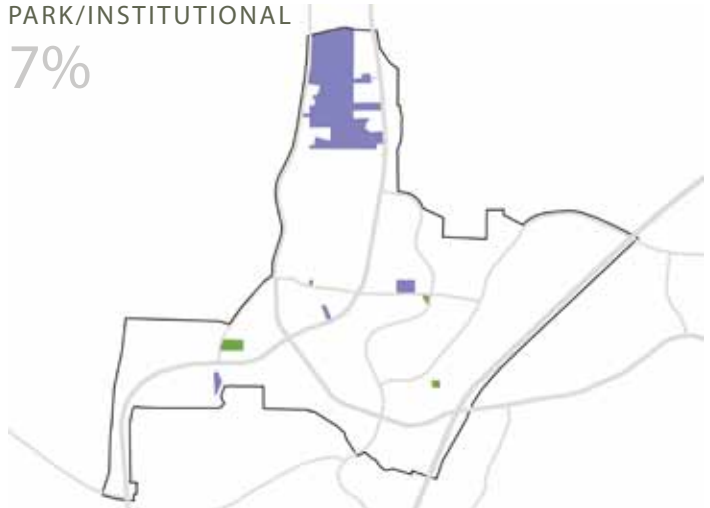
OFFICE AND HOSPITALITY
16%



VACANT/UNDEVELOPED
11%

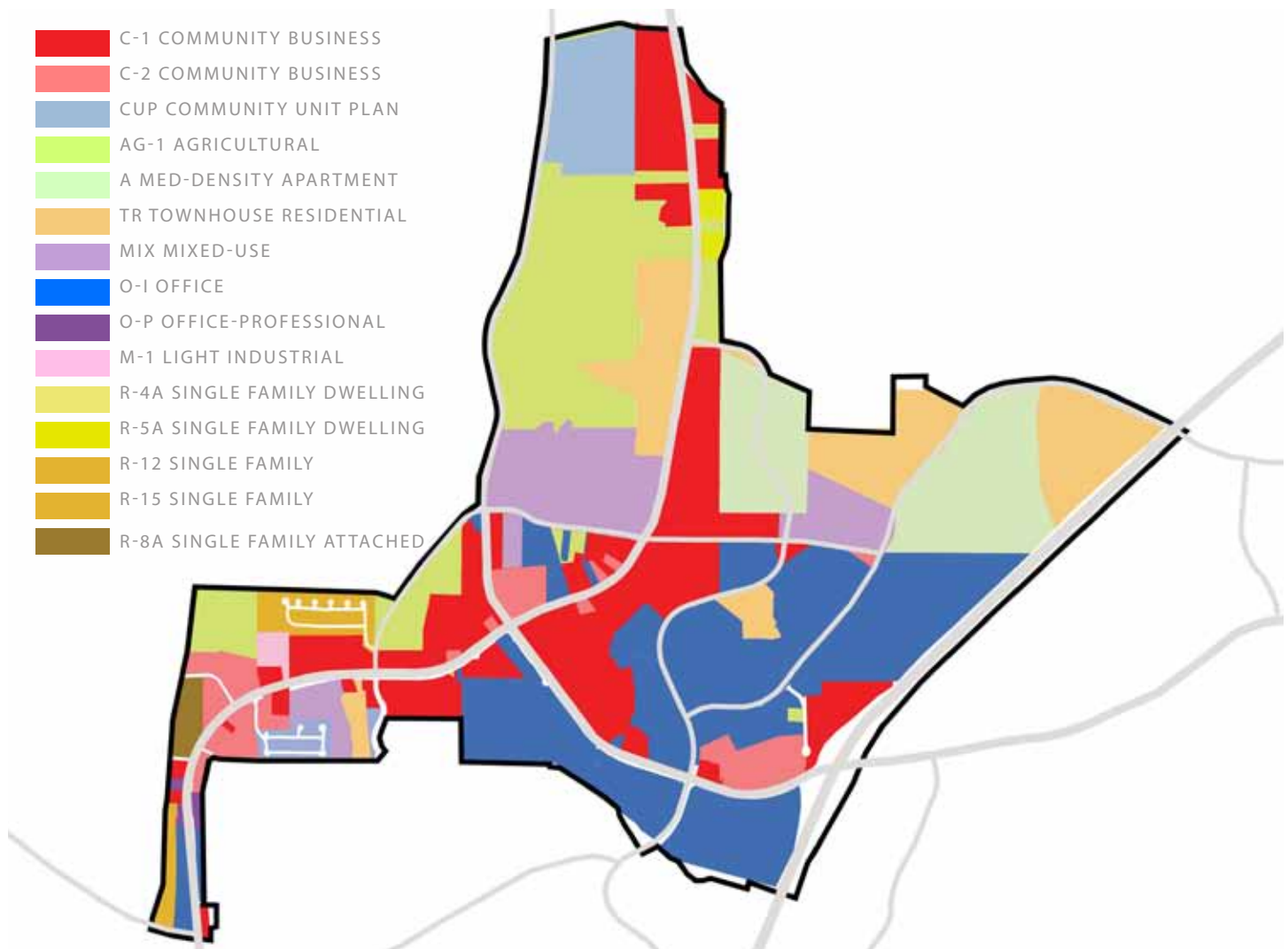


PARK/INSTITUTIONAL
7%



INVENTORY AND ASSESSMENT

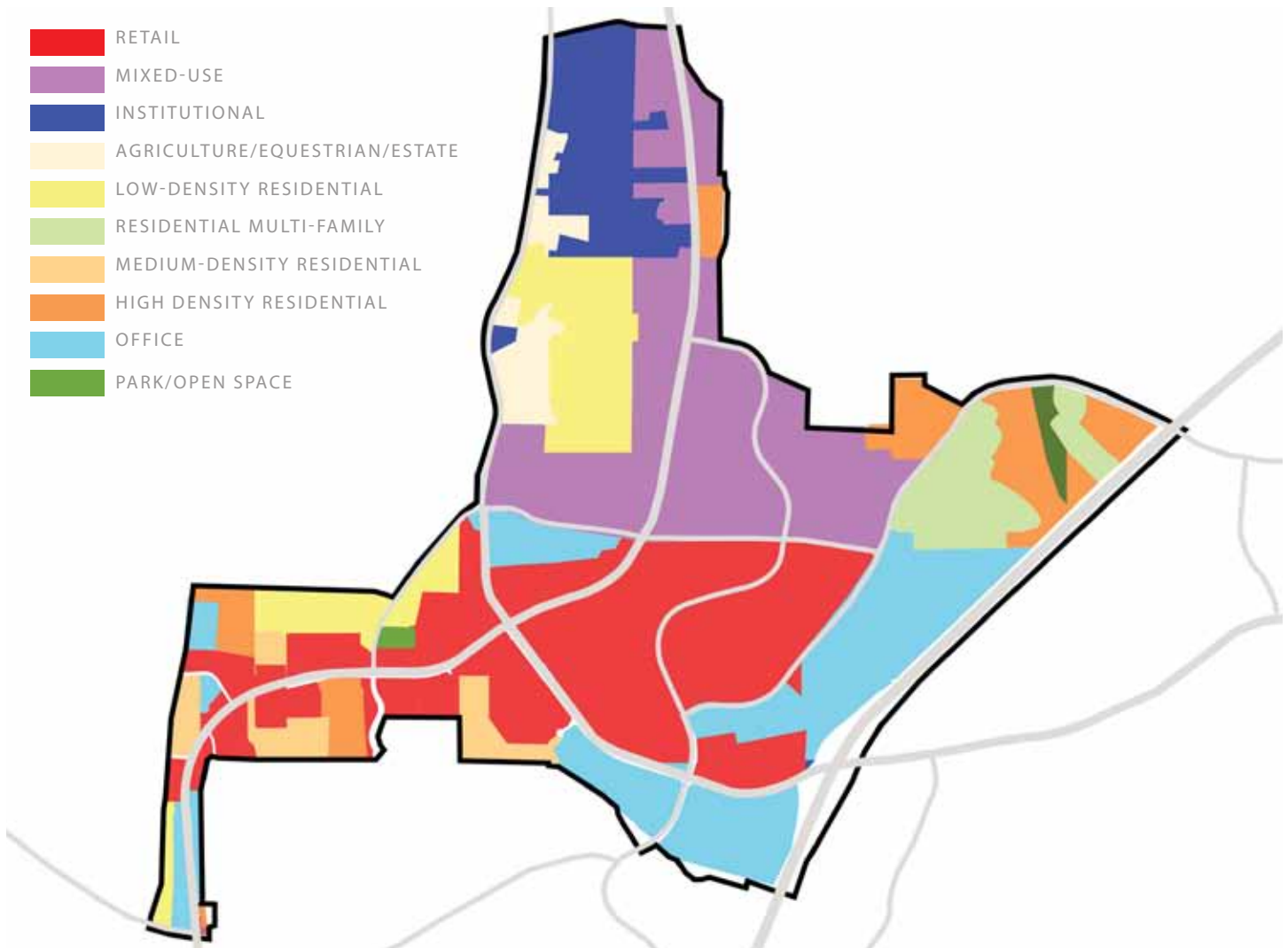
EXISTING ZONING



The Highway 9 LCI study area is comprised of 15 different zoning categories. These districts are a combination of traditional and contemporary zoning. Traditional zoning segregates land uses from one another and places them into categories such as single-family, multi-family, office and commercial. Contemporary zoning allows for more flexibility through a mixture of land uses. The zoning within the study area focuses on traditional zoning like commercial around the highway 9 corridor and office at the Windward Parkway interchange. The eastern and northern end of the study area is where some of the newer zoning

categories are shown. Mixed-use (MIX) zoning is an attempt to attract a more traditional town center or mixed use building typology within the study area by allowing ground floor retail below apartments or townhomes. Community Unit Plan districts (CUP) zoning is geared toward “creative concepts in site planning” while moderating what and how specific retail can be integrated. Altogether, the existing zoning is somewhat consistent with the existing land use throughout the study area and is unlikely to suggest significant change

FUTURE LAND USE



The Future Land Use map above is based on the City of Milton 2030 Comprehensive Plan, and the City of Alpharetta's 2030 Comprehensive Plan. These plans identify nine future land use categories for the Hwy 9 LCI study area.

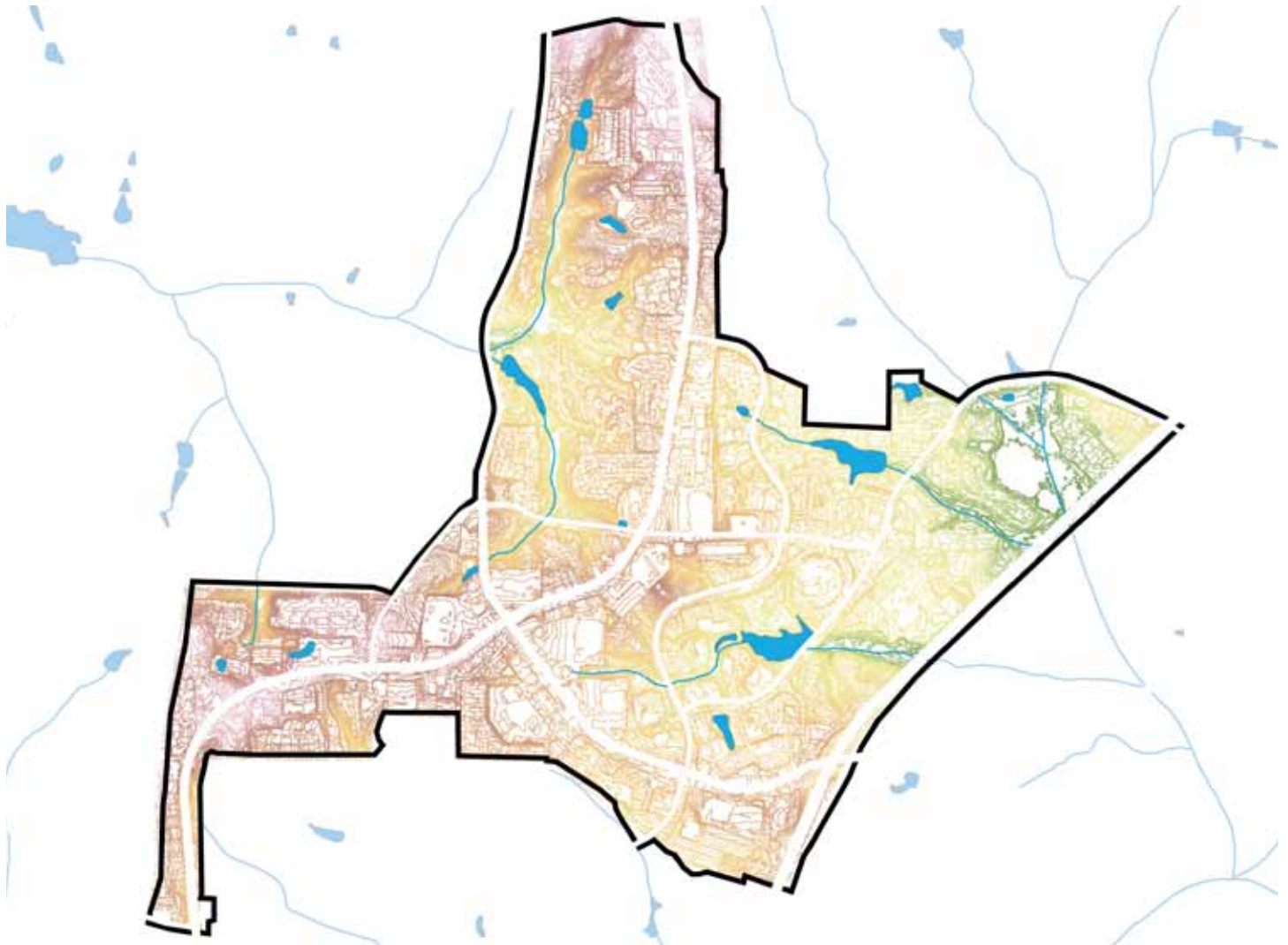
The map shows little to no change for the large amounts of retail along Hwy 9 south of Webb Road. It also does not change the existing office land uses along the eastern end of the study area near GA 400. However, the northern end of the study area from Webb Road north along Hwy 9 is reoriented toward mixed-use. This could occur

through wholesale redevelopment or through strategic outparcel infill on some of the largest commercial developments.

Much of the open, vacant, and currently undeveloped land is expected to redevelop into some type of building or development. The future land use plan for both cities does not identify a place for a park or other open space within the study area. That requires a more specific assessment, much like the Parks and Greenspace study currently being conducted by the City of Milton.

INVENTORY AND ASSESSMENT

NATURAL FEATURES



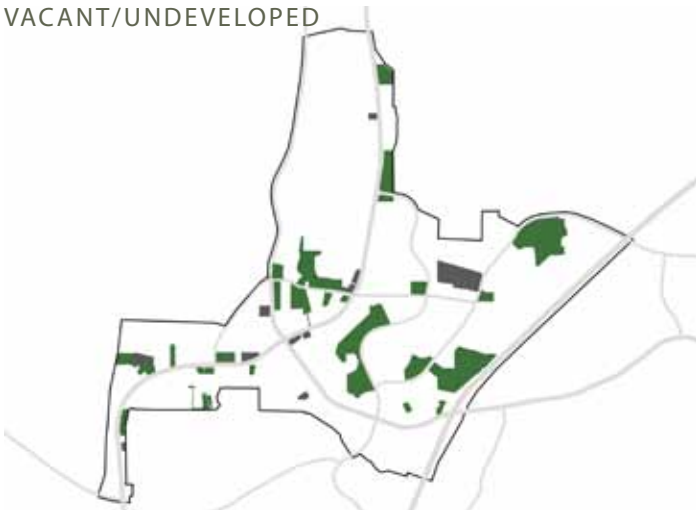
The rapid development of the Hwy 9/GA 400 LCI study area left few pristine natural features. The most noticeable natural feature of the study area is the terrain. This is especially true for drivers on Highway 9 who sit high on a ridge above the rest of the study area. The Highway 9 ridgeline provides the intersection of Windward Parkway and Highway 9 with one of the best views in the study area.

Scattered throughout the area are patches of forest/undeveloped land. While some of

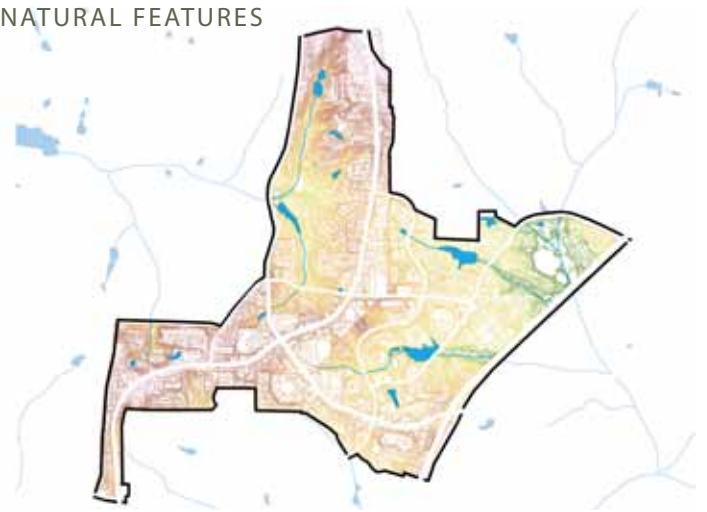
these might be ideal for development, much of the remaining forested land is challenged by underlying natural water features. These areas may therefore provide opportunities to incorporate usable public open space within the study area.

EXISTING CONDITIONS

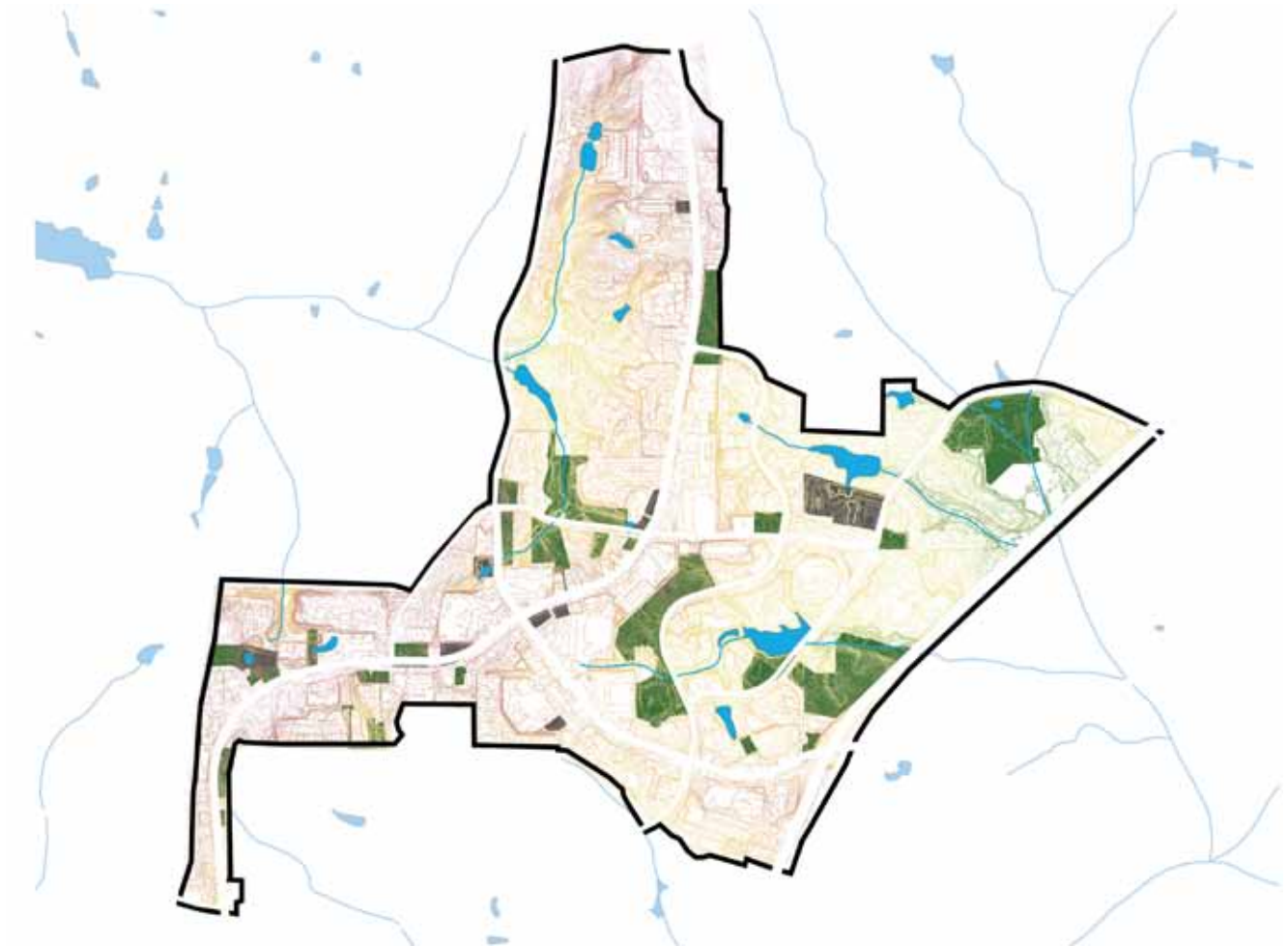
VACANT/UNDEVELOPED



NATURAL FEATURES



VACANT/UNDEVELOPED LAND AND NATURAL FEATURES OVERLAY





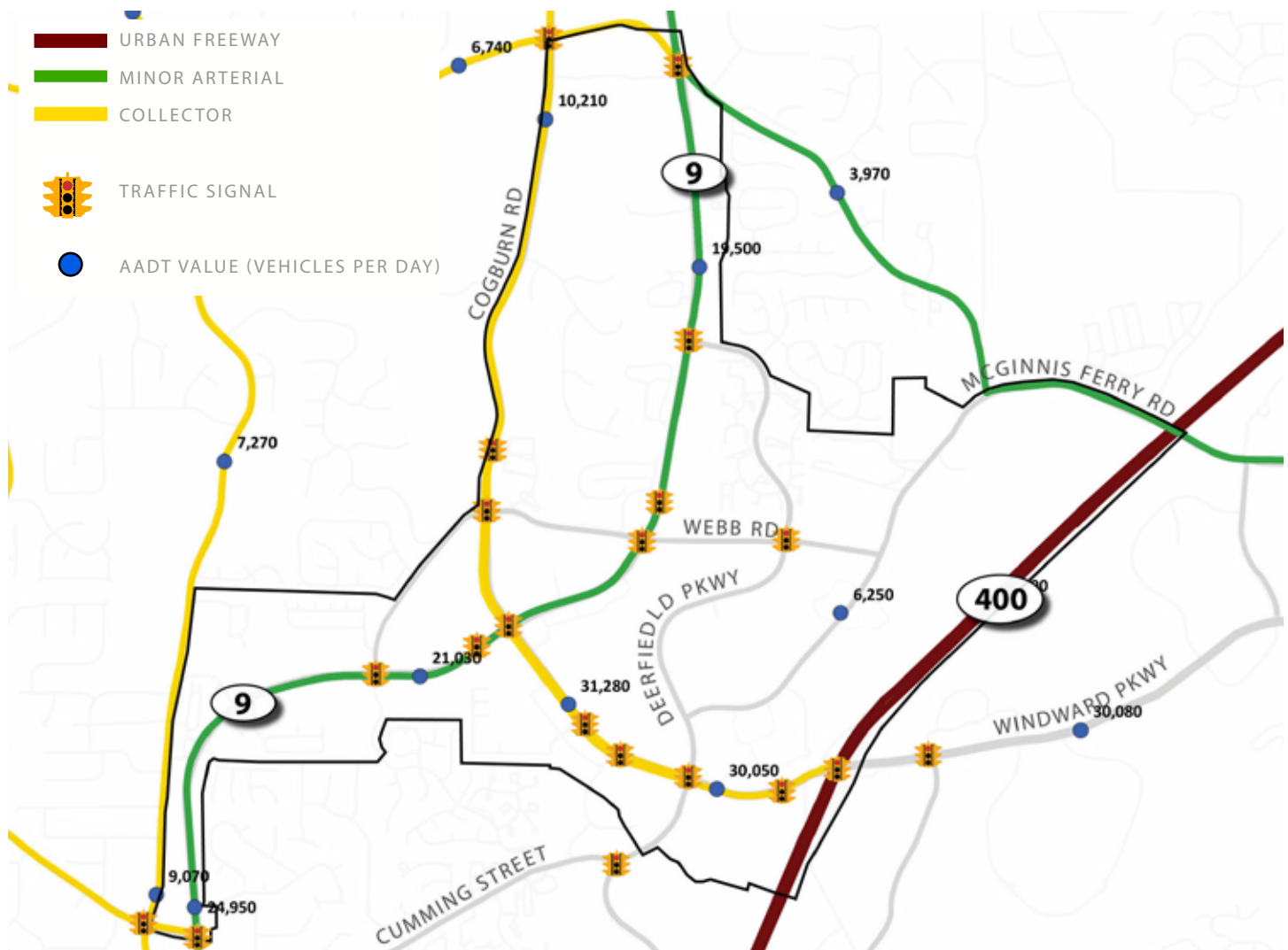
TRANSPORTATION ANALYSIS



Intersection of Windward Parkway and Deerfield Parkway

INVENTORY AND ASSESSMENT

ROADWAY NETWORK

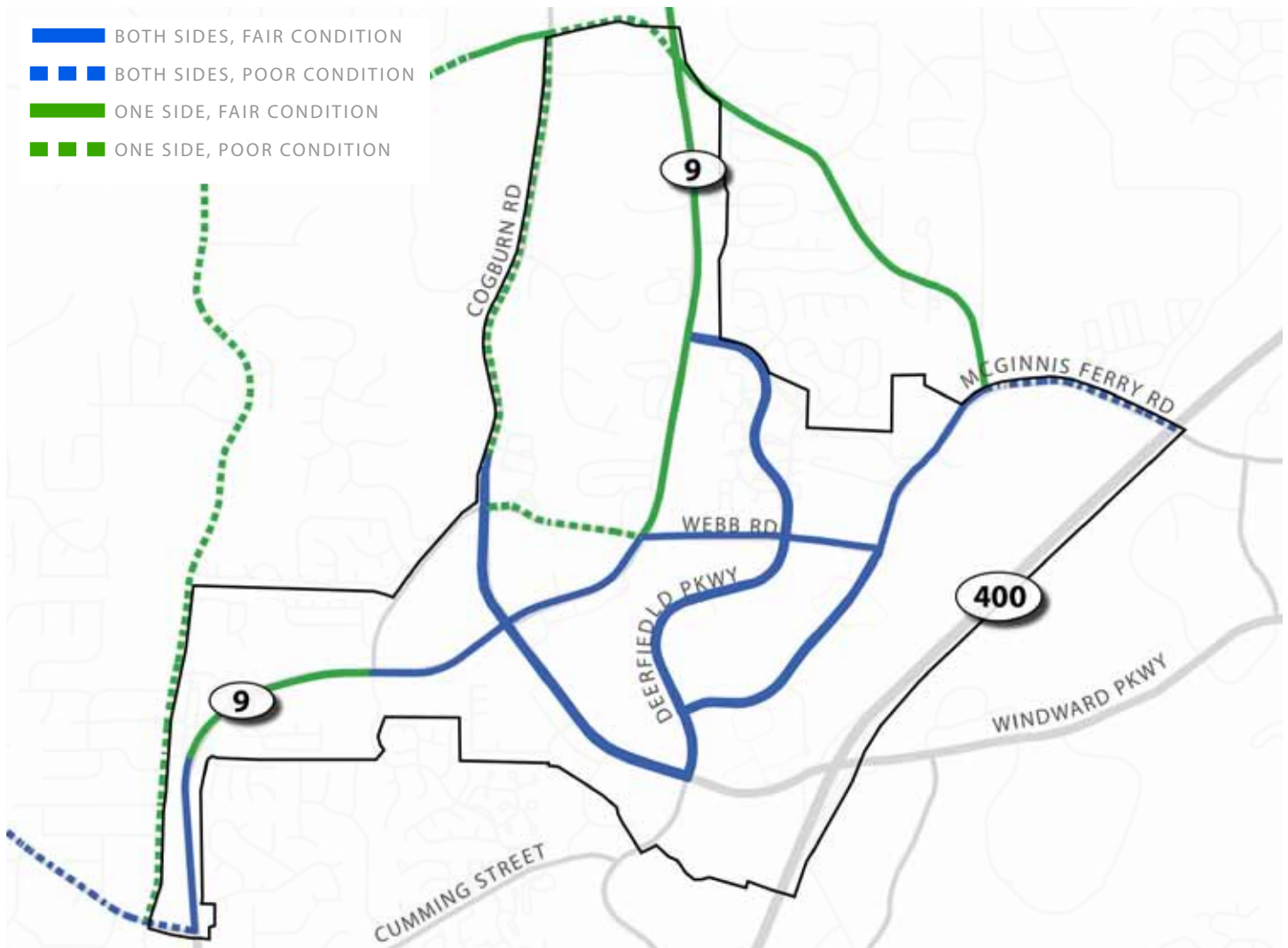


The Highway 9 subarea includes one Urban Freeway (SR 400), two Minor Arterials (Hwy 9 and McGinnis Ferry Road), three Collectors (Windward Parkway, Cogburn Road, Bethany Bend), and a number of local roads (Deerfield Parkway, Webb Road, and Morris Road) not including residential cul-de-sac streets.

Despite having the lower functional classification of Collector, Windward Parkway carries over

30,000 vehicles a day, the highest number in the study area (excluding GA 400). Hwy 9 has the next highest roadway volumes in the area with approximately 25,000 vehicles a day. These two roadways have sidewalks for most of their duration through the study area and a small section of bike lanes along Windward Parkway but their relatively high speeds, high vehicular volumes, and limited crossing opportunities make them primarily vehicular-oriented roadways.

EXISTING SIDEWALKS AND CROSSINGS

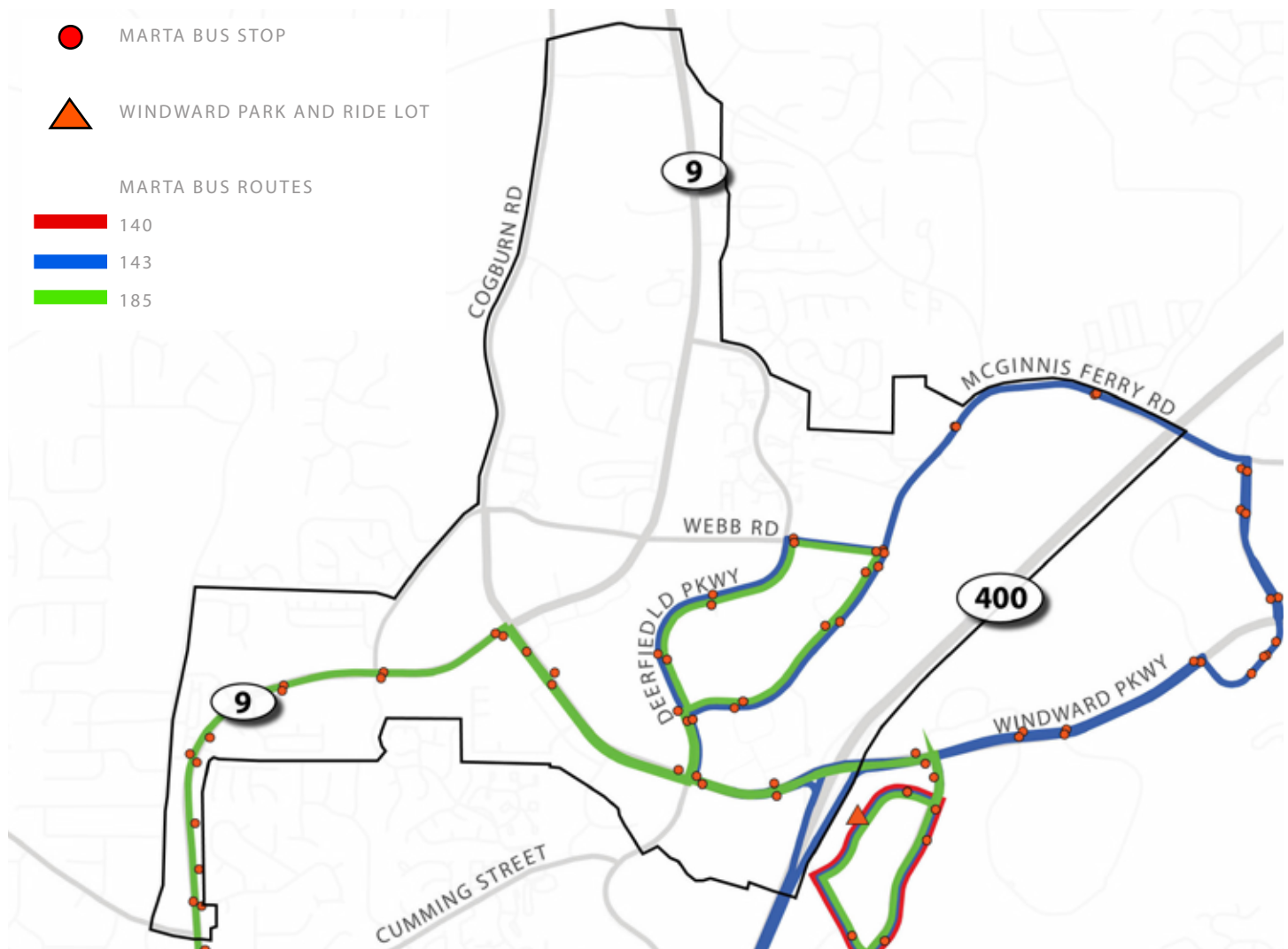


Sidewalk facilities alongside roadways within the core study area are generally suitable. Most segments along Windward Parkway, Deerfield Parkway, Morris Road, and Webb Road east of Hwy 9 have fair condition sidewalks on one or both sides of the road. Webb Road west of Hwy 9 and Cogburn Road have poor condition sidewalks (meaning in this case that many gaps exist) on only one side of the road and are therefore, the most in need of enhancement. While sidewalks exist throughout much of the study area, crossing opportunities for pedestrians are very limited,

occurring only at signalized intersections. The relatively high vehicular volumes and speeds make crossing the roadways at unsignalized locations difficult and dangerous for pedestrians.

INVENTORY AND ASSESSMENT

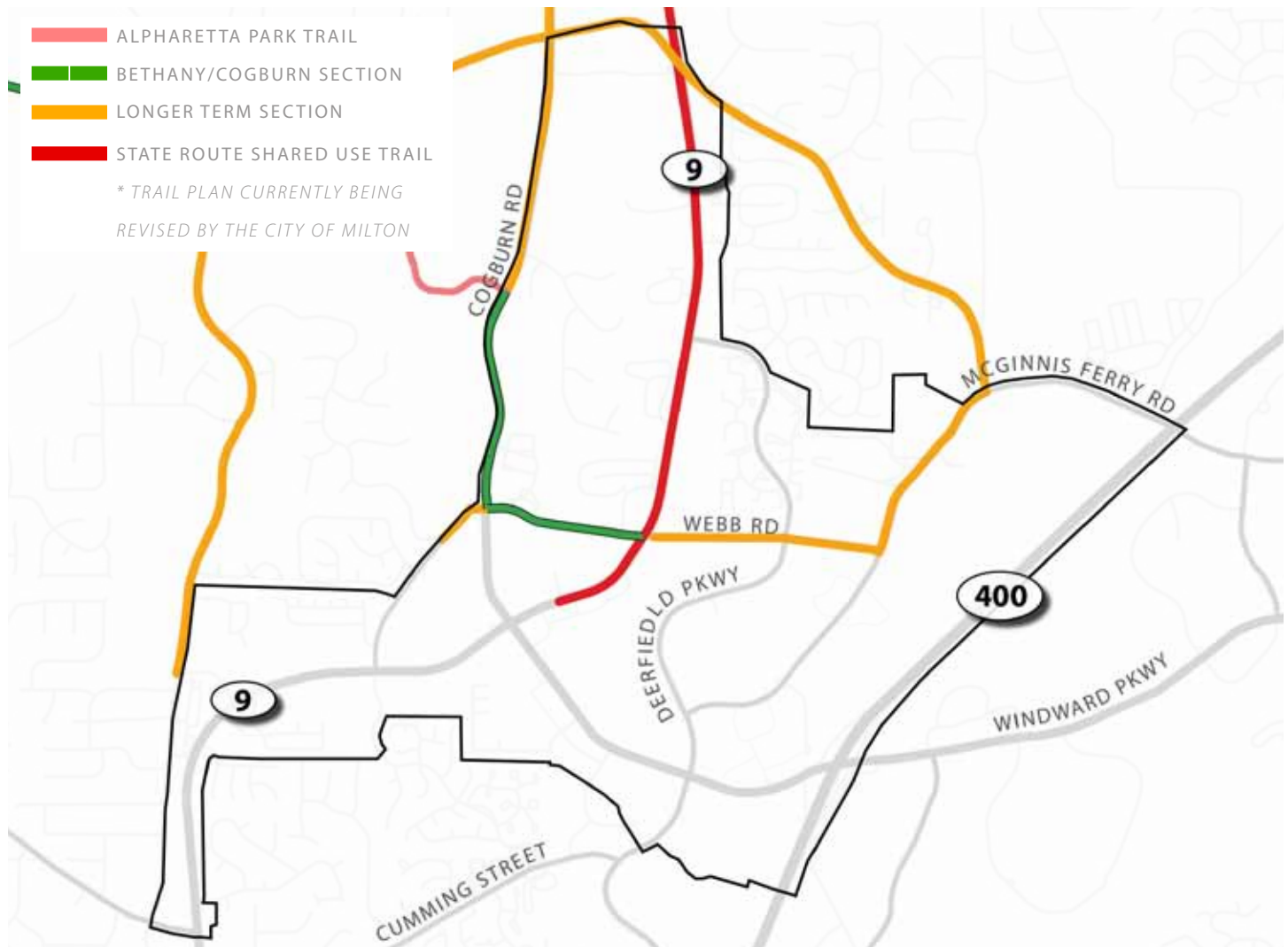
TRANSIT



MARTA operates three bus routes that access the City of Milton: Route 140, Route 143, and Route 185. The latter two routes terminate at the Windward Park & Ride lot while the first services the lot in the middle of its route. All bus access occurs within the southeast side of the study area, with no access to the northwest portion of the LCI area. With the limited transit service, this also means that no paratransit service accesses the northwest portion of the subarea. MARTA Mobility operates within a three-quarter mile distance of any existing transit route; therefore, all

of Cogburn Road along with segments of Hwy 9, Webb Road, and Deerfield Parkway currently have no transit service for the elderly or disabled. This lack of service is especially problematic because of the larger concentration of senior residences in the northern end of the study area including developments such as the Orchards.

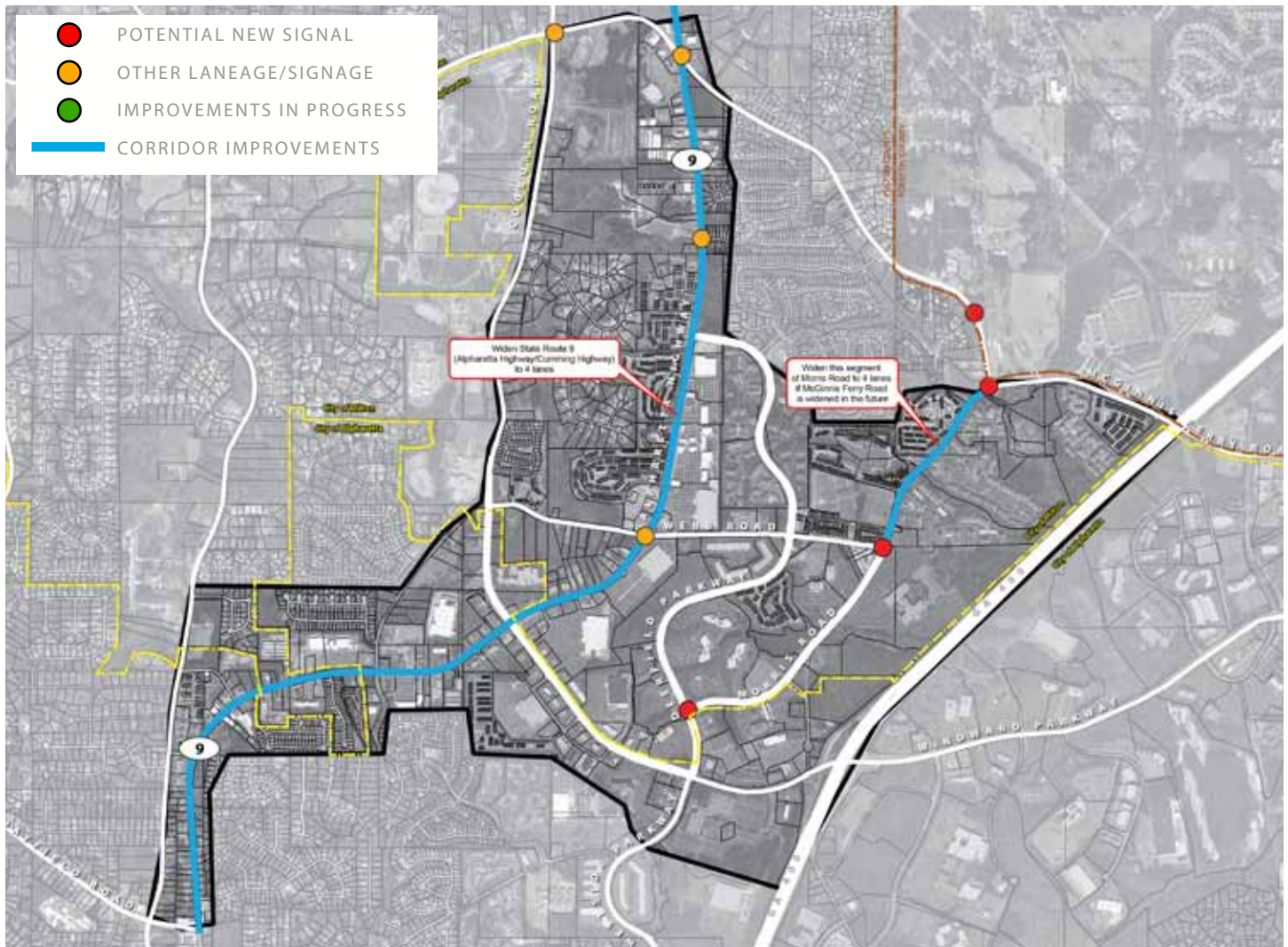
MILTON TRAIL PLAN



The Milton Trail Plan is in the process of being updated by the City. The previous plan does recommend a number of off-road and shared use trails within the LCI study area including one along Hwy 9, another through Alpharetta North Park, and two other segments that connect Bethany Bend to Cogburn Road and Webb Road through the park. Other long term segments include portions of Webb Road, northern Cogburn Road, and McGinnis Ferry Road/Bethany Bend.

INVENTORY AND ASSESSMENT

MILTON COMPREHENSIVE TRANSPORTATION PLAN

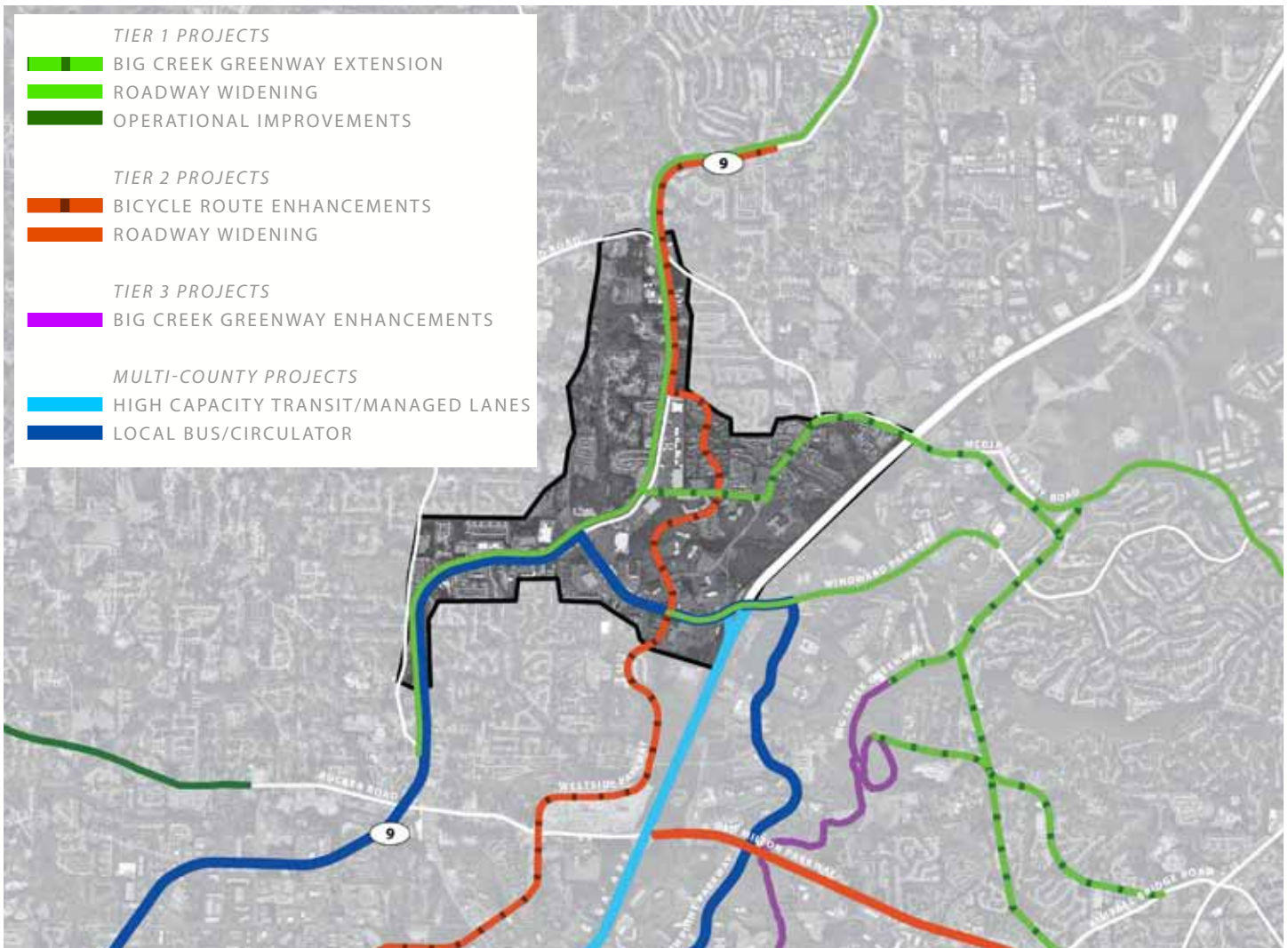


In December 2009, the City of Milton completed its first Comprehensive Transportation Plan (CTP). A number of corridor and intersection improvements were recommended as part of the study. Two corridor projects were proposed within the LCI study area including a widening of both Hwy 9 and Morris Road from two to four lanes. The Morris Road widening is recommended from Webb Road to the north but only if McGinnis Ferry Road is widened from two lanes to four lanes with the construction of a new general purpose interchange.

Potential new signals are proposed along Morris Road at Deerfield Parkway, Webb Road, and McGinnis Ferry Road; and Bethany Bend at Strickland. Other intersection improvements were proposed in four additional locations:

- Hwy 9 at Webb Road – signage and speed enforcement
- Hwy 9 at Keyingham Way – pedestrian improvements
- Hwy 9 at Bethany Bend – addition/lengthening of turn lanes, widening of Bethany Bend at the intersection, and addition of pedestrian refuge islands
- Cogburn at Bethany Bend – addition of turn lanes and left-turn arrows

NORTH FULTON COMPREHENSIVE TRANSPORTATION PLAN (NFCTP)

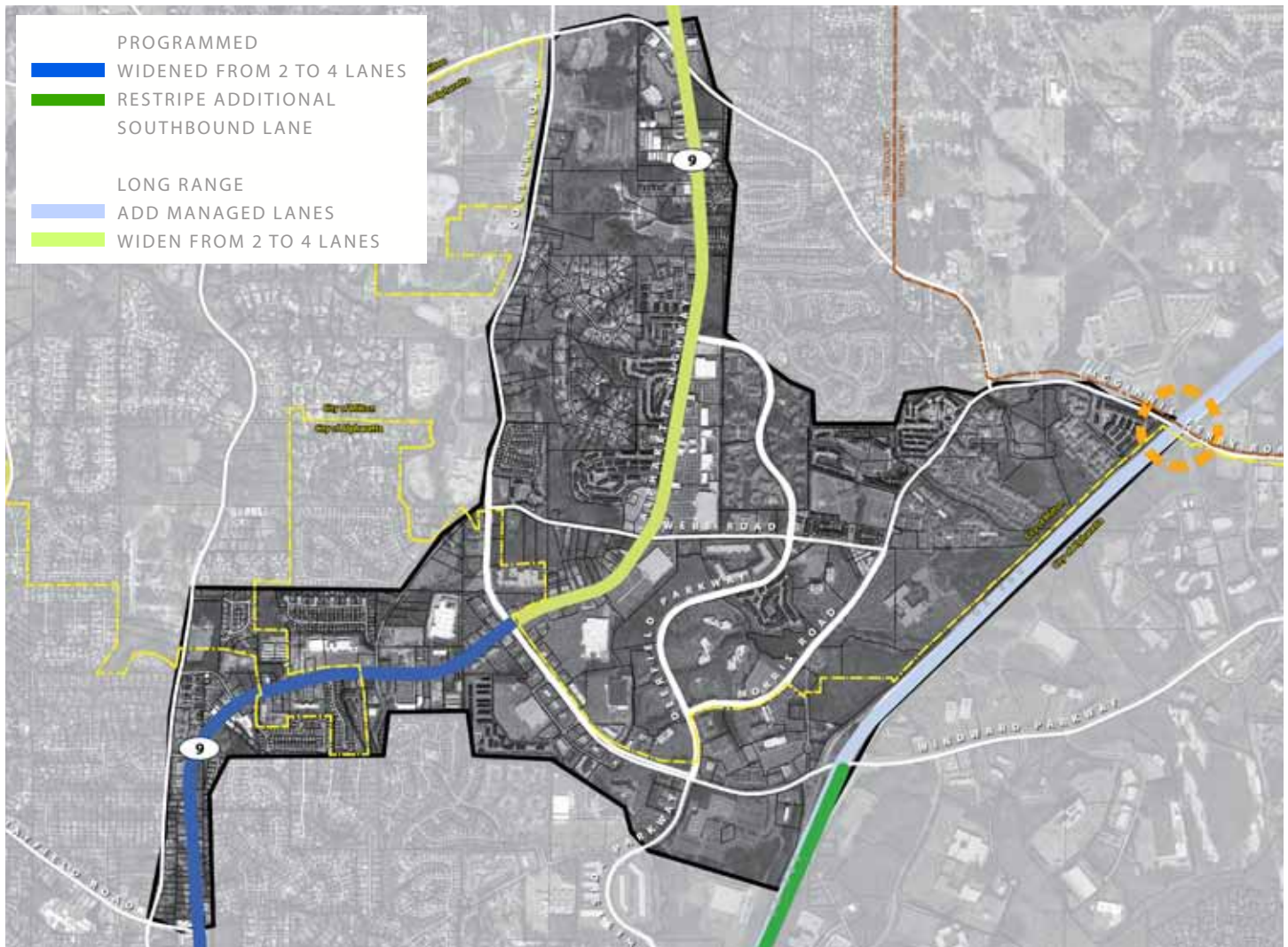


Following the completion of the Milton CTP, the cities of North Fulton (Alpharetta, Johns Creek, Milton, Mountain Park, Roswell, and Sandy Springs) joined efforts to develop the North Fulton comprehensive Transportation Plan (NFCTP), a regionally-focused transportation plan for the northern part of the County. Milton's CTP informed the NFCTP process, and the widening of Hwy 9 through the study area was carried through to this plan as well. A widening of Windward Parkway from four lanes to six lanes east of Deerfield Parkway is also included in the recommendations.

Transit bus routing suggestions were made as part of the North Fulton CTP which recommended a long-term vision of high capacity transit and managed lanes along the SR 400 corridor. Finally, bike and pedestrian recommendations include on-road enhancements along Deerfield Parkway and portions of Hwy 9 as well as a new connection from Milton to the Big Creek Greenway in Alpharetta along Webb Road, Morris Road, and McGinnis Ferry Road.

INVENTORY AND ASSESSMENT

REGIONAL TRANSPORTATION PLAN - PLAN 2040

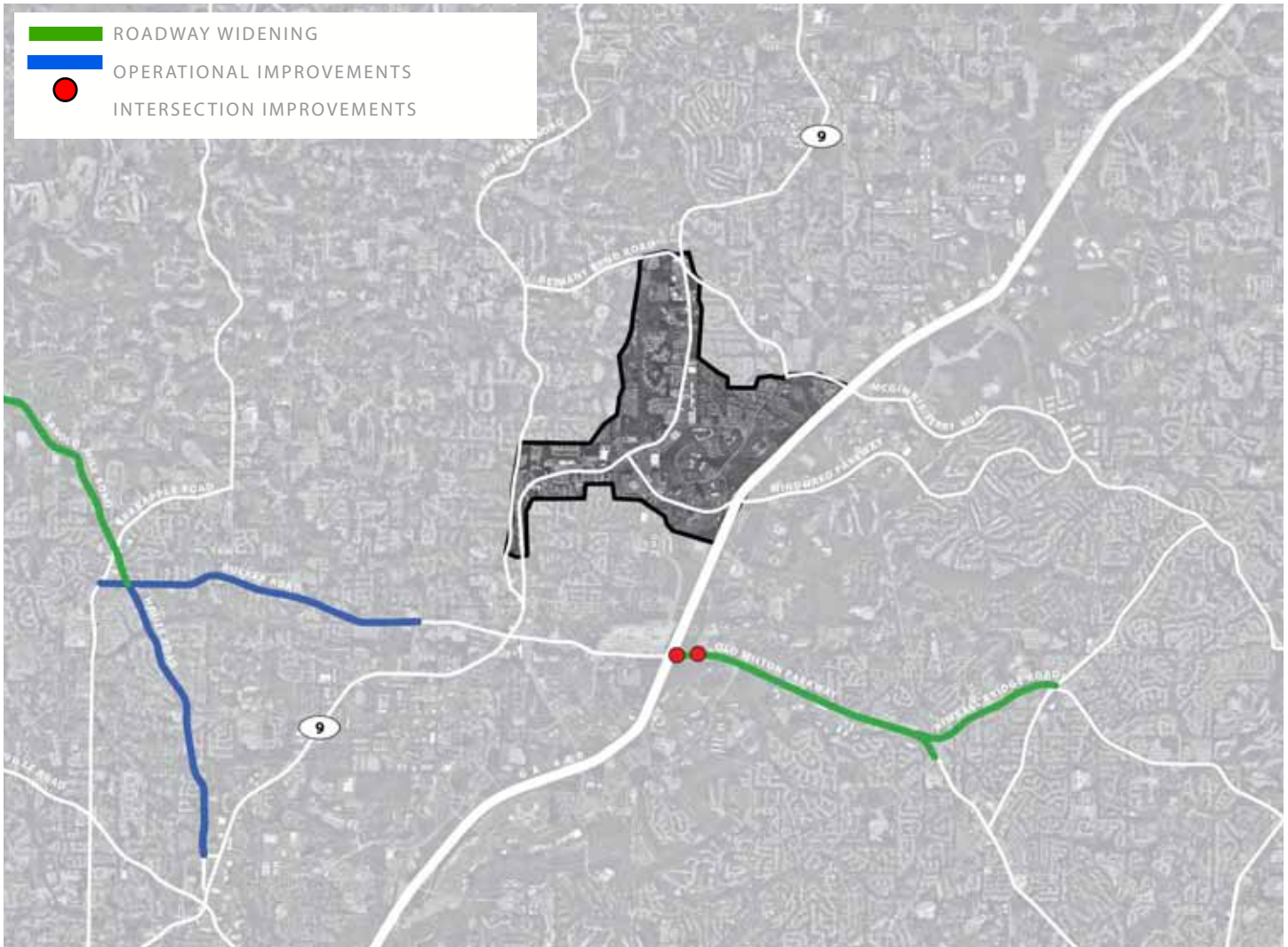


The recommendations from the North Fulton CTP were provided to the Atlanta Regional Commission for consideration in PLAN 2040, the Regional Transportation Plan. Inclusion of these projects in the regional plan, particularly in the short-term plan known as the Transportation Improvement Program (or TIP), increases the chances of a project getting funded and constructed.

Several projects from the NFCTP were included in PLAN 2040. They include short and long-term improvements. The short term improvements

include the widening of Hwy 9 from the south of the LCI boundary north to Windward Parkway and the restriping of an additional southbound lane along SR 400 (not included in the NFCTP). Long Range projects include the widening of Hwy 9 north of Windward Parkway and the construction of Managed Lanes along SR 400. The final recommendation included in the Aspirations Plan (all projects that are unfunded in Plan 2040) is the proposed general purpose interchange at McGinnis Ferry Road (not included in the NFCTP).

TRANSPORTATION INVESTMENT ACT OF 2010



The Transportation Investment Act (TIA) includes a list of projects that would be funded by a one-cent sales tax strictly for transportation investments. The TIA, which will be voted on in July of 2012, includes a number of recommendations that are located just outside of the study area including widening of Arnold Mill Road and complementary operational improvements along Rucker Road and Houze Road. Also included are the widening of Old Milton Parkway from SR 400 to Kimball Bridge Road and the widening of Kimball Bridge Road from Old Milton Parkway to Jones Bridge Road. Finally, two

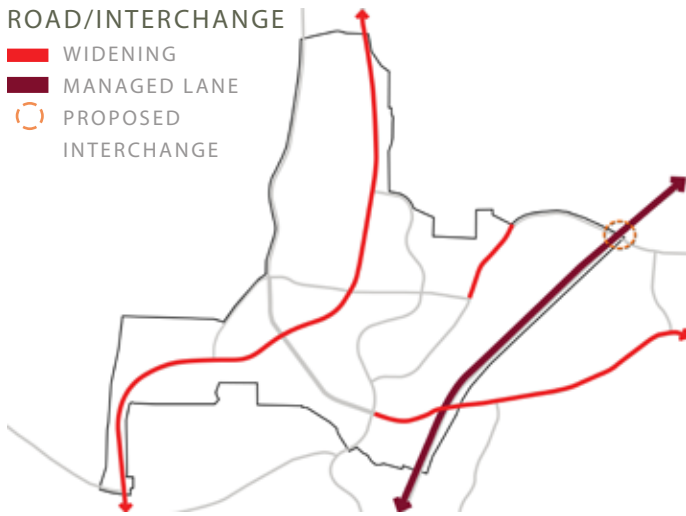
intersection improvements are included along Old Milton Parkway at SR 400 and Morris Road.

INVENTORY AND ASSESSMENT

CONSOLIDATED MILTON CTP/NFCTP/PLAN 2040

ROAD/INTERCHANGE

- WIDENING
- MANAGED LANE
- PROPOSED INTERCHANGE



INTERSECTIONS

- NEW SIGNAL
- OTHER



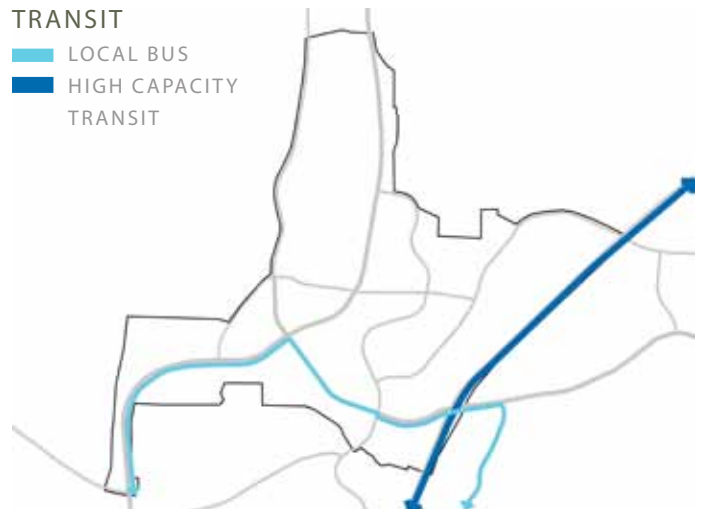
BICYCLE

- BICYCLE ROUTE ENHANCEMENTS



TRANSIT

- LOCAL BUS
- HIGH CAPACITY TRANSIT



The diagrams above dissect the information which was previously presented in the transportation section by isolating the data in four categories. These categories include road and interchange, bike and pedestrian, transit, and intersection improvements. The information presented in this assessment was compiled from the Milton CTP, North Fulton CTP, and the Regional Transportation Plan - PLAN 2040). Together, these Plans outline the proposed transportation projects for the LCI study area.

The road and interchange diagram includes

the proposed widening of Hwy 9, sections of McGinnis Ferry Road and Windward Parkway, and the proposed managed lanes along south-bound GA 400. It also identifies a new interchange at McGinnis Ferry Road. The intersections diagram includes new signals along Morris Road and improvements to existing intersections along Highway 9. The bicycle diagrams illustrate the extent of proposed bike infrastructure along highway 9 as well as the connection to the Big Creek Greenway along Webb and McGinnis Ferry Roads. Finally, the transit diagram refers to both local bus service along Windward Parkway and

TRANSPORTATION ANALYSIS

Short Term

- Widening of Hwy 9 south of Windward Parkway
- Restriping of 4th southbound lane on GA 400
- Intersection improvements
- Local bus/circulator improvements
- Potentially some bicycle and pedestrian projects

Long Term

- Widening of Hwy 9 north of Windward Parkway
- Managed lanes on GA 400
- High-capacity transit on GA 400
- Widening of Morris Road, widening and interchange at McGinnis Ferry Road
- Widening of Windward Parkway
- Remaining bicycle and pedestrian projects



Highway 9 as well as proposed high capacity transit along GA 400.

Additionally, the report separates the proposed transportation projects from the Milton CTP, NFCTP, and PLAN 2040 into short-term and long-term project categories. Short term projects were estimated to be completed within the next 5 years while long-term projects are most likely to be finished within 20 years.

It is important to note that some projects are segmented and will be completed in sections over

a long period of time. For example, the widening of Highway 9 is divided into two phases. The section south of Windward Parkway is included in the Transportation Improvement Program (short-term) and is programmed to be widened in the next five years while the northern segment is included only in the Constrained RTP (long-term) and is planned to be completed sometime before 2040. Funding for projects in the Regional Transportation Plan is limited, so large projects are often broken into segments with logical termini that can be funded in phases.



MARKET STUDY



Abandoned Housing and Partially Empty Retail Space along Hwy 9

INVENTORY AND ASSESSMENT

MARKET ASSESSMENT



Figure 1.1 source: Census

National Outlook and Trends

In order to put the Milton market analysis into context, RCLCO first assessed the national market outlook. The good news is that 2011 showed some positive signs of market recovery with moderate employment growth, increased consumer spending, and modest housing starts growth. Over the next year, 2013, the US economy is expected to continue to grow at a moderate pace. Access to credit for development will continue to improve, and there will be a continued slow recovery of the residential market, led by rental housing, while the for-sale market continues to lag behind. One of the biggest challenges for the US economy in 2012 is the weakness in European markets. This has an unfavorable influence on US companies that

export goods and services abroad. The fact that it is a Presidential election year also causes some economic uncertainty. Looking slightly further ahead, the forecasts for 2013 and 2014 suggest a much more stable economic environment, with an increase in both residential and commercial lending, stronger job growth and a more significant housing market recovery.

While some of the impacts of the downturn were short lived, others may have a more lasting effect on consumer behaviors. For instance, the rate of home ownership, which spiked during the height of the market, has been on a downward trend, as shown in Figure 1.1. This has the effect of increasing the demand for rental housing, as a growing portion of households turn to renting.

Household Type	1970	2000	2030
With Children	45%	33%	27%
Without Children	55%	67%	73%
Single/Other	14%	31%	34%

Figure 1.2 source: Census

This in turn reduces the number of home buyers, leading to a slowed recovery of the for-sale housing market.

State and Federal housing policies, and consumer attitudes about investing in real estate will determine if home ownership rates will continue to decline towards historic norms (63% to 65%, as shown in Figure 1.1). It is entirely possible that the rate of home ownership will decline several more percentage points and sustain at those levels for the short and mid-term. The increasing trend towards rental housing has driven a national multifamily resurgence over the past year, as strong occupancies and increasing rent rates have justified new construction. Another factor likely to impact the kinds of housing that gets built in

the future is the growth in households without children. This is shown in Figure 1.2.

In terms of the market opportunity, and Milton in particular, which has typically served a family market, the implication of more child-less households is likely to prompt an increase in demand for alternatives to conventional large lot, single family homes, such as smaller lot detached homes and townhomes. Given this information, the Study Area may be identified as an area that can provide those alternatives to the traditional single-family housing product.

INVENTORY AND ASSESSMENT

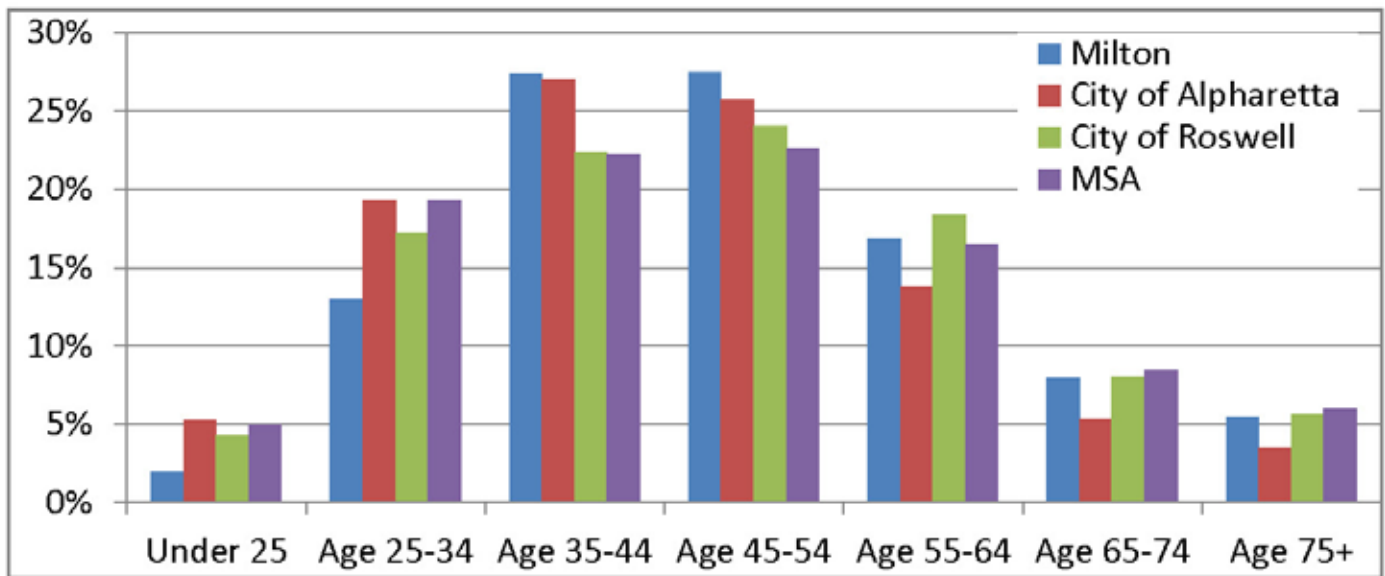


Figure 1.4 Household Distribution *source: ESRI*

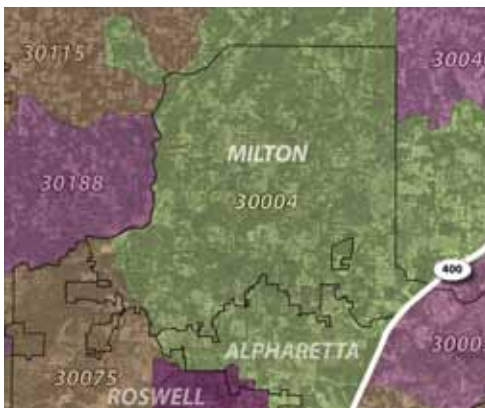


Figure 1.3 30004 Zip Code Area *source: ESRI*

Milton Overview

The Study Area's demographic characteristics influence future opportunities for new development. The following demographic analysis of Milton focuses on the area defined by the 30004

zip code. A map showing the zip code boundaries is shown in Figure 1.3.

As of the 2010 census, the most current census projections, there were 11,659 households in Milton and a total of 32,664 people, equating to an average household size of 2.8 people. The median age of households in Milton is 37, with the largest portion falling between 35 and 54. Not surprisingly, the distribution of household ages in Milton is similar to neighboring Alpharetta in terms of a concentration of households 35 to 54. However, Alpharetta has a greater portion of households ages 25 to 34. A summary of household distribution is shown in Figure 1.4.

Over the next three to four years, Milton is anticipated to see the greatest growth in households headed by persons aged 65 to 74,

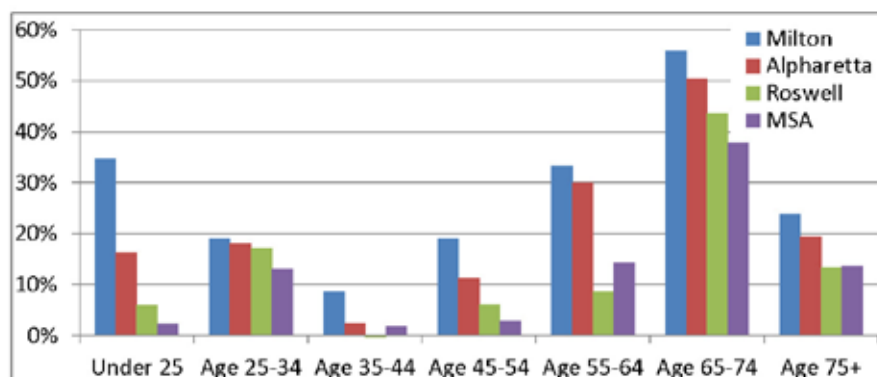


Figure 1.5 Household Heads *source: ESRI*

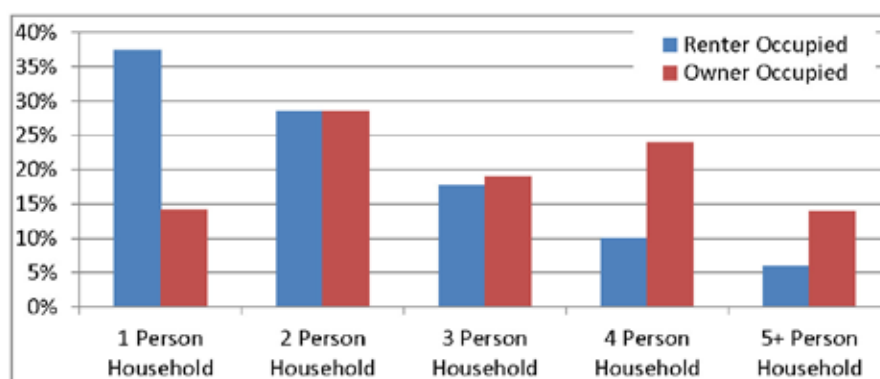


Figure 1.6 Renter and Owner Occupied household percentages *source: Census 2010*

which is primarily the result of many households aging in place. Substantial growth among households headed by persons under age 25 is also anticipated because of available job opportunities for young professionals. It is also important to note that the overall rate of growth is higher in Milton, across all age ranges than the City of Alpharetta, the City of Roswell, and Atlanta metro. This is shown in Figure 1.5.

Within Milton, the composition of owner and renter households is very different. Over 85% of owner households have 2 or more people, while 65% of renter households are comprised of just one or two persons. Demographic trends suggest that the demand for rental housing to accommodate the expanding base of smaller households in Milton will continue to grow. The distribution of household sizes by renters and owners is shown in

Figure 1.6.

Incomes in Milton are higher than the surrounding cities and the Atlanta MSA, with a greater distribution of households earning \$100,000 or more annually. The distribution of incomes is shown in Figure 1.7 on the following page.

While the incomes in Milton indicate a generally high wage community, it's important to note that over 95% of Milton residents work outside the city. The employment located in Milton is most heavily concentrated in services and retail trade. Relative to the surrounding cities and the MSA, the percent of employment in Finance, Insurance, and Real Estate employment is lower in Milton. This type of employment is typically higher-wage, office oriented employment. A distribution of employment by sector is shown in Figure 1.8.

INVENTORY AND ASSESSMENT

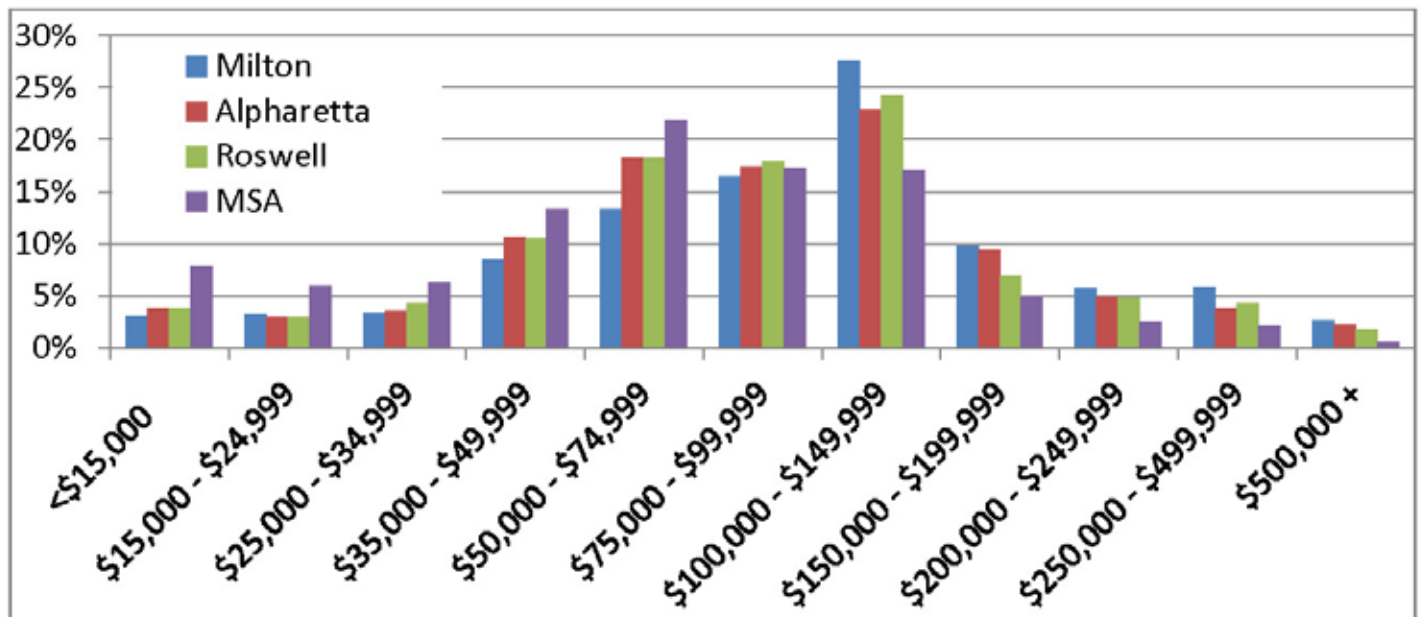


Figure 1.7 Distribution of Income source: ESRI Incomes in Milton are higher than the surrounding cities and the Atlanta MSA, with a greater distribution of households earning \$100,000 or more annually. The distribution of incomes is shown in Figure 1.7.

Although Milton has a limited amount of office, it is located within the North Fulton office submarket. This submarket has the third largest amount of space and the lowest vacancy rates, indicating strength in this sector and a potential opportunity for Milton to attract finance, insurance, and real estate employers with the goal of attaining better housing and jobs balance.

Development Opportunities

RCLCO performed a preliminary “development opportunity assessment” of the LCI area, by comparing Milton to national trends, examining local demographics, and conducting conversations with stakeholders and business owners in the LCI.

Overall, Milton is an established and desirable location known for strong schools and a family environment, with healthy population growth

rates forecasted for the future. While there is some commercial development in place, the area is predominantly residential. It is important to note that relative to surrounding communities, Milton’s ratio of commercial to residential property is lower, which could have an impact on property tax revenues. The demographic analyses conducted for this study indicated continued demand for residential product. In particular, the aging household base suggests an opportunity for additional housing for seniors. In addition, there appears to be more opportunity for office and retail development to support Milton and other area populations. The area lacks a “multi-use” core, which recent independent national market surveys indicate is the most desirable type of suburban community in America today . There is a strong opportunity to create a commercial “town center” scaled environment (as opposed to the municipal-anchor town center concept currently being

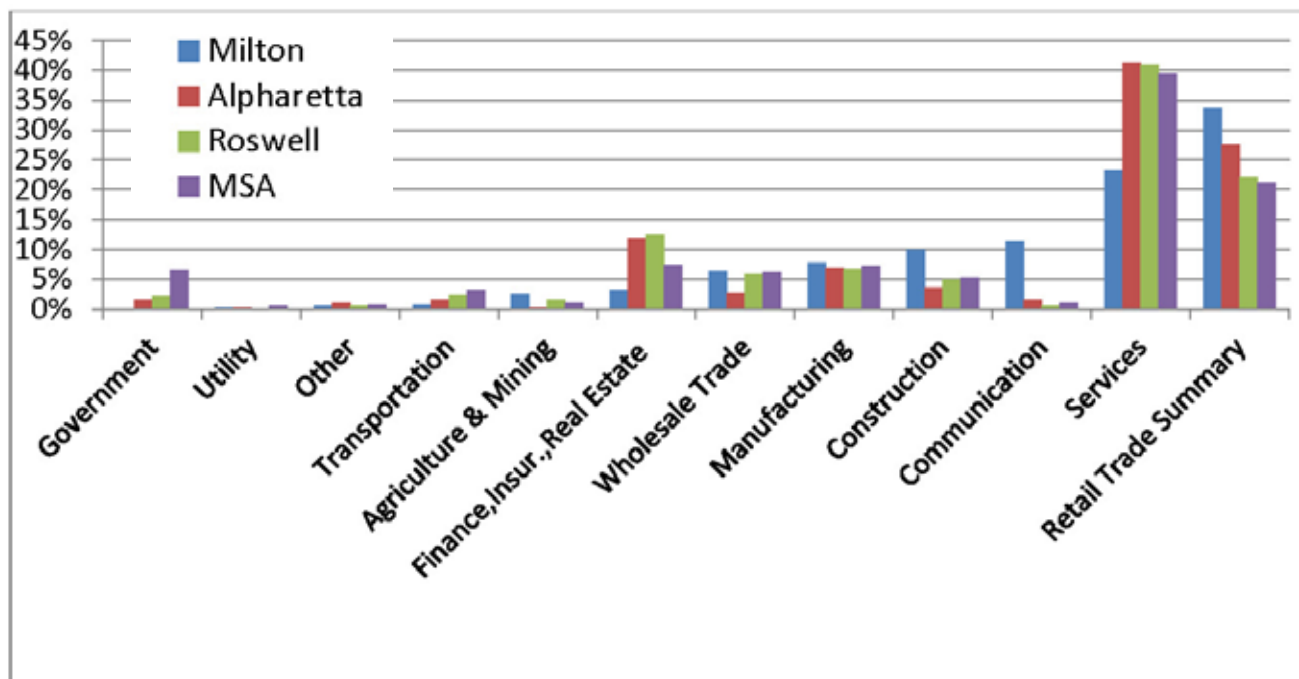


Figure 1.8: Employment by Sector *source: ESRI*

discussed for the Crabapple area), similar to what communities such as Suwanee and Smyrna have created.

One of the factors that has driven the growth of office space in other communities is the presence of executive households. These are the decision-makers that decide where to locate their offices. Given the strong base of executive households in Milton, and the strong performance in the overall North Fulton office market, it would appear that there is an opportunity to provide additional office space. In particular, there appears to be an opportunity for greater segmentation of office formats, not simply focusing on large institutional properties but including smaller professional service employment in mixed-use formats, which have been popular in town center locations.

Retail is strong along Windward Parkway in

anchored shopping centers, however, non-anchored strip retail in mid-block locations are weak as indicated by their vacancies. This may improve as the economy overall improves, but in general non-anchored strip retail may be oversupplied.

Although Milton has the ingredients to support mixed-use development, it may be a challenge to find the land to support additional development in the LCI area. Some of the tracts that present the greatest opportunity for re-development are also those that house some of the newest developments (Hwy 9 south of Windward), so their near-term re-use may not be feasible. The Deerfield area however, is ripe for regional office and supportive mixed-use development. The challenge for Deerfield is the competition that it faces from adjacent communities.



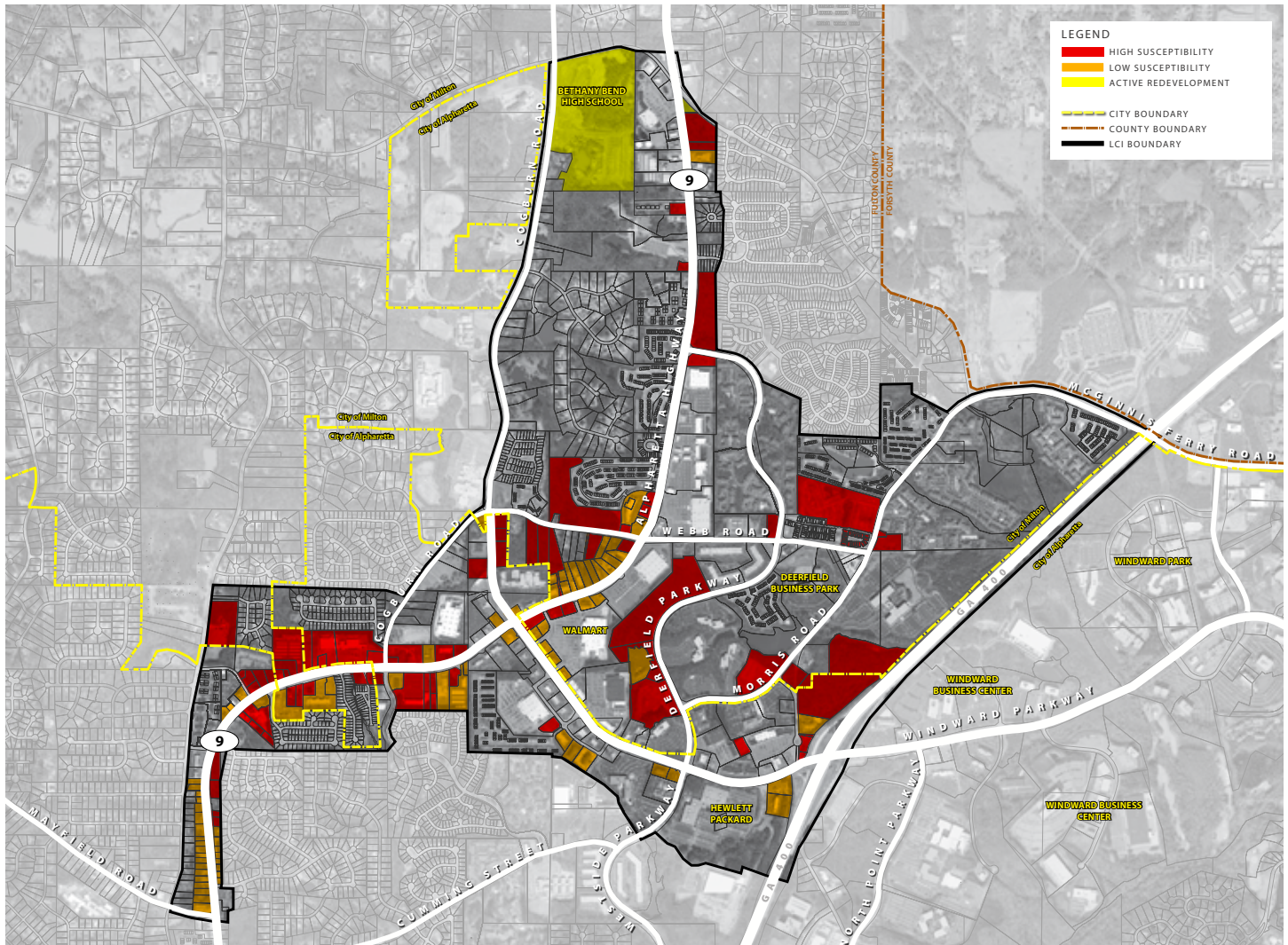
ISSUES AND OPPORTUNITIES



Undeveloped Outparcel Near Deerfield Parkway

CONCEPT PLAN

SUSCEPTIBILITY TO CHANGE



Informed by the baseline information collected during The Inventory and Assessment Phase, a Concept Plan was generated. This part of the planning effort was geared toward developing a framework for redevelopment and growth within the Study Area.

As a first step, the Planning Team reviewed information from the Inventory and Assessment to discern which parcels in the study area were most likely to change in the near future. Each parcel was assigned one of four categories: Not Likely to Change, Active Redevelopment, Low Susceptibility, and High Susceptibility to Change. The first category was given to parcels that were

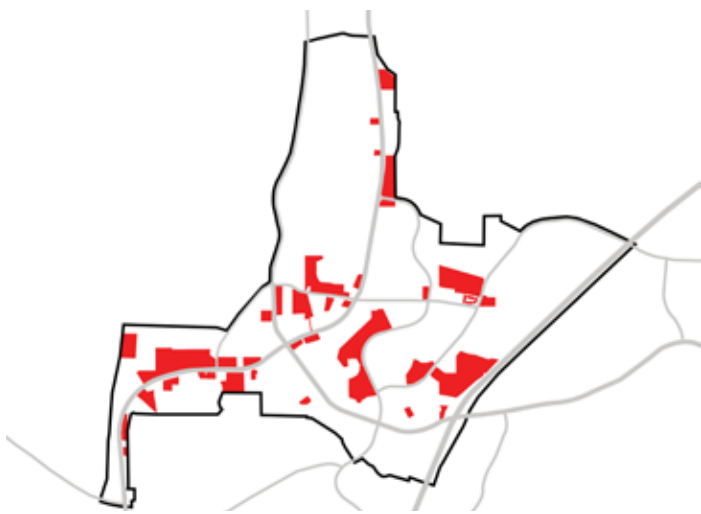
recently developed or were residential. Parcels that were being developed at the time of the Study were designated as Active Redevelopment. The remaining categories of Low and High Susceptibility were more subjective because they were influenced by multiple factors: land uses that are more susceptible to change or have short life-cycles; the age or quality of the development; and vacancy. Properties that were designated Low Susceptibility were generally older retail structures that would reach the end of their typical life cycle within the next few years. Highly Susceptible properties are generally vacant and undeveloped or might soon see reinvestment due to available land or significant underutilization.

ISSUES AND OPPORTUNITIES

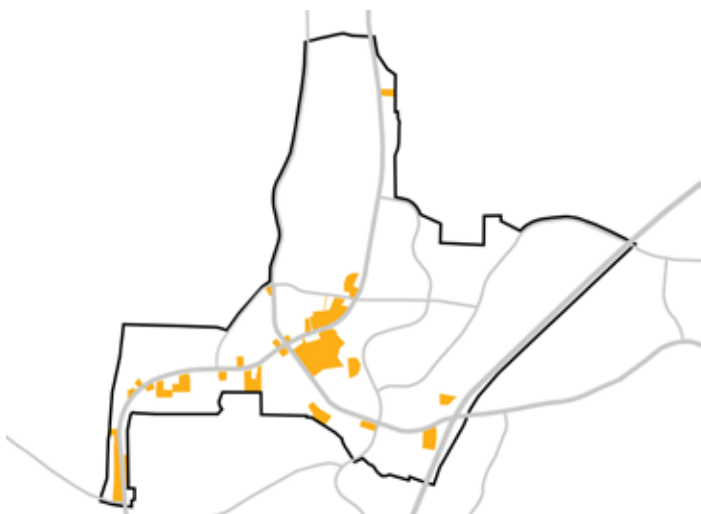
ACTIVE REDEVELOPMENT



HIGHLY SUSCEPTIBLE TO CHANGE



LOW SUSCEPTIBILITY TO CHANGE



CONCEPT PLAN

COMPASS SURVEY

The Planning Team developed a community preference survey as one of several input mechanisms to help guide the vision for the future of the study area. The survey was first administered during the October 27th public workshop, and later advertised through a series of e-mails and flyers and administered online. The Compass survey consisted of two parts: Images and Questions. The images were divided into three categories based on geography and typology. These included the Windward/Deerfield area, the Highway 9 Corridor, and Open Space. Each image was ranked by respondents based on its appropriateness for the future of the area. The images presented during the survey were selected by the Planning Team and reviewed by core-team members to offer a collection of images that were “reality based” and viable for the study area. Rather than a broad spectrum of images, many of the visuals differed from each other in subtle ways. This helped refine the previously-expressed preferences for the area. The second section of the survey consisted of a series of short answer and multiple choice questions. The topics of these questions addressed design, retail, open space, transportation, policy and other community preference topics.

The online survey was first published in late November and was available through early January, which resulted in almost 500 completed surveys. Though not scientific in application, the survey respondents still represented a cross section of the population in and around the study area and generally aligned with the area’s overall demographics. Over forty percent of the respondents had lived in the area for 10 to 20 years, and over eighty percent were between 35-63 years of age. Additionally, the residence or employment of the respondents closely mirrored the study area’s division of land between the two cities with 34% of the responses from Alpharetta, and 64% of the responses from within the City of Milton.

The image results indicated community preferences toward:

- Medium scale, multiple-use environments within the Windward/Deerfield and Highway 9 areas.
- A desire for more intense development closer to GA 400 and lower intensity growth along Highway 9 and further from GA 400.
- Heavy landscaping of existing and new developments.
- An emphasis on traditional architecture styles and brick and stone materials.
- Enhanced walkability and improved pedestrian environments.
- Emphasis on creating new, passive recreational opportunities rather than more active ones.
- Opportunities for bicycling.

The written survey responses indicated community preferences toward:

- A strong desire to enhance the Highway 9 corridor with greater landscaping and architectural features.
- A mix of regional uses in the Windward/Deerfield area.
- A mix of local uses in the Hwy 9 area.
- A preference towards multi-use trails and heavily landscaped areas as primary open space amenities.
- Preferences toward young professionals and empty nesters as target demographics for any future residential development.
- Preferences for off-street bicycle lanes over on-street paths where possible.
- Strong preferences to improve walkability and pedestrian facilities within the LCI area and the regional activity center.
- Identification of high quality redevelopment and open space creation as key priorities for area improvement.

ISSUES AND OPPORTUNITIES

Windward/Deerfield



4.1



4.0



3.9



3.4

Highway 9 Corridor



3.7



3.5



3.5



3.2

Open Space



4.4



4.3



4.3

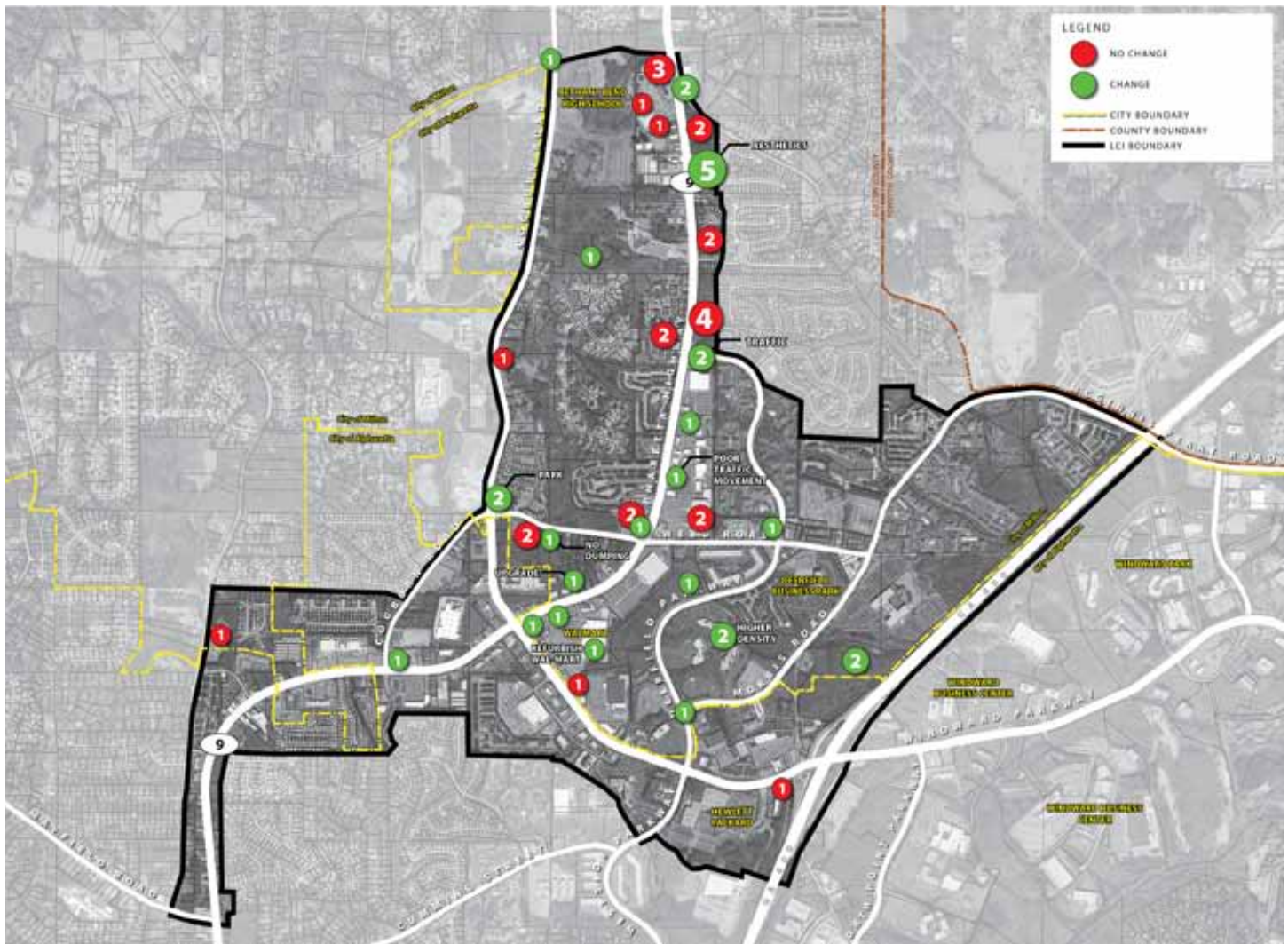


3.9

*Each image was ranked from a scale of 1 (lowest) to 5 (highest), based off of appropriateness for the area

CONCEPT PLAN

ISSUES AND OPPORTUNITIES IDENTIFICATION



"Dot" Exercise from public workshop #1

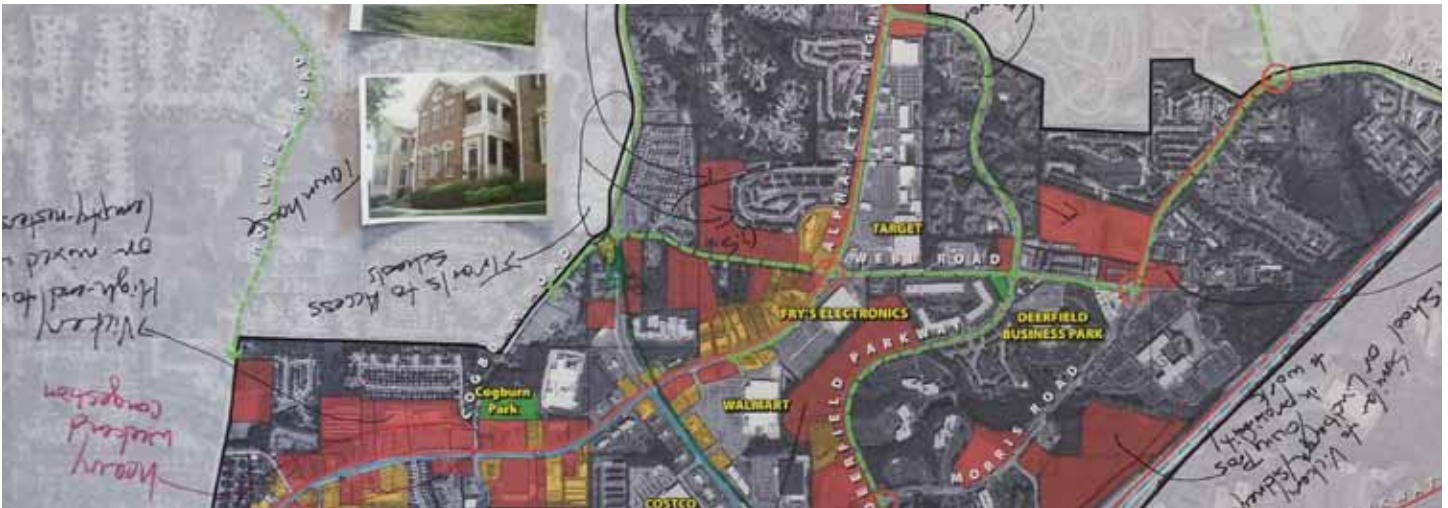
The planning team supplemented the Compass survey with a series of community exercises during the first two public meetings. These exercises enabled community members to help determine and affirm area issues and opportunities. One exercise provided residents with an opportunity to identify community assets that should remain unchanged and community opportunity areas where improvements or redevelopment might be most needed. This "dot" exercise provided each participant with a combination of red and green stickers. Red stickers signified areas or assets that should not change, while green dots signified

areas where participants would most like to see improvement.

The dot exercise resulted in the identification of several key community desires:

- Maintain or preserve open space/wooded areas where possible
- Maintain key community assets including grocery stores and restaurants
- Improve several of the areas key intersections including Hwy 9 at Bethany Bend, Cogburn at Bethany Bend and Deerfield at Morris

ISSUES AND OPPORTUNITIES



Planning Exercises from public workshop #2 specifying compass survey results

- Consider opportunities to improve outparcels and vacant/underutilized retail strip centers

Subsequent community exercises focused on building upon earlier directions. These used a variety of tools, including photographs, markers, and building blocks, to help community members determine the desired future character of the study area, future development types that would be desirable, and key infrastructure and quality of life enhancements. Community participants identified desires to:

- Further define sub-areas within the LCI Area including a regional center near GA 400, a local activity center along Hwy 9, a transition area to protect nearby residential areas, and the opportunity to build upon the momentum of the plans for Downtown Alpharetta.
- Add emphasis on the need for transportation solutions at key intersections
- Add emphasis on off-road trails and opportunities to create them within development buffers including a connection to the Big Creek Greenway
- Locate higher intensity development near GA 400.

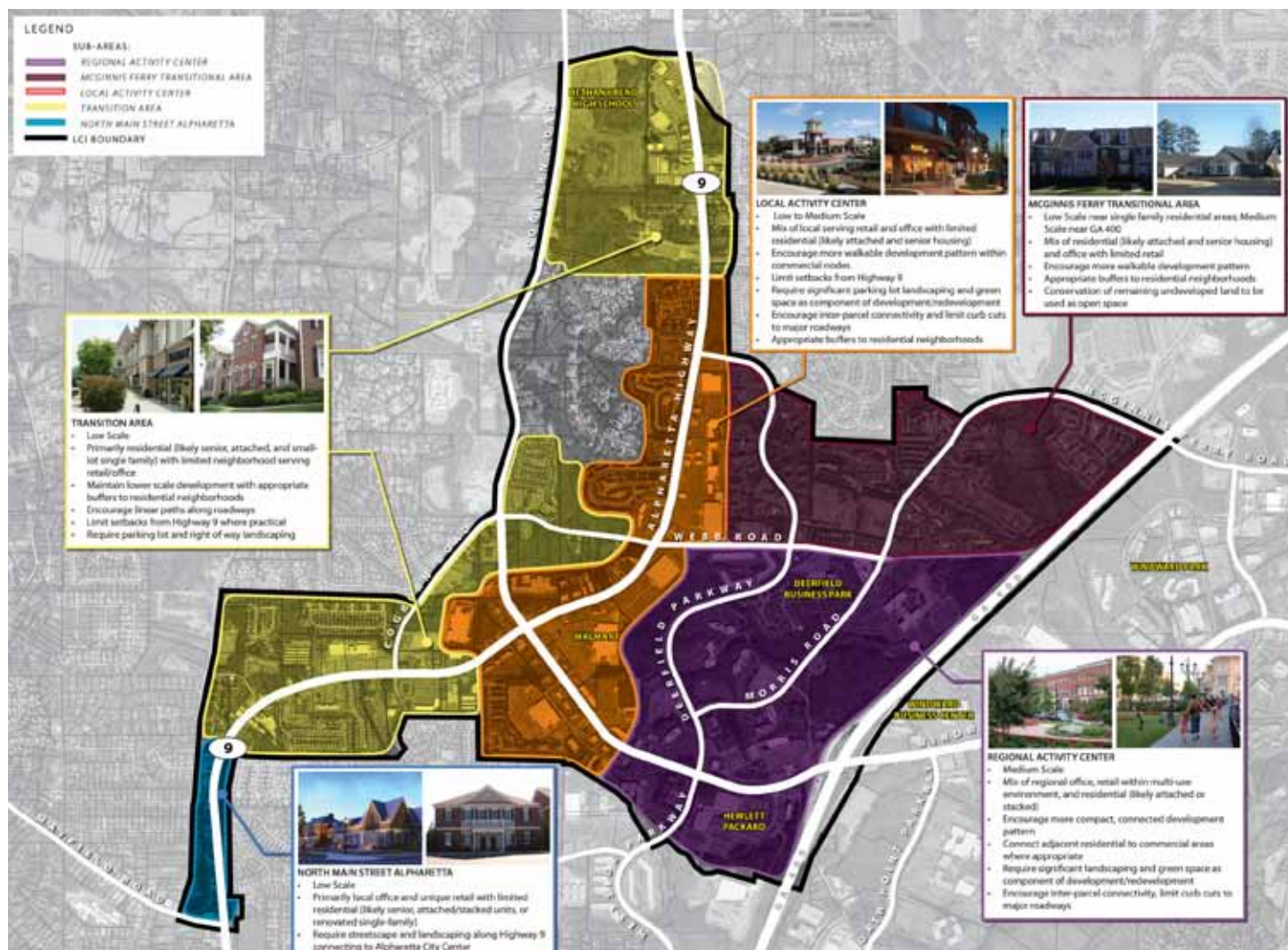


LAND USE FRAMEWORK PLAN



Detail of Land Use Framework Plan Preliminary Sketch

LAND USE FRAMEWORK PLAN

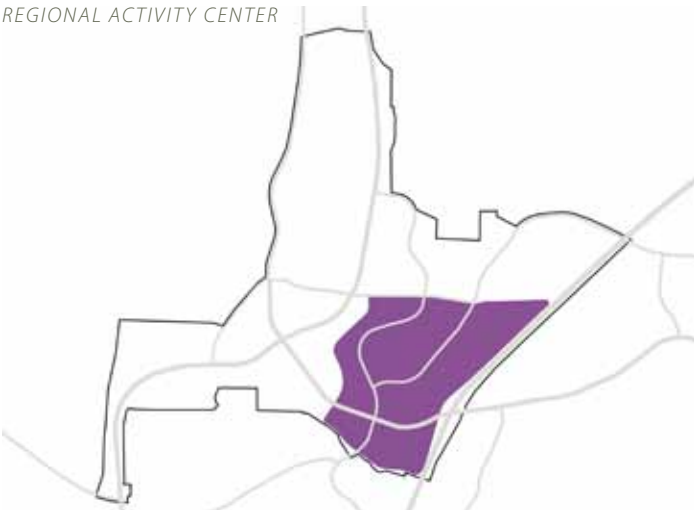


The Planning Team worked with City Staff, the Core Team, and the public via a Compass survey and a series of public workshops to develop a Land Use Framework Plan to guide future policy and development. The Land Use Framework Plan outlines five key areas within the LCI study area. Each of these sub-areas includes recommended development and redevelopment attributes, based on a combination of market opportunities, physical constraints, community vision and civic need. These sub-areas were intended to define the vision and outline recommended policies for future development and redevelopment within each distinct district.

The five sub-areas also strengthen existing development by building upon the area's existing character. For example, regional office facilities within the area are complemented with additional office development and supplemented by other complementary uses in a more walkable, connected pattern to build synergy and economic value in an area where local infrastructure can best support it.

LAND USE FRAMEWORK PLAN

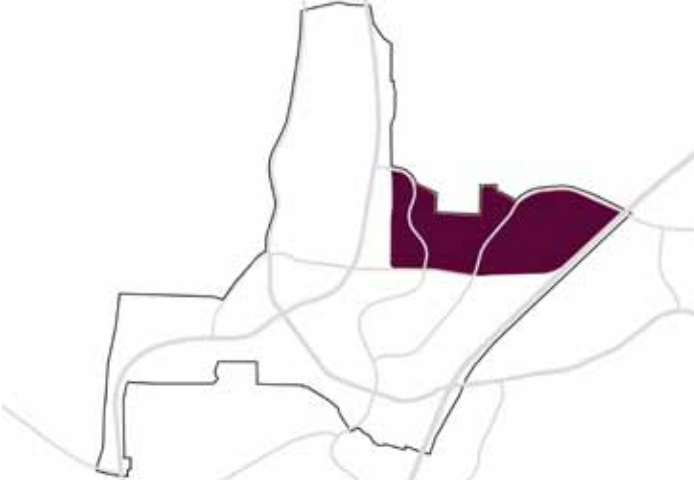
REGIONAL ACTIVITY CENTER



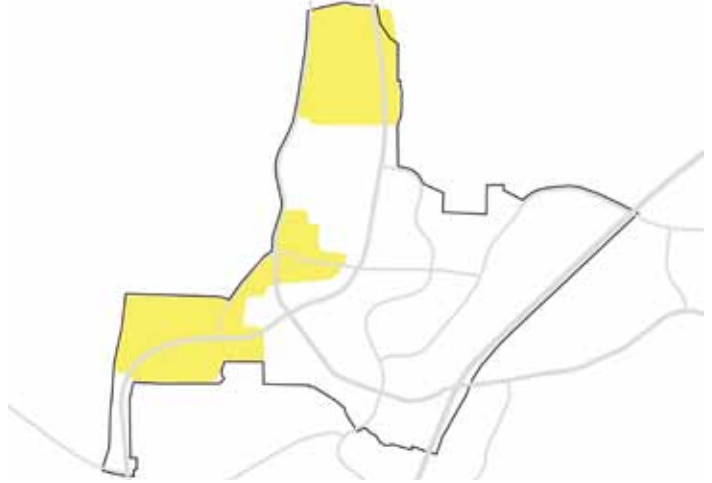
LOCAL ACTIVITY CENTER



MCGINNIS FERRY TRANSITIONAL AREA



TRANSITIONAL AREA

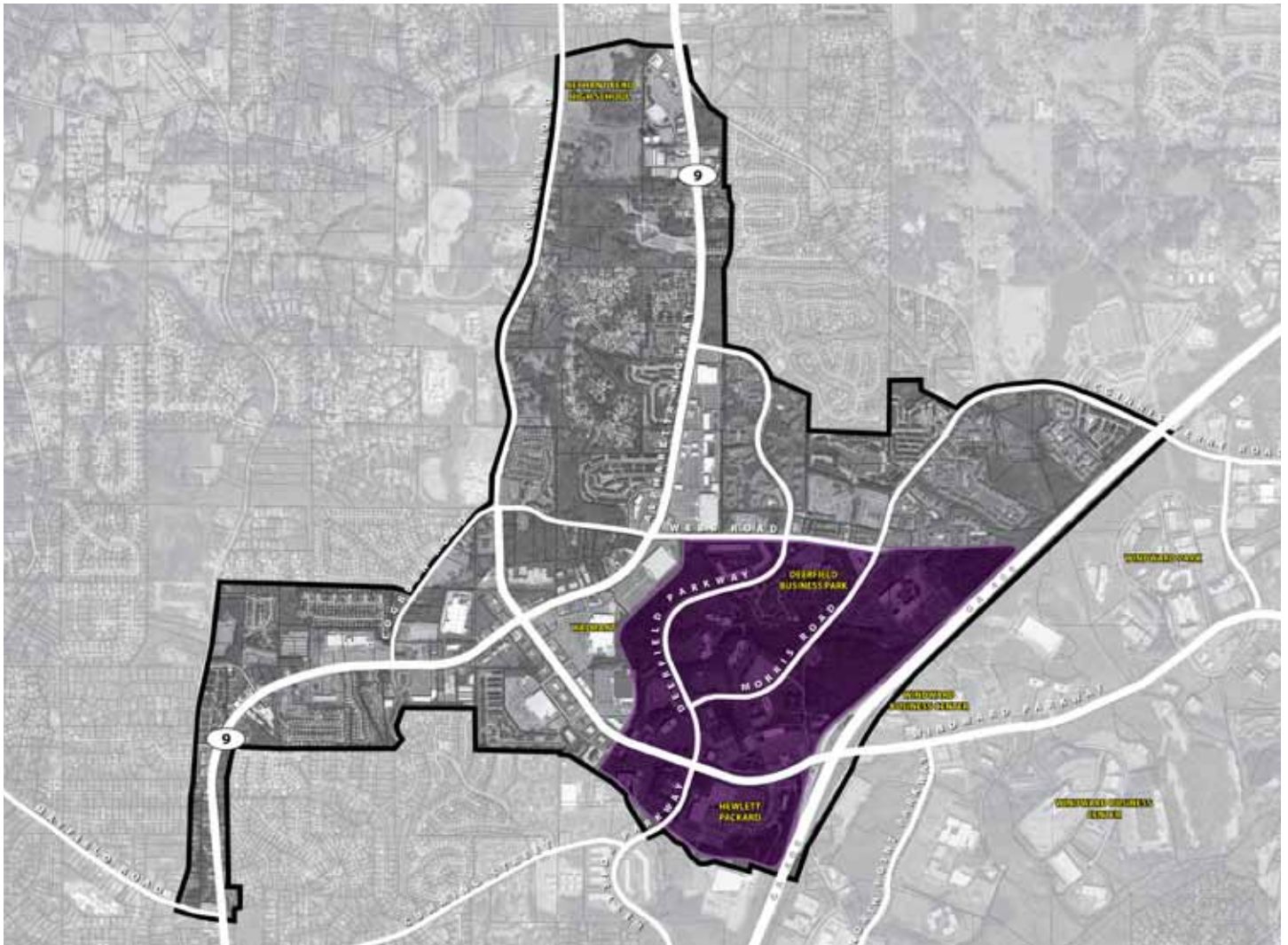


NORTH MAIN STREET ALPHARETTA



CONCEPT PLAN

REGIONAL ACTIVITY CENTER



Regional Activity Center Context

The Regional Activity center is bounded by GA 400 to the east, Webb Road to the north, and the properties adjacent to Deerfield Parkway and Woodward Parkway. This area currently consists of larger, multi-story office campuses that support regional employers and are surrounded by surface parking. Interspersed among the office campuses are several smaller commercial buildings and one attached residential development.

The Regional Activity Center has the best potential to support high-value development within the next 20 years. With several significant development sites, excellent proximity to Woodward Parkway

and GA 400, and limited potential to adversely impact the area's stable residential neighborhoods, this sub-area should be the primary target for higher intensity development. Community input consistently showed a desire for medium-scale (multi-story) future development in the area with greater connectivity and walkability.

City policy and future investments in the Regional Activity Center should :

- Be medium scale (multi-story development/ redevelopment).
- Offer a mix of uses including regional office, retail within a multi-use environment, and

LAND USE FRAMEWORK PLAN



Highly Ranked Compass Survey Image



Highly Ranked Compass Survey Image



Workshop #3 "Building Block" Exercise



Workshop #3 "Building Block" Exercise

- residential (likely attached or stacked products)
- Encourage a more compact and connected development pattern.
- Connect adjacent residential, particularly new residential development, to commercial areas where appropriate.
- Require significant landscaping and green space as a component of development/redevelopment.
- Utilize a TDR mechanism to provide increased density/heights for identified "receiving areas".

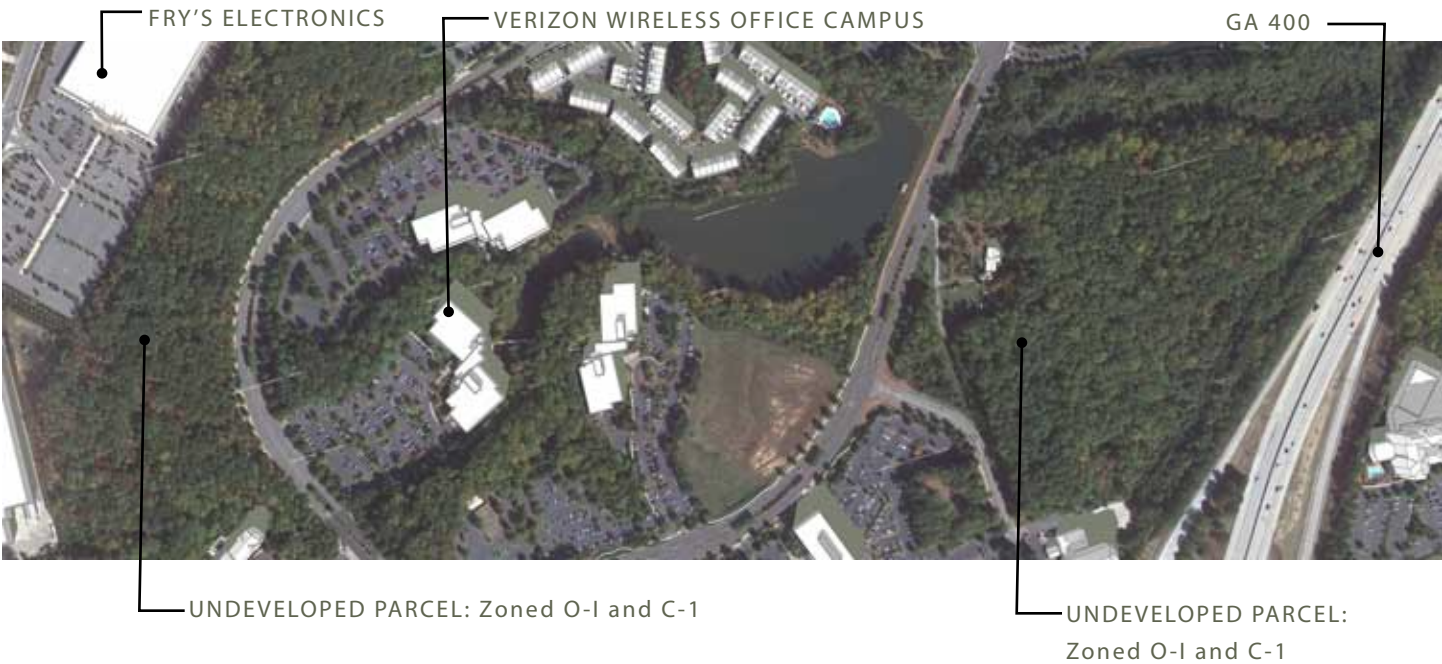
The following pages illustrate the vision for the future of this area. The illustrations depict

improved pedestrian connectivity within the area, new street connections, enhanced utilization of excess surface parking lots, dedicated trail systems, and a gradual "stepping down" in building heights as one moves from GA 400 to other community areas. While parts of the sub-area are undeveloped today, it should be recognized that with the exception of one parcel, all properties have current zoning that allows commercial (mostly office) development. Within the study area, the tallest building today is the 6-story Hampton Inn hotel. Adjacent to the study area is the 8-story Windward Marriott and other properties that have current rights to build up to 12-16 stories in height.

CONCEPT PLAN

REGIONAL ACTIVITY CENTER

1: Existing Conditions



2: Vacant Parcel development



3: Outparcel Development and Infill



4: Trail Connections in Development Buffer



** Concept sketches are intended to illustrate the envisioned development character and are not actual development proposals*

CONCEPT PLAN

REGIONAL ACTIVITY CENTER



LAND USE FRAMEWORK PLAN



BEFORE: Intersection of Morris Road and Old Morris road looking north

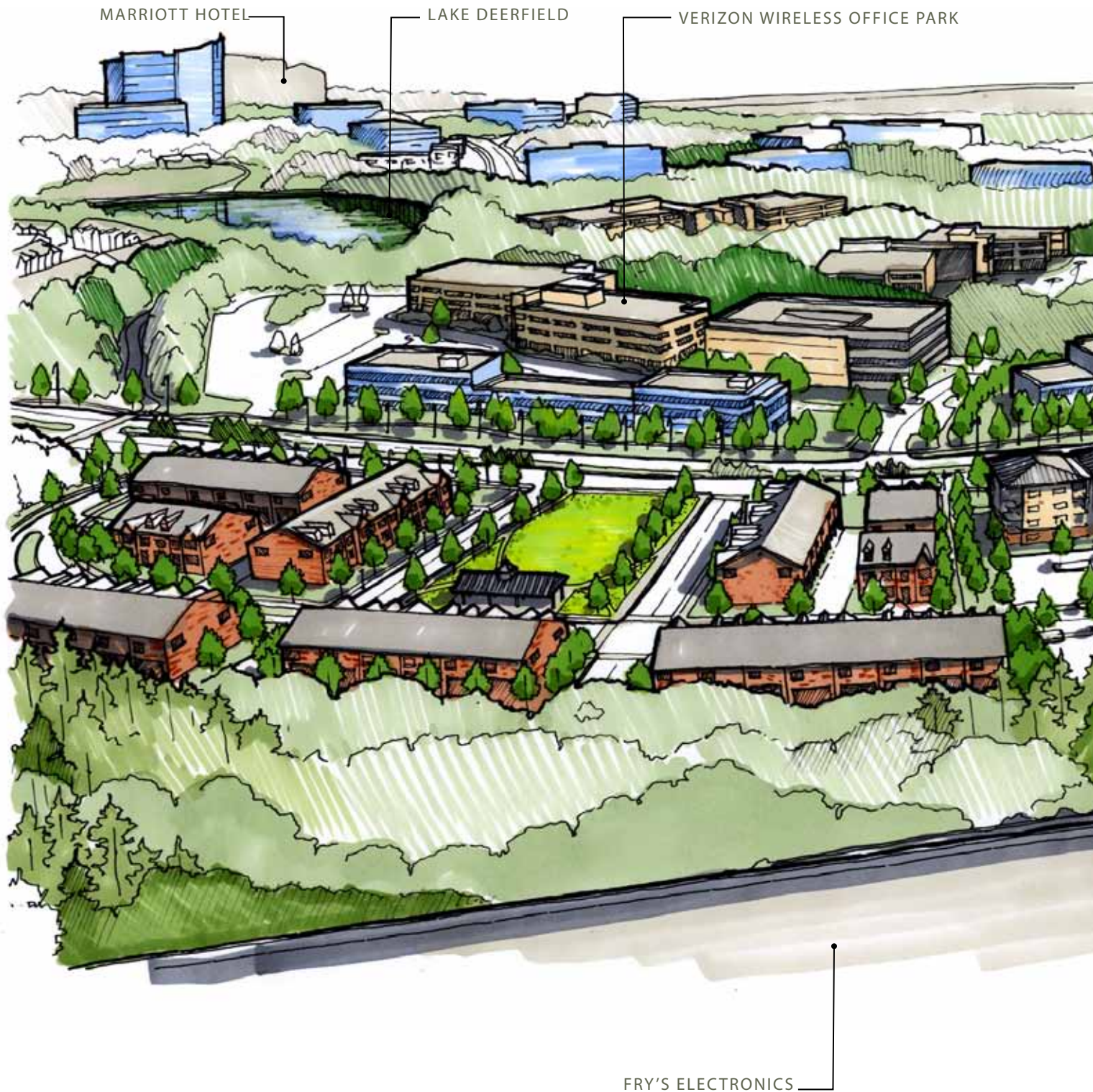


AFTER: Intersection of Morris Road and Old Morris road looking north

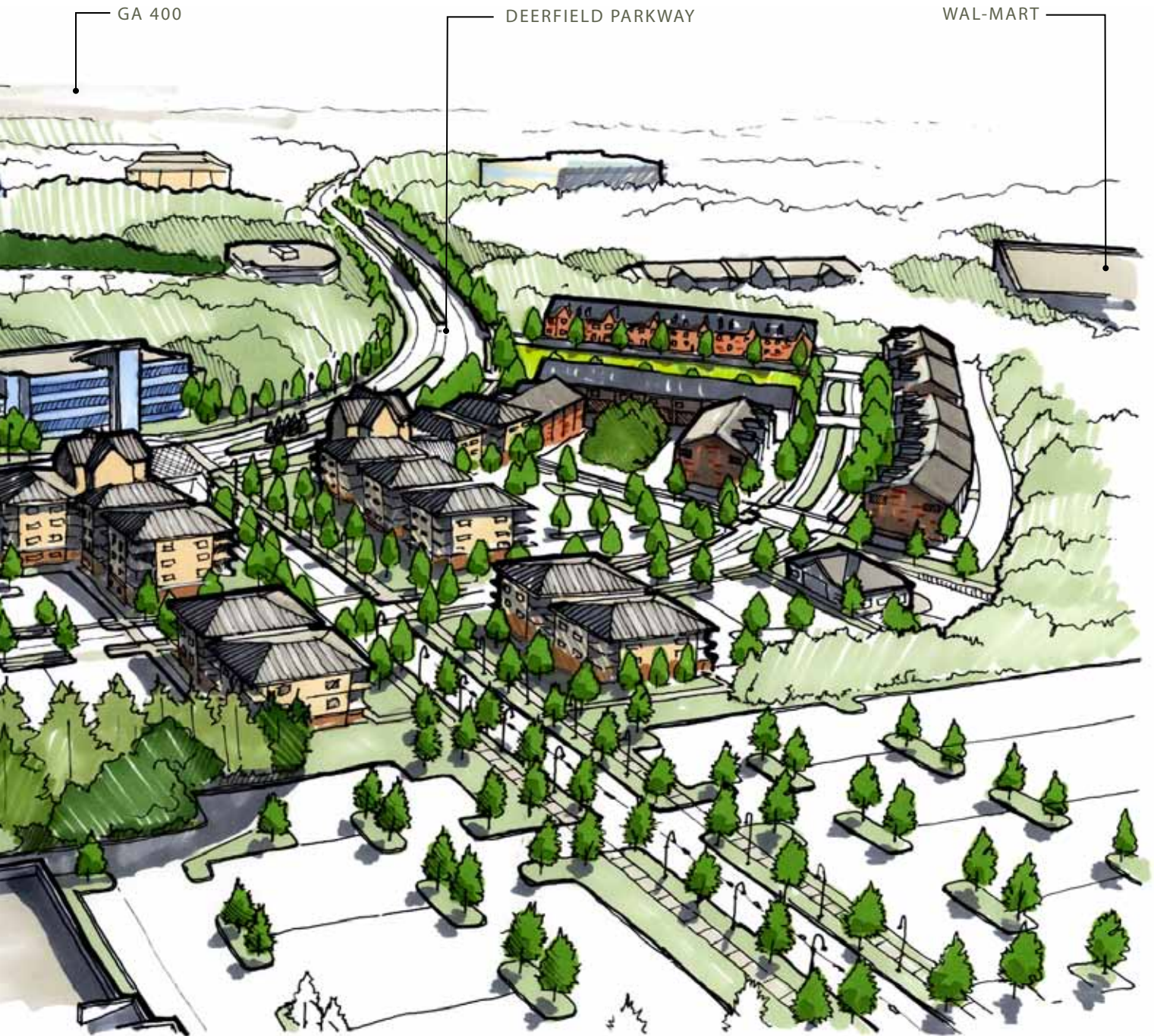
** Concept sketches are intended to illustrate the envisioned development character and are not actual development proposals*

CONCEPT PLAN

REGIONAL ACTIVITY CENTER



LAND USE FRAMEWORK PLAN

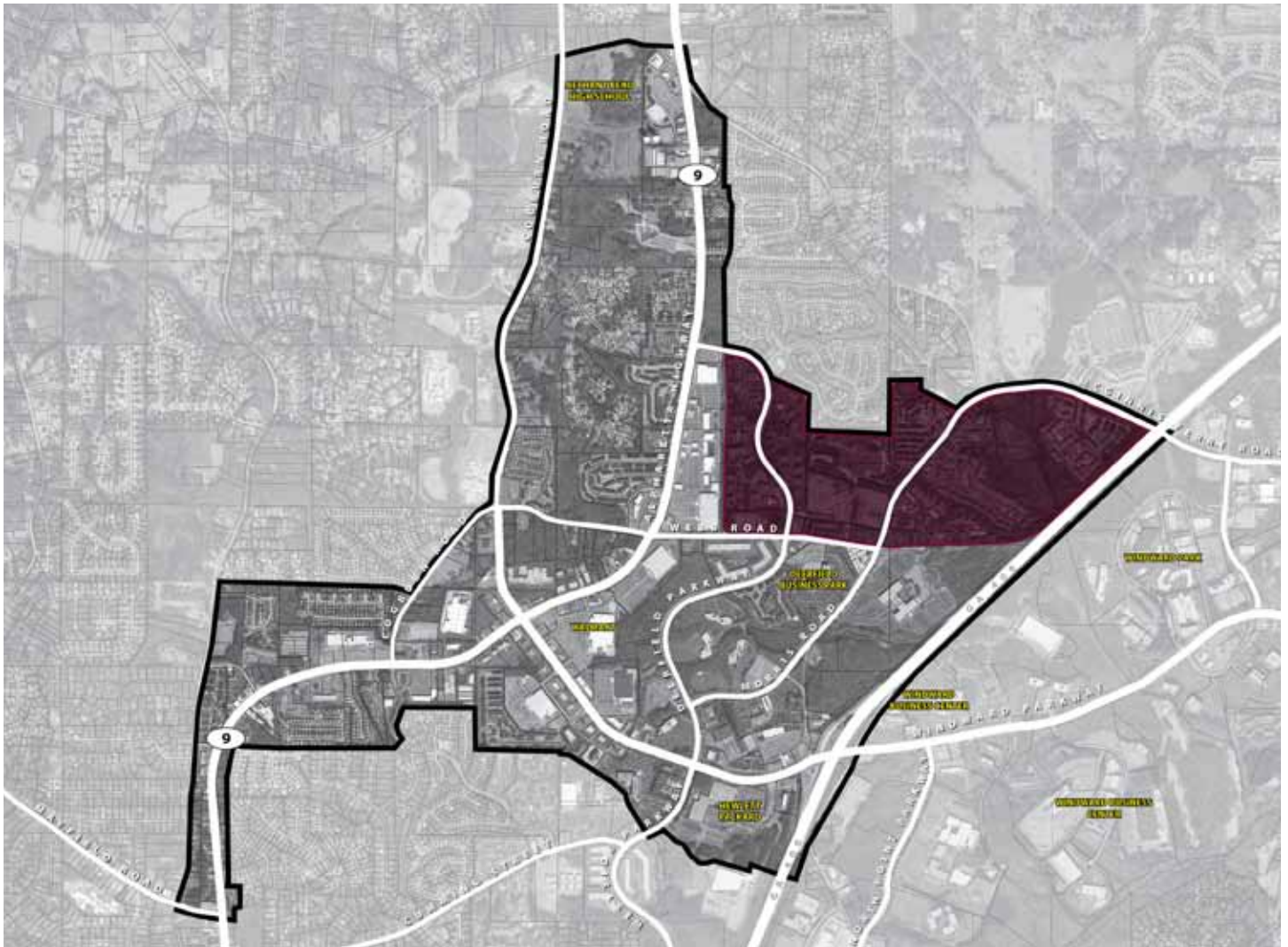


Illustrative Aerial Perspective of the Regional Activity Center Looking South

** Concept sketches are intended to illustrate the envisioned development character and are not actual development proposals*

CONCEPT PLAN

MCGINNIS FERRY TRANSITIONAL AREA



McGinnis Ferry Transitional Area Context

The McGinnis Ferry transitional area is bounded by Webb Road to the south, GA 400 to the east, residential areas to the north, and the properties adjacent to Deerfield Parkway to the west. This area is almost exclusively residential with a mixture of multi-family apartments, attached townhomes, and some single family. A few parcels within this area are undeveloped. Several of these vacant parcels are constrained by topography that makes future development more of a challenge, but these can be used to incorporate public green space.

Under current circumstances, this sub-area is unlikely to see significant development pressure. However, potential for a new interchange at GA 400 and McGinnis Ferry and the imminent extension of Westside Parkway may significantly impact this area. The interchange is currently listed in the Aspirations Plan of PLAN 2040 (no funding until after 2040) but is being studied by GDOT in an Interchange Justification Report (IJR). The opening of Westside Parkway is imminent and may have an earlier effect on traffic patterns within the area. Possible redesignation of the state route from

LAND USE FRAMEWORK PLAN

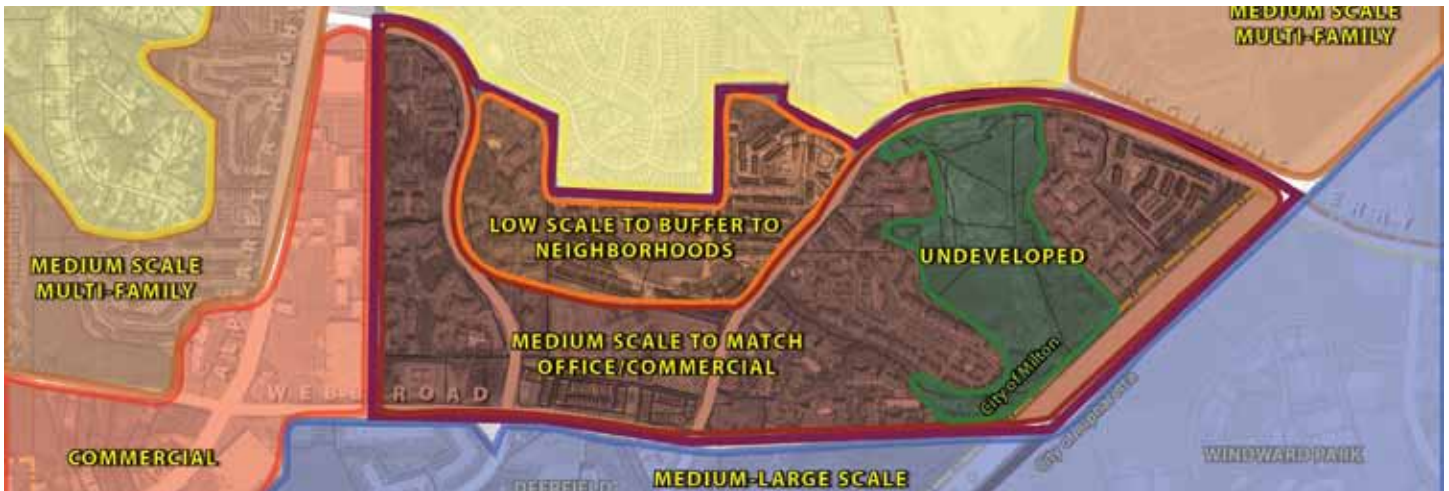


Diagram illustrates future land uses and buffers to single family residential areas

Cumming Highway to Westside Parkway could also impact travel within the LCI subarea. Subject to development/redevelopment pressure, this area should serve as a transition between higher intensity uses near GA 400 and the single family residential areas just north of the LCI area. City policy and future investments in the McGinnis Ferry Transitional Area should:

- Be medium scale near GA400 and low scale near single family residential neighborhoods
- Include a mix of residential (likely attached and senior residences) and office uses with limited retail
- Encourage a more connected, walkable development pattern
- Maintain appropriate buffers to residential neighborhoods
- Conserve significant portions of undeveloped land where possible to maintain and create community open space.

The biggest variable in this area is the potential new interchange at McGinnis Ferry and GA 400. This interchange would dramatically alter the land use dynamic of the McGinnis Ferry transitional area.

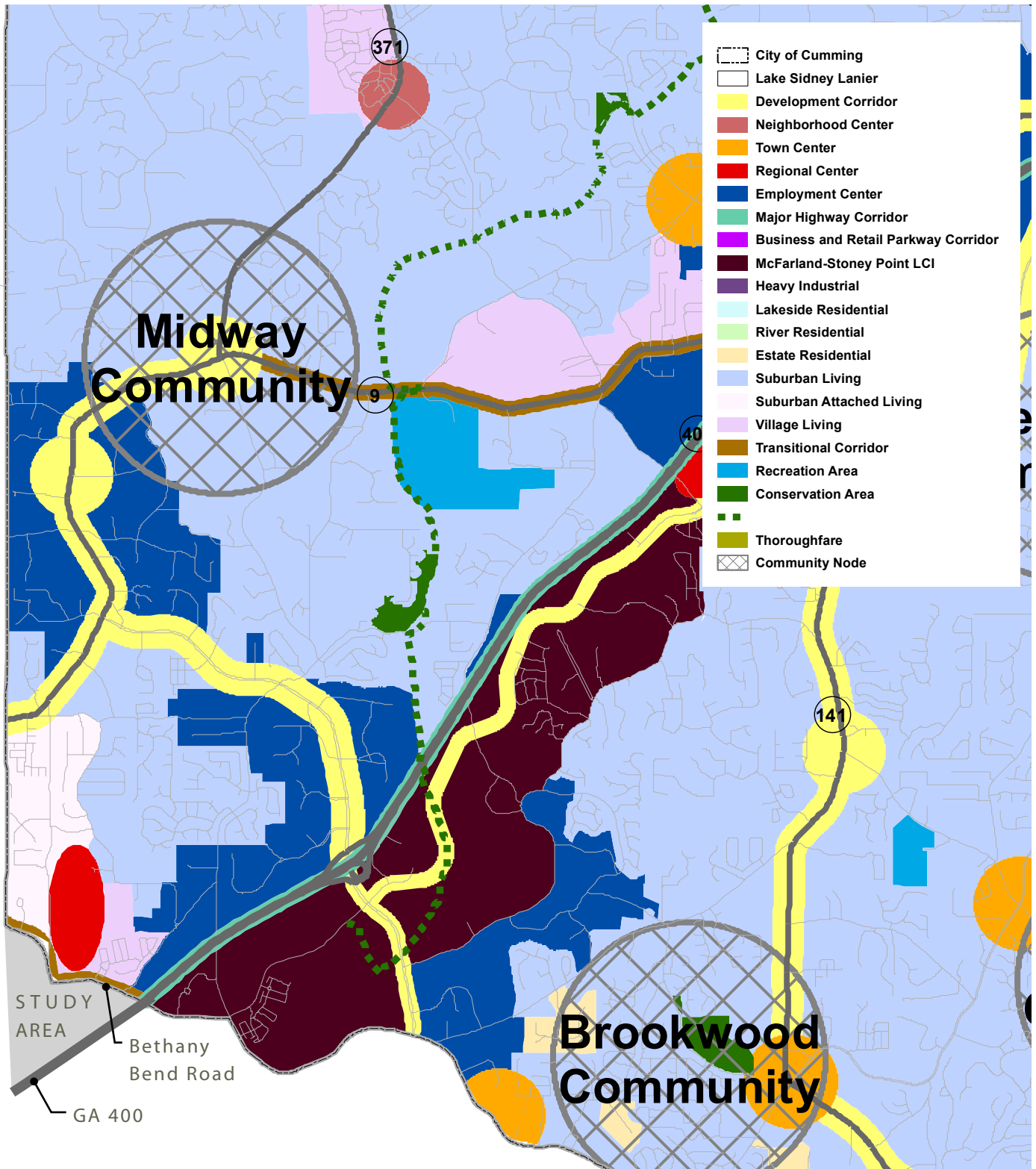
Activity and planning initiatives in neighboring Forsyth County call for much of the undeveloped land to be transformed into a major commercial center which would drive development south into the Regional Activity Center. The Planning Team recommends that if the interchange moves toward reality, the City of Milton may wish to update this particular sub-area to respond to anticipated development pressure. Land between McGinnis Ferry and GA 400 may become TDR receiving areas at that time.



Highly Ranked Compass Survey Image

CONCEPT PLAN

MCGINNIS FERRY TRANSITIONAL AREA



Forsyth County Future Development Map with Proposed Regional Center Adjacent to the Hwy 9 LCI Study Area

The image to the left is an excerpt from the Forsyth County Future Development Map that was adopted March 15th, 2012. The lower left corner of the map shows a proposed regional center bordering the Highway 9/GA 400 LCI study area along McGinnis Ferry Road. This regional center is dependent upon the opening of a proposed interchange at GA 400 and McGinnis Ferry. The development of this interchange will greatly alter the land use patterns within the McGinnis Ferry Transitional Area and subsequent studies would need to be completed in order to best manage this change.

LOCAL ACTIVITY CENTER



Highway 9 generally lacks a consistent character,

and aesthetic cohesion. Typical of corridor development over the last several decades, many of the buildings are pushed far from the road with expanses of asphalt pavement between the roadway and activity areas. While several parking areas have some measure of landscaping, enhancements could significantly improve the character and environment of the corridor. The pedestrian environment is limited, lacking adequate lighting, shade trees and appropriate buffers between faster paced traffic and sidewalk areas.



Highly Ranked Compass Survey Image



Highly Ranked Compass Survey Image

Public input during the planning process included strong desires to improve the appearance and connectivity of this area while refining the area's character and high quality of life. One should be mindful that while most development in the area is relatively new, retail centers are often built with a 12-15 year lifespan. Future investment will be necessary to maintain or redevelop portions of these centers to remain competitive and hold their value. As those investments occur, local municipalities will have an opportunity to improve the character of the area by instituting architectural, landscape, and enhanced site design standards. If devised with some flexibility for redevelopment and cognizant of market needs, these standards can build value and create a greater sense of place compared to traditional, prototypical development forms.

City policy and future investments in the Local Activity Center should:

- Be low to medium scale.
- Include a mix of local serving retail and office with limited residential, focusing on the types

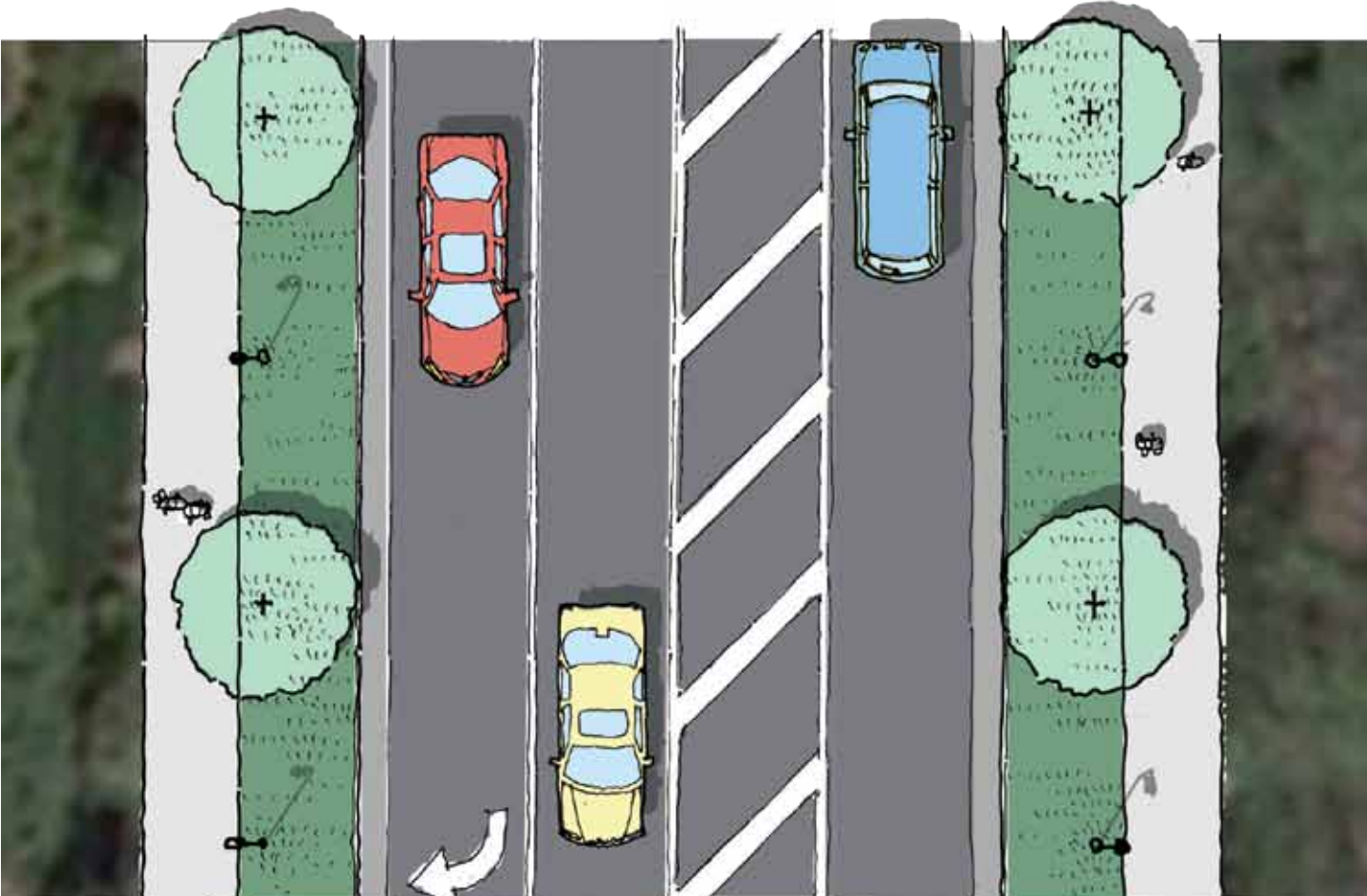
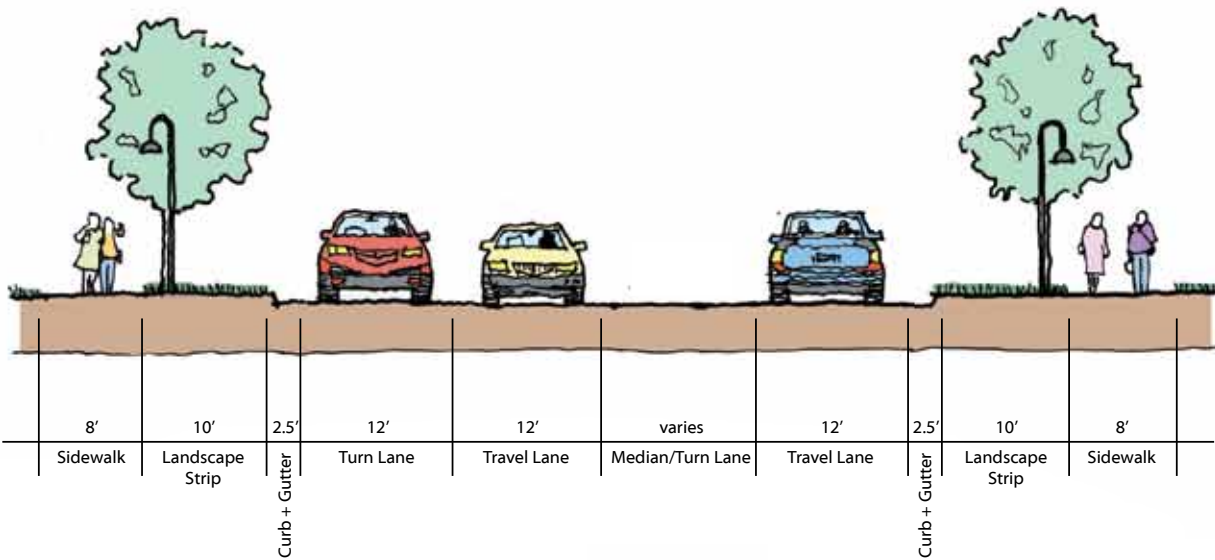
referenced in the market section (housing products for seniors and young professionals).

- Encourage a more walkable development pattern.
- Limit setbacks from Hwy 9 where practical.
- Require significant parking lot landscaping and public open space as part of future development and redevelopment.
- Encourage inter-parcel connectivity and limit curb cuts to major roadways.

The City of Milton's Highway 9 Design Guidelines, adopted in 2011, set the stage for many of the desired improvements to the corridor. Additional architectural, landscape, and zoning enhancements that may be layered upon the existing guidelines are included in the action plan of this report. The City of Alpharetta may use these to inform guidelines for the Alpharetta section of Highway 9 as well, but may also choose to vary the urban design and fencing standards to be more in keeping with the evolving investments and character in Downtown Alpharetta.

CONCEPT PLAN

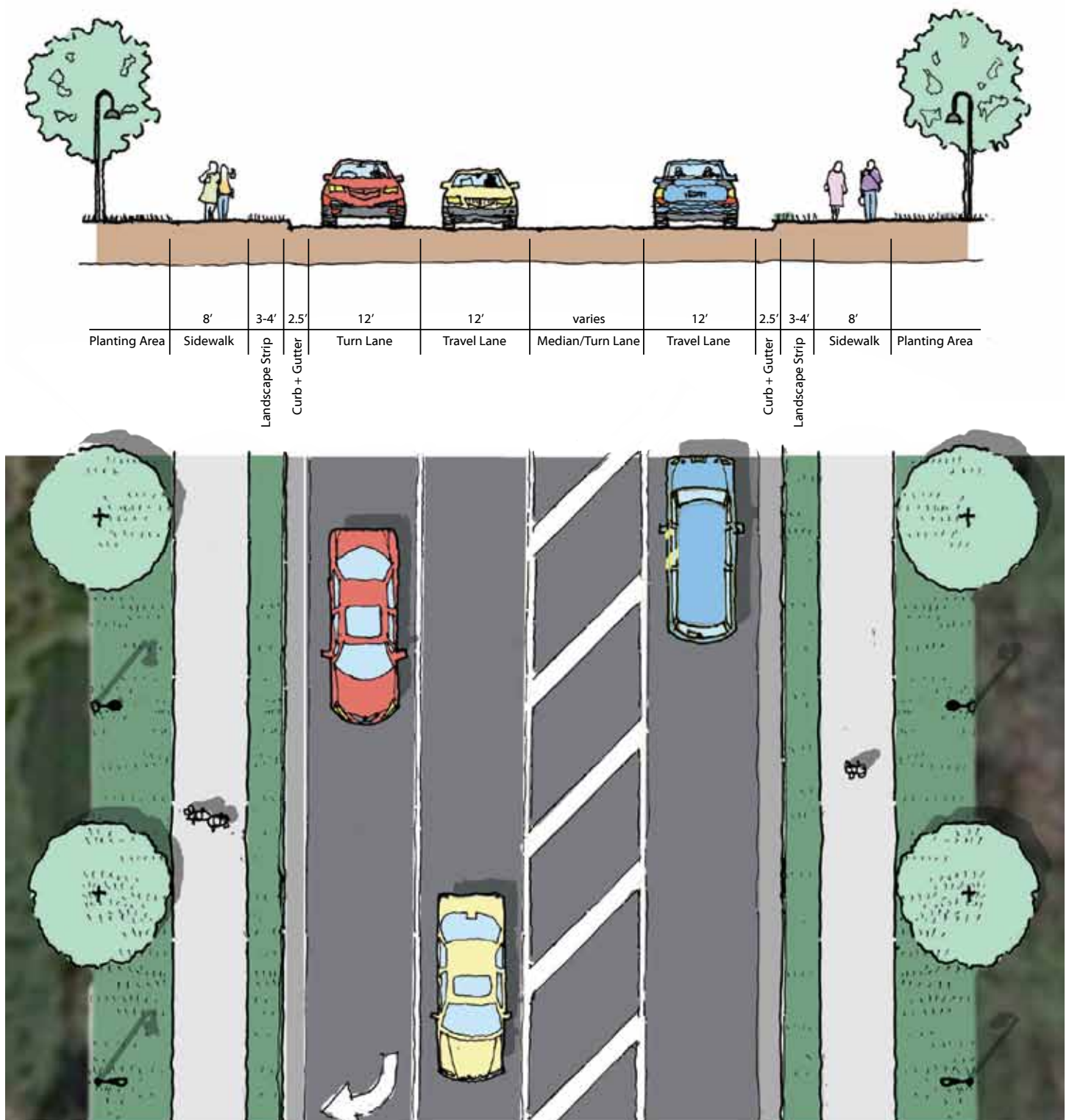
LOCAL ACTIVITY CENTER



Preferred streetscape along Highway 9 with a speed limit equal to, or lower than 35 MPH

**Images taken from the Milton Highway 9 Design Guidelines*

LAND USE FRAMEWORK PLAN



Preferred streetscape along Highway 9 with a speed limit over 35 MPH

**Images taken from the Milton Highway 9 Design Guidelines*

CONCEPT PLAN

LOCAL ACTIVITY CENTER

FENCING MATERIALS AND SPECIFICATIONS

Along public streets, fencing materials should be primarily dark stained wood and could include accents of natural or man-made stone, brick, aluminum, ornamental or decorative wrought iron or architectural concrete. Unpainted pressure treated wood is prohibited. Fences adjacent to a public streets shall not exceed 55 inches in height measured from finished grade and are recommended to be of uniform design, materials and construction throughout a development.

Chain link fencing may be used along golf courses, play fields, and other recreational areas. All chain link fencing shall be black or hunter green vinyl coated. Chain link fencing is not allowed if it can be seen during any month of the year from the following streets: Windward Parkway, Deerfield Parkway, Cogburn Road, State Route 9, Webb Road, Morris Road, and Bethany Bend Road. Chain link fencing may be required around detention/retention facilities.



cross-board

*Urban Design and fencing standards are for the City of Milton. The City of Alpharetta may consider standards that vary slightly, which complement and build upon their investments in Downtown Alpharetta.



three-board

PREFERRED FENCING STYLES

The equestrian and rural character of Milton is important to its identity as a city. New development and redevelopment in the State Route 9 Overlay District should provide fencing in keeping with one of the preferred styles pictured here.



four-board

**Images taken from the Milton Highway 9 Design Guidelines*

The benches, trash receptacles and pedestrian street lights which are required for future streetscape improvements along State Route 9 are shown in the photos and descriptions below.



*S.R.9 Lighting Specifications:
Lumec Domus Series*



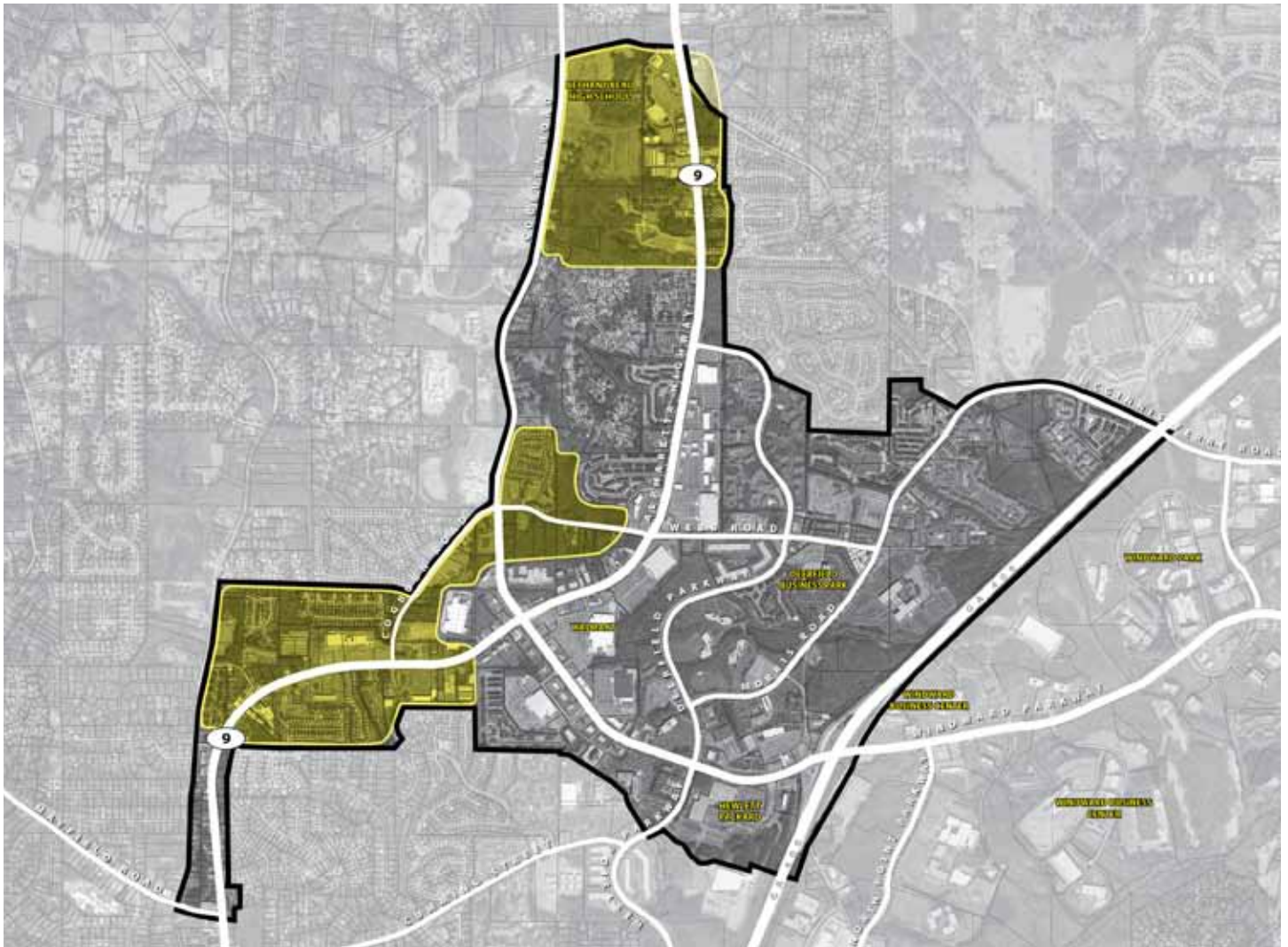
As show in above photo, the specified S.R.9 streetscape bench is the Victor Stanley Classic Series CR-138 in black (with no center arm rest). The specified trash receptacle is the Victor Stanley SD-35 (side-opening) in black.

* Landscape standards should be consistent among the two cities to build consistency along the corridor

**Images taken from the Milton Highway 9 Design Guidelines*

CONCEPT PLAN

TRANSITION AREAS



Transition Areas Context

The Transition Sub-Area is divided into a northern and a southern section. The northern section includes all of the remaining study area north of Keyingham Road including the intersection of Highway 9 and Bethany Bend and the new Cambridge High School. The southern section stretches from the intersection of Cogburn Road and Hwy 9 to Canton Street. While the two sections are separated they share similar land use compositions that mix retail, office, and residential uses. These areas serve as a transition between the highly commercial oriented activity centers and

area neighborhoods, multifamily residential and senior developments surrounding the LCI study area.

Significant segments of retail development within the sub-area, particularly in the southern section, are under-performing and lack character consistent with the community's desires. Sections of Highway 9 are also dangerous for both vehicles and pedestrians. Community members voiced strong desires to improve architectural and landscape standards along the corridor, particularly limiting

LAND USE FRAMEWORK PLAN



Highly Ranked Compass Survey Image



Highly Ranked Compass Survey Image



Workshop #3 "Building Block" Exercise



Workshop #3 "Building Block" Exercise

the impacts of large parking lots along Highway 9. City policy and future investments in transition areas should:

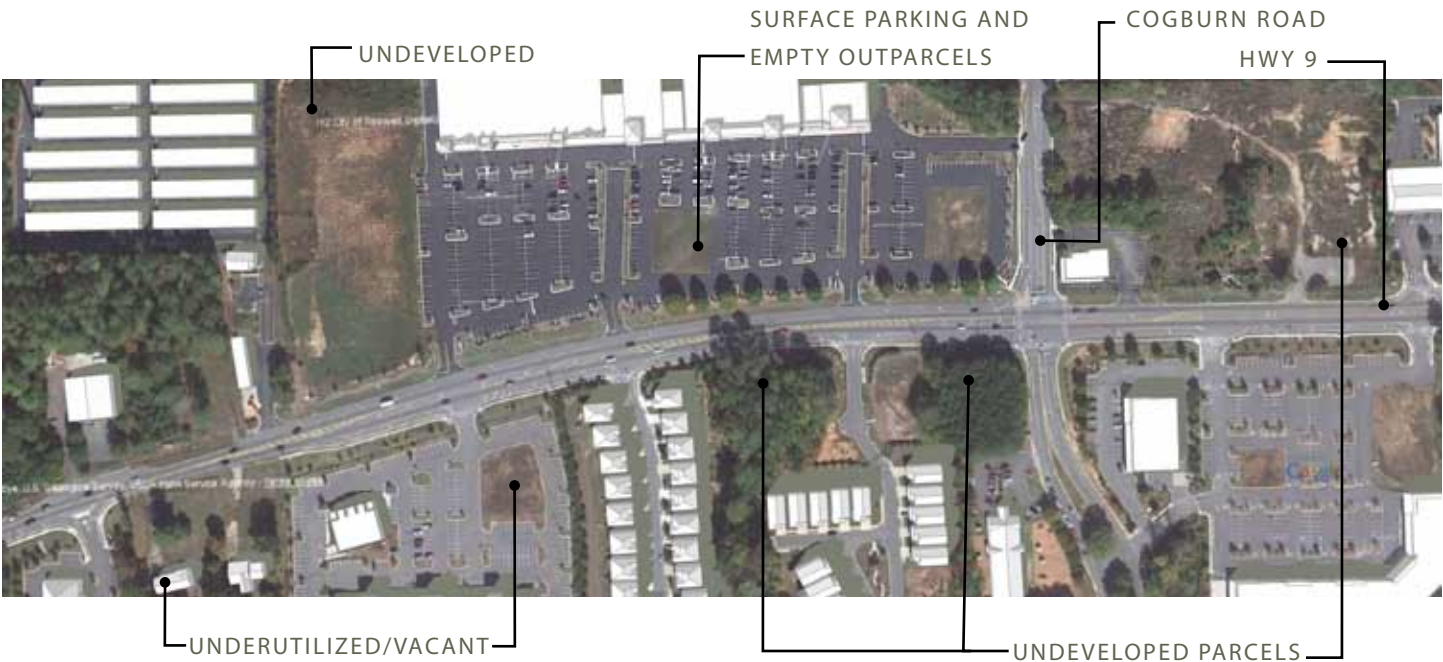
- Promote low scale (generally 1-2 story) development.
- Encourage primarily residential uses with limited neighborhood serving retail/office.
- Maintain appropriate buffers between commercial development and adjacent neighborhoods.
- Encourage linear sidewalks/paths along Highway 9 and other major roadways.
- Limit setbacks for future development/redevelopment from Highway 9.
- Require significant parking lot and right of way

landscaping.

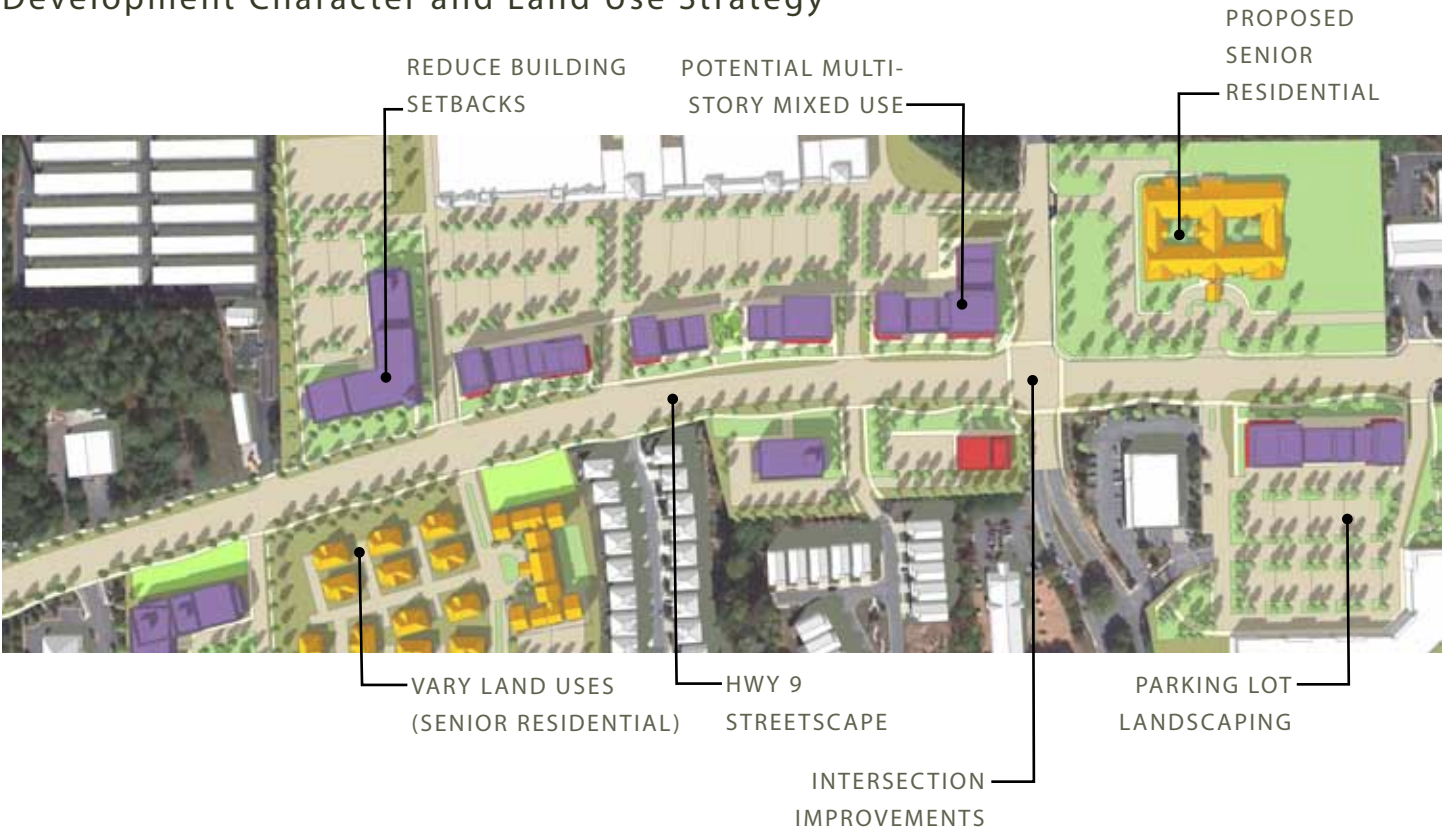
The following pages delineate of the vision for this area through a series of illustrations and diagrams. The development and redevelopment principles including outparcel development, infill development and redevelopment concepts apply to both sections. Illustrations highlight enhanced streetscaping on Highway 9, a mixture of land use options, limited building setbacks, and increased landscaping.

CONCEPT PLAN

Existing Conditions



Development Character and Land Use Strategy



Outparcel Development and Infill Strategy



New Office Development and Senior Living Strategy



** Concept sketches are intended to illustrate the envisioned development character and are not actual development proposals*

CONCEPT PLAN



LAND USE FRAMEWORK PLAN



BEFORE: Highway 9 south of Bethany Bend looking south



AFTER: Highway 9 south of Bethany Bend looking south

** Concept sketches are intended to illustrate the envisioned development character and are not actual development proposals*

CONCEPT PLAN

TRANSITION AREAS



LAND USE FRAMEWORK PLAN



BEFORE: Highway 9 west of Cogburn Road looking southwest



AFTER: Highway 9 south of Cogburn Road looking south west

** Concept sketches are intended to illustrate the envisioned development character and are not actual development proposals*

CONCEPT PLAN

TRANSITION AREAS



LAND USE FRAMEWORK PLAN

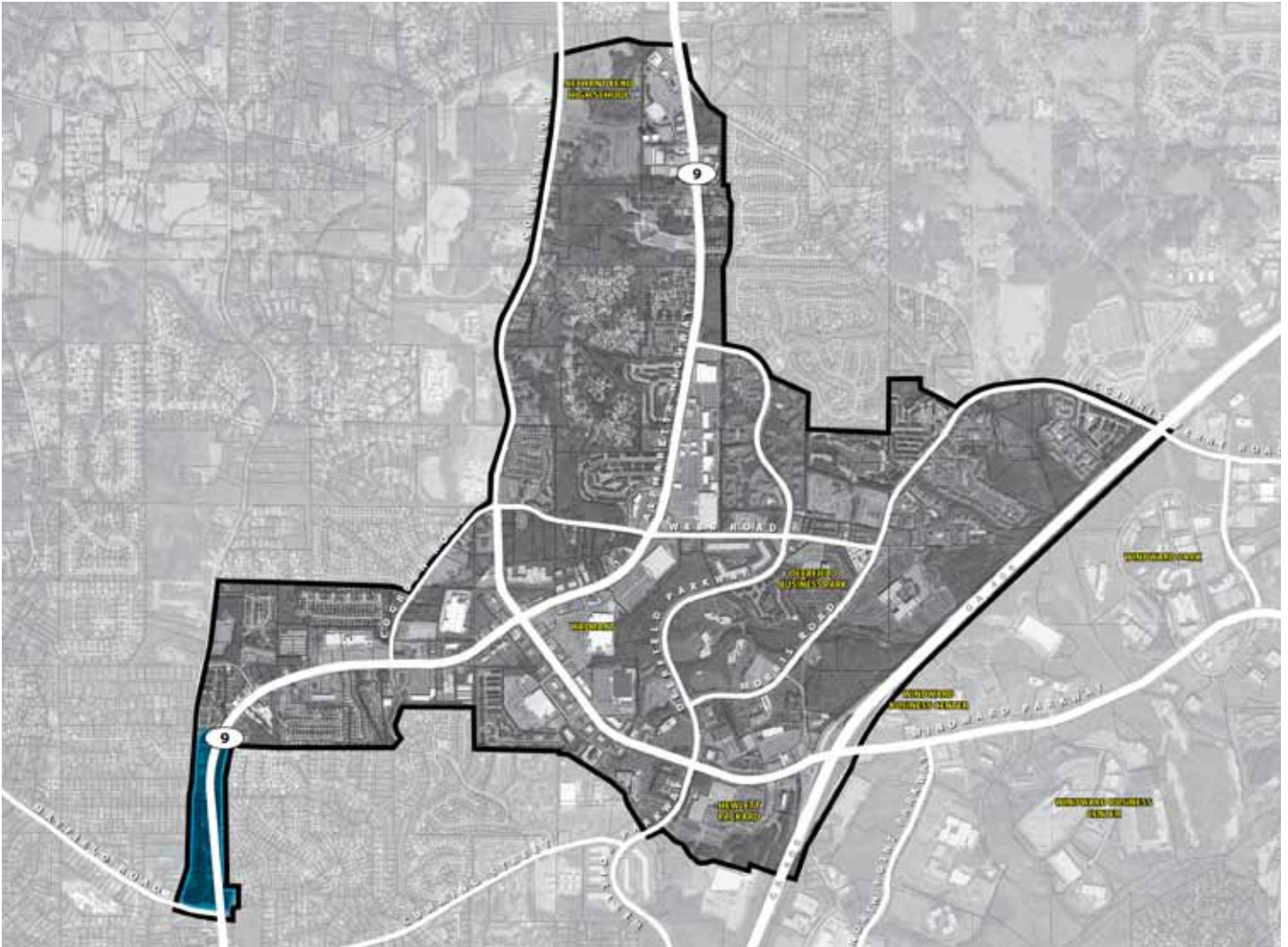


Illustrative Aerial Perspective of Highway 9 at Cogburn Road looking north west

** Concept sketches are intended to illustrate the envisioned development character and are not actual development proposals*

CONCEPT PLAN

NORTH MAIN STREET ALPHARETTA



North Main Street Alpharetta Context

The North Main Street Alpharetta sub-area extends from Mayfield Road to Canton Street along Highway 9. This area is predominantly small lot single family structures that have been converted to office uses. As with many other sections of Highway 9, this area is in need of character and identity improvements to enhance the Highway 9 corridor and build off of the City of Alpharetta's planned investment in the Downtown area. City policy and future investments in the North Main Street Alpharetta Sub-Area should:

- Encourage low scale development.

- Include primarily local office and unique retail uses.
- Require streetscape and landscaping along Highway 9 connecting to Downtown Alpharetta.

Strategies to enhance and build value in this area include the consolidation of small lots into larger parcels for redevelopment. Property assemblies would allow for a more uniform street edge, parking in the rear, and inter-parcel connectivity.

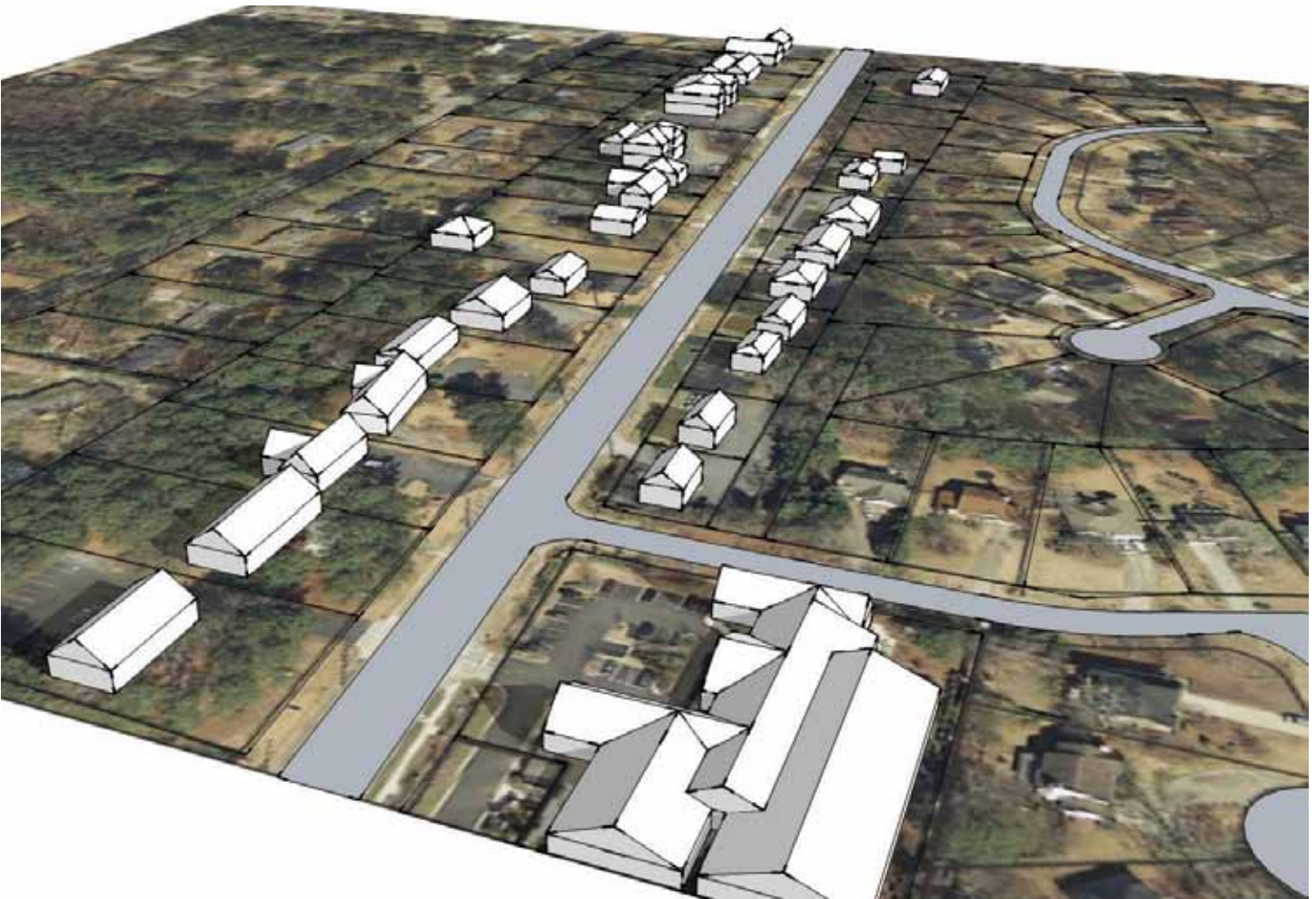
LAND USE FRAMEWORK PLAN



Highly Ranked Compass Survey Image



Highly Ranked Compass Survey Image

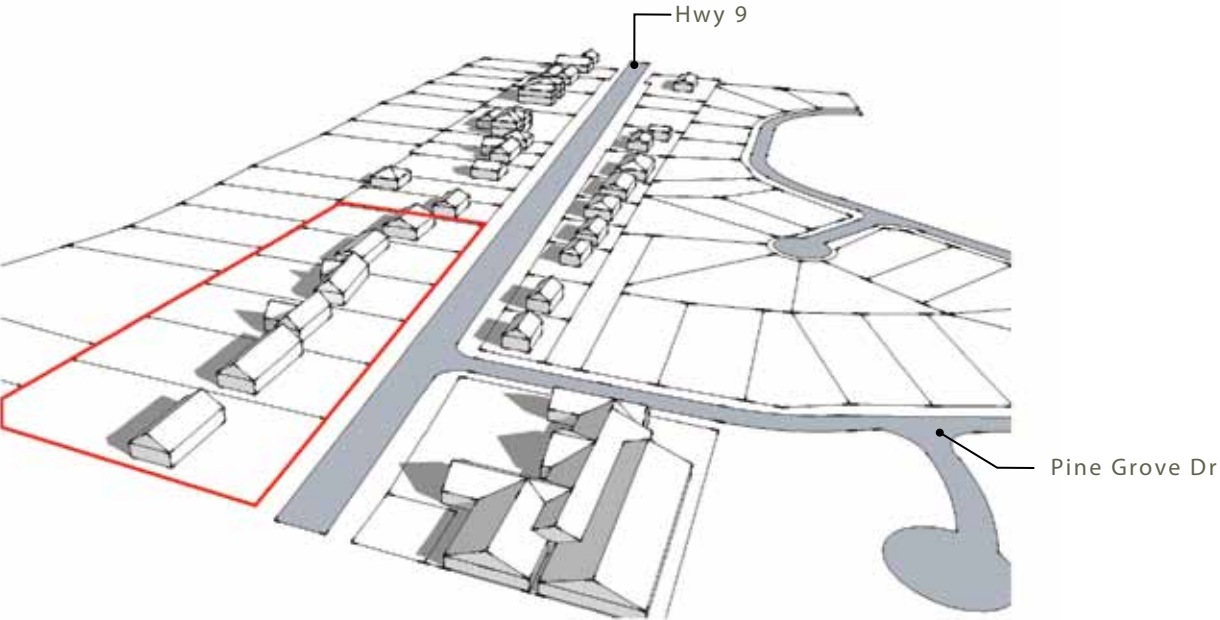


Highway 9 Near Mayfield Road looking North

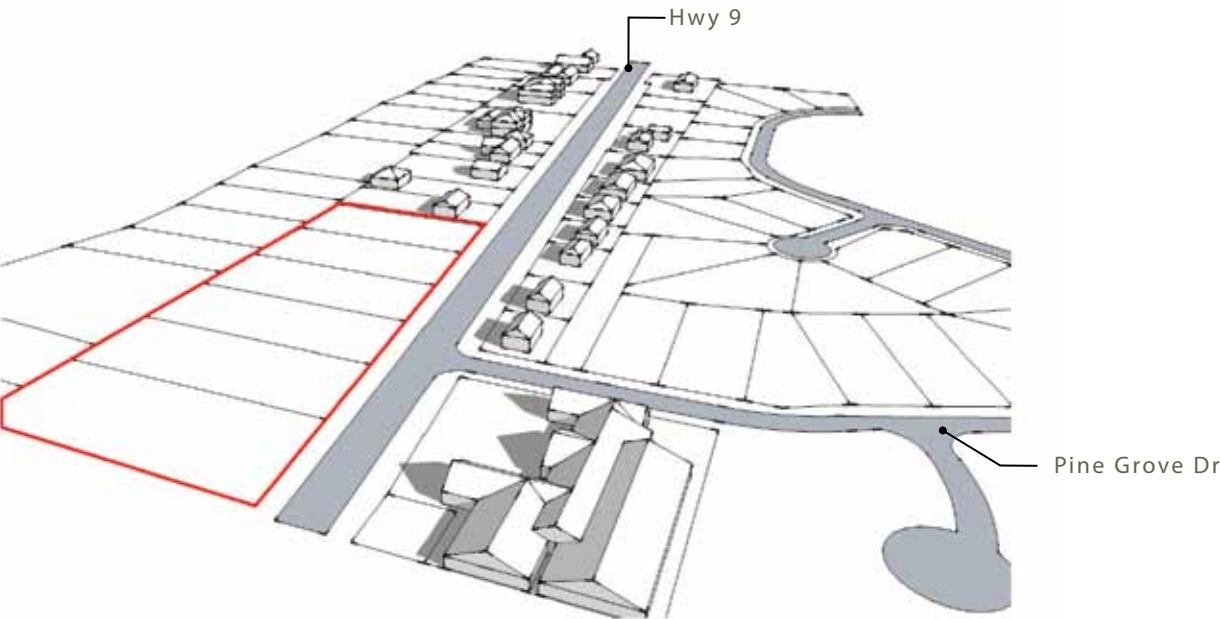
CONCEPT PLAN

NORTH MAIN STREET ALPHARETTA

EXISTING CONDITION ALONG HIGHWAY 9

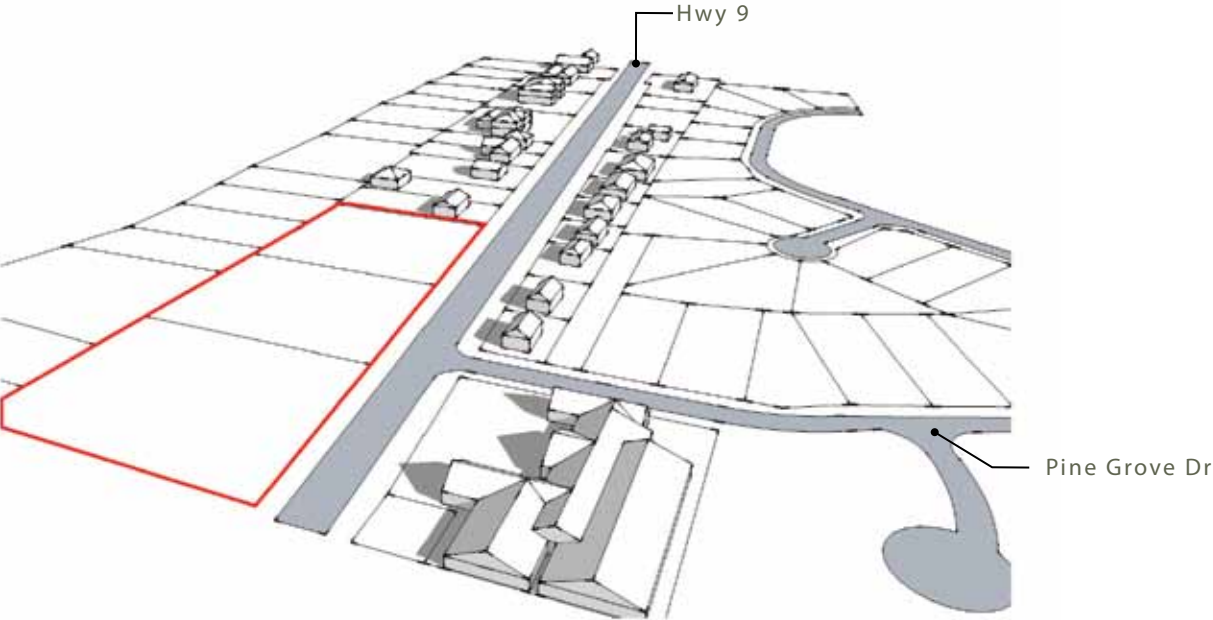


EXISTING PARCEL STRUCTURE



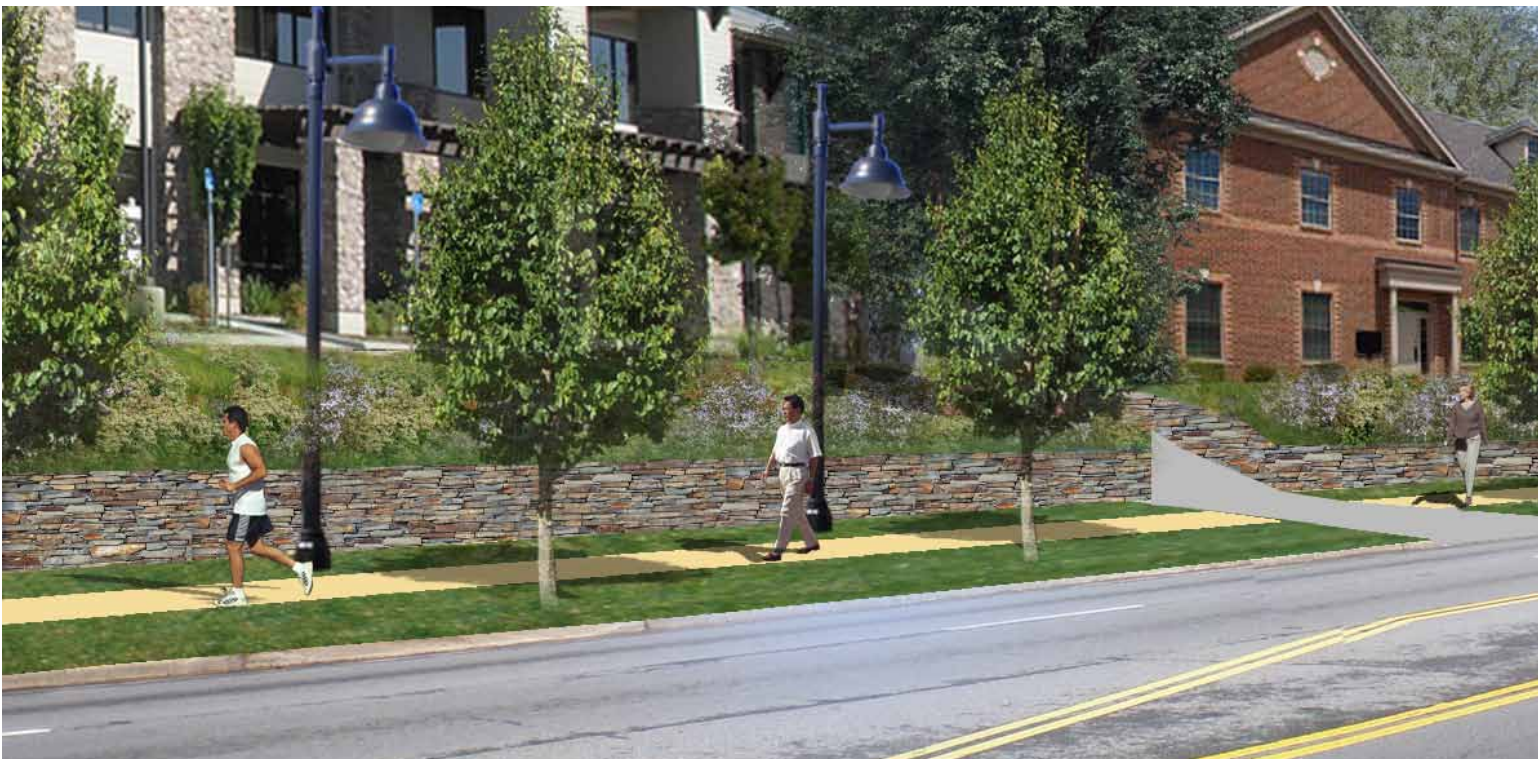
LAND USE FRAMEWORK PLAN

COMBINED PARCELS FOR GREATER DEVELOPMENT AREA



CONCEPT PLAN

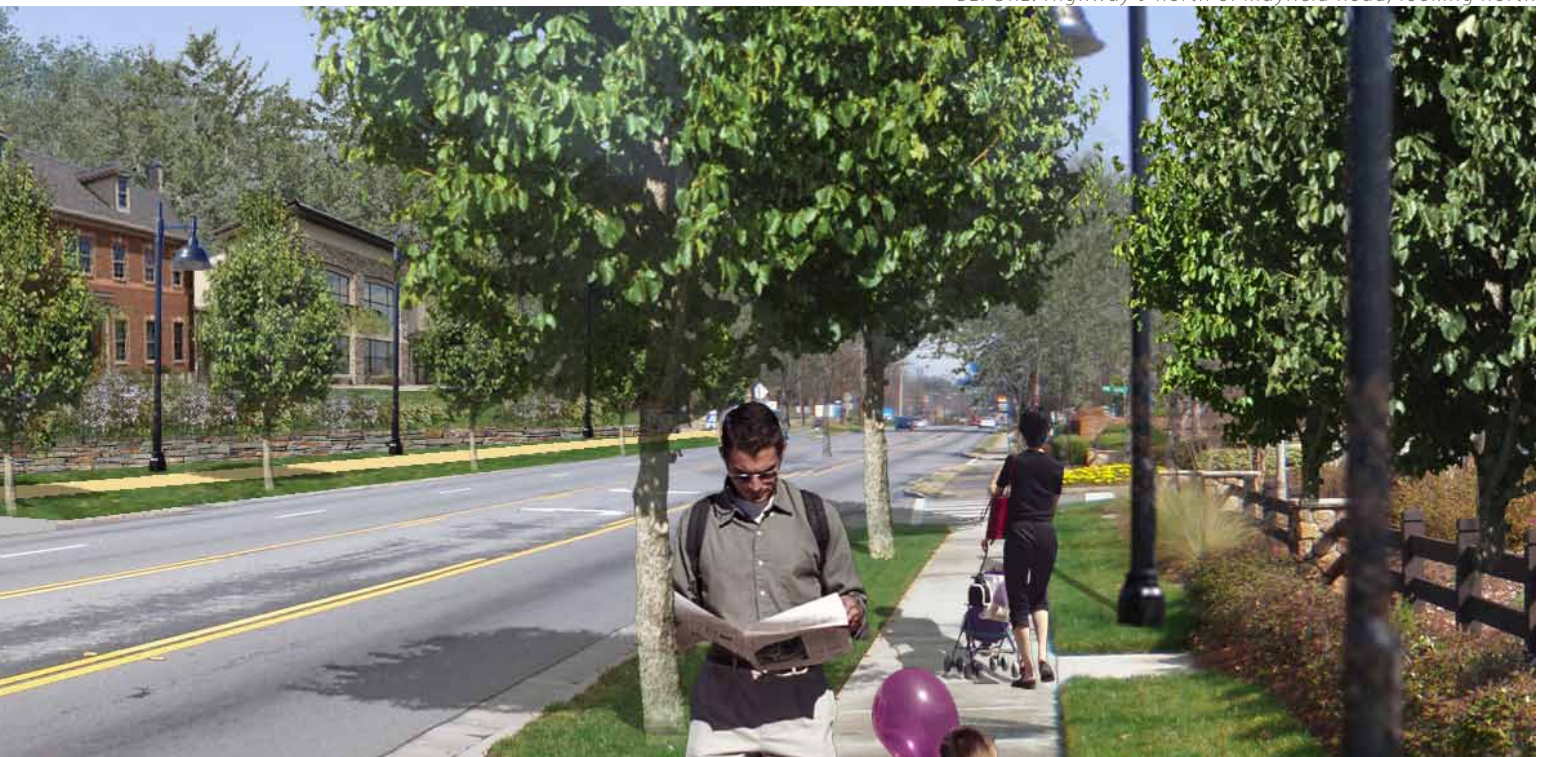
NORTH MAIN STREET ALPHARETTA



LAND USE FRAMEWORK PLAN



BEFORE: Highway 9 north of Mayfield Road, looking north



AFTER: Highway 9 north of Mayfield Road, looking north

* Concept sketches are intended to illustrate the envisioned development character and are not actual development proposals



TRANSPORTATION FRAMEWORK PLAN



CONCEPT PLAN

PRIORITY PROJECTS

In addition to the Land Use Framework that outlines the future vision and policy statements for the area, contextual transportation projects are an important focus of a successful LCI Plan. Throughout the planning process, there has been no shortage of suggested transportation improvements for the Study Area. Each of the four public workshops and the community preference survey provided an opportunity for public input into the area's challenges and potential enhancements.

The list of priority projects detailed on the following pages are taken from a variety of preceding efforts including local Comprehensive Transportation Plans, the North Fulton Comprehensive Transportation Plan, Atlanta Regional Commission's Plan 2040 and additional staff and public input. Key improvements are designed to improve safety, reduce congestion in key locations, build connectivity, enhance multi-modal opportunities in the area, and enhance the area's quality of life. Projects are listed by priority based on an equal weighting of: the ability to complete the projects within a short-term timeframe (3-7 years), their contribution to realizing the area's vision as outlined in this plan, and community input.

The projects in order of priority are:

1. *Intersection Improvement:* Windward Parkway at Westside Parkway/Deerfield Parkway.
Roadway Improvement: GA 400. Northbound Exit Ramp and Windward Parkway GA 300 to Deerfield Improvements.
2. *Bike/Pedestrian:* Webb Road/McGinnis Ferry Road Multi-use Trail Connection to Big Creek Greenway.
3. *Intersection Improvement:* Hwy 9 at Bethany Bend.
4. *Intersection Improvement:* Bethany Bend at Morris Road/McGinnis Ferry Road.
5. *Multimodal Corridor:* Hwy 9 (Segment 1 - from Mayfield Road to Cogburn Road).
6. *Multimodal Corridor:* Additional roadway/path connections among Windward Parkway, Hwy 9, and Deerfield Parkway.
7. *Multimodal Corridor:* Cogburn Road from Webb Road to Bethany Bend.
8. *Multimodal Corridor:* Bethany Bend from Hwy 9 to Morris Road.

TRANSPORTATION FRAMEWORK PLAN

Intersection Improvement



1. Windward Parkway at Westside Parkway/Deerfield Parkway: With the imminent opening of Westside Parkway from Old Milton Parkway to Webb Bridge Road in Alpharetta, an increase in traffic along Westside Parkway/Deerfield Parkway is anticipated. At this time, the northbound approach along Westside Parkway at Windward Parkway has one through lane along with one left and right-turn lane each. Deerfield Parkway northbound has two travel lanes, with one receiving lane for the northbound through traffic and one receiving lane for the westbound right-turn traffic coming from Windward Parkway. This westbound movement is a free-flow movement with a channelized right-turn lane and one dedicated receiving lane.

Recommended improvements include modification of the right-turn channelized island, thus removing the free-flow westbound right-turn movement and requiring that traffic to yield to northbound through traffic. Additionally, a second northbound through lane would be added to Westside Parkway to allow for two northbound travel lanes to cross Windward Parkway. Additional traffic analysis is required to determine if the dedicated northbound right-turn lane is still necessary as well as if the westbound free-flow right-turn movement should remain, thus requiring three receiving lanes that would taper to two travel lanes further north on Deerfield Parkway.

Roadway Improvement



GA 400 Northbound exit ramp at Windward Parkway GA 400 to Deerfield improvements: Design work for this project was funded by the North Fulton Community Improvement District (NFCID). It includes the addition of a second exit lane from GA 400 toward Windward Parkway, which will reduce the queuing impacts of the interchange to GA 400. Additionally, a third northbound left-turn lane will be provided at the intersection of the off-ramp with Windward Parkway as well as a

CONCEPT PLAN

PRIORITY PROJECTS

Bike/Pedestrian



third westbound receiving lane along Windward Parkway to Deerfield Parkway. A four-foot bike lane will also be included between the interchange and Deerfield Parkway. Additional lighting and urban design elements should be considered as part of the improvement project, but will likely require additional cooperation between the Cities and NFCID and additional funding.

2. webb Road/McGinnis Ferry Road Multi-Use Trail Connection to Big Creek Greenway:

The Big Creek Greenway currently spans 13.5 miles in the cities of Roswell and Alpharetta as well as Forsyth County. The City of Alpharetta is conducting a feasibility study to connect the current northern terminus within its borders (near Webb Bridge Road and Marconi Drive) to the Forsyth greenway near McGinnis Ferry Road. The concept for the Milton connection to the Big Creek Greenway was originally conceived during the North Fulton Comprehensive Transportation Plan that concluded in December 2010. Milton's proposed project would connect to the extension of the Big Creek Greenway near McGinnis Ferry Road as well. A feasibility study will be required to determine the proposed alignment and type of accommodations. At this time, the trail connection is proposed along Webb Road from Cogburn Road to Morris Road, along Morris Road from Webb Road to McGinnis Ferry Road, and along McGinnis Ferry Road from Morris Road to the extension of the Big Creek Greenway. The trail could be a side path or a combination of bike lanes and wide sidewalks. In addition to connecting residents and employees of the study area to the Big Creek Greenway, this path provides bicycle and pedestrian options for connecting residents and schools along Cogburn Road and Webb Road to the regional activity center and the McGinnis Ferry Transitional Area as well as to a future transit station in the Windward area.

TRANSPORTATION FRAMEWORK PLAN

Consideration was given to an alternative alignment from Morris Road across GA 400 via roadway culverts. Two side-by-side 10.5-foot wide by 10-foot high culverts cross GA 400 between Windward Parkway and McGinnis Ferry Road. Rain events would require closure of the trail, and debris also could impact the pathway for travelers. Additionally, the safety concerns and lighting requirements for a 250-foot long culvert are drawbacks of the alignment. Given these considerations, the McGinnis Ferry Road alignment is the preferred path for crossing GA 400 at this time.

Intersection Improvement



3. Highway 9 at Bethany Bend: Recommendations for the skewed intersection of Hwy 9 at Bethany Bend have been formally discussed since the Milton CTP. A number of options have been explored but because of the current skew and development on all corners, a short-term fix may be very difficult to construct. Ultimately, improvements to this intersection should address vehicular operations, safety, and pedestrian/bicycle access. While roundabouts are a popular concept, a roundabout is not proposed for the intersection due to the future planned widening of Hwy 9 to four lanes and the proximity of the intersection to the new high school. Realigning the intersection to a less severe angle would introduce a number of S-curves along Bethany Bend. These curves are likely to be too tight for a 40 mph roadway and could introduce new sight-distance and safety concerns, but further study is necessary. Although several ideas are currently under consideration, a detailed intersection analysis and concept design is needed before the most appropriate improvements can be selected:

Possible improvements that build on the current configuration:

- Laneage improvements at the existing intersection (northbound, southbound, and

CONCEPT PLAN

PRIORITY PROJECTS

westbound right-turn lanes, lengthening of the southbound left-turn lane).

- Retiming of the signal.
- Addition of pedestrian refuge islands at each intersection approach.

Possible improvements involving more significant reconfiguration:

- Termination of Bethany Bend along Hwy 9 in two locations (terminate the eastern leg to the south and the western leg to the north). This would create an additional right and left turn for drivers who wish to “remain” on Bethany Bend.
- Construct a segmented Bethany Bend (as described above) with a north-south connector roadway between the current shopping center and high school that connects to both Bethany Bend segments with roundabouts. This scenario would likely require redevelopment of the shopping center. The new roadway would provide an alternative to traveling on Hwy 9 with reduced delay from roundabouts and would help to establish a grid network in the area.

Intersection Improvement



4. Bethany bend at Morris Road/McGinnis Ferry Road:

The intersection of Bethany Bend at Morris Road/McGinnis Ferry Road was recommended initially for improvements in the Milton CTP.

Possible future plans to widen both Morris Road and McGinnis Ferry Road to four lanes will necessitate intersection improvements at that time; however, interim operational improvements can be made in the short term as well. Some proposed recommendations from the Union Hill DRI and Milton CTP include the following:

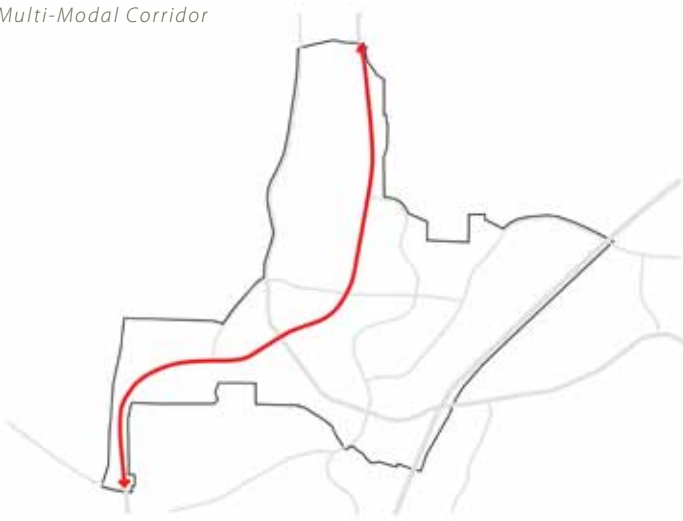
- Add a southbound right-turn lane and southbound left-turn lane along Bethany Bend.
- Add an eastbound left-turn lane and a westbound right-turn lane along Morris Road/

TRANSPORTATION FRAMEWORK PLAN

McGinnis Ferry Road.

- Add a traffic signal.
- Current conditions could be suitable for a roundabout; however, future connections to GA 400 at McGinnis Ferry Road would likely cause traffic volumes to exceed the capacity of a roundabout.

Multi-Modal Corridor



5. Hwy 9 (Segment 1 - from Mayfield Road to Cogburn Road): The future multimodal widening of Hwy 9 has been included in both the Milton CTP and North Fulton CTP. With the recent completion of the regional transportation plan, PLAN 2040, the widening is now identified as a regional project as well. The widening of Hwy 9 south of Windward Parkway is included in the Transportation Improvement Program (TIP), which is programmed for completion by 2017. The widening to the north of Windward Parkway is included in the constrained long range plan, expected for completion by 2040.

The cross-section of this project will most likely vary at different points along the corridor, so a detailed corridor study and conceptual design will be needed. The southern section, in Alpharetta, is likely to include narrow travel lanes with a two-way left-turn lane in the center of the road, bike lanes, and wide sidewalks. Other sections within the Local Activity Center where a significant number of driveways are present may include a landscaped median while transitioning sections between commercial and residential may not include a median or on-street parking at all. Bicycle accommodations are strongly encouraged for the corridor if speeds and traffic volumes are consistent with the addition of bike lanes. Pedestrian accommodations are a necessity and landscaped buffer areas should be included wherever possible. The current Hwy 9 Highway Design Guidelines define the typical sections recommended for Milton.

CONCEPT PLAN

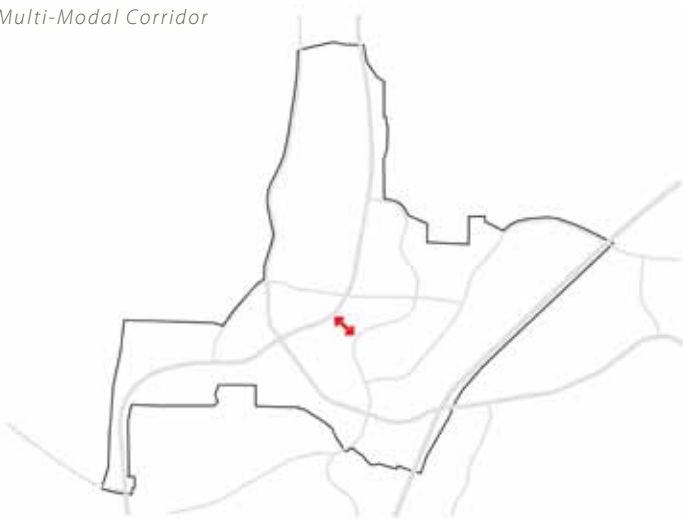
PRIORITY PROJECTS

Due to the length and significant cost of this opportunity, the LCI Plan breaks Hwy 9 improvements into four segments:

1. Mayfield Road to Cogburn Road.
2. Cogburn Road to Windward Parkway.
3. Windward Parkway to Deerfield Parkway.
4. Deerfield Parkway to Bethany Bend

The order in which these segments are implemented will depend upon coordination with roadway widening projects and available funding. However, segments 2 and 3 are particularly important to realizing the vision and community enhancements within the Local Activity Center.

Multi-Modal Corridor

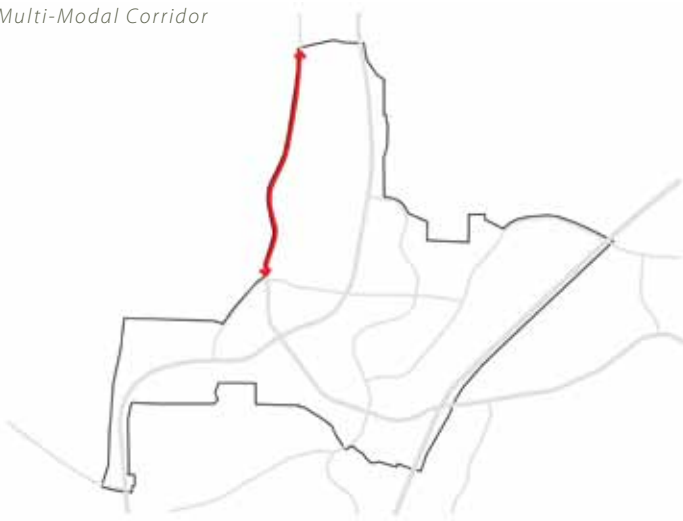


6. Additional Roadway/Path Connections among Windward Parkway, SR 9, and Deerfield Parkway: To enhance connectivity within the area, the LCI process focuses on integrated land use and transportation planning. Within the Windward/Highway 9/Deerfield area, new roadway connections are needed to create a more multimodal transportation network. Increased connectivity benefits all modes of travel by reducing congestion and providing route alternatives. This project is an umbrella for new roadway connections that have not been finalized but will ultimately serve to break up the current super block between Hwy 9 and Deerfield Parkway. One proposed roadway connection would begin at the driveway of the Fry's parking lot and end along the curve of Deerfield Parkway to the east. This connection would parallel both Windward Parkway and Webb Road and provide more options for drivers, cyclists, and pedestrians as well as create a new front door for future development. One other connection considered would be the extension of Morris Road from its current terminus at Deerfield Parkway south to Windward Parkway. As future developments are planned within the study

TRANSPORTATION FRAMEWORK PLAN

area, new connections that reduce block sizes and establish more of a grid network should be incorporated. The initial typical section proposed for these connector roads includes one travel lane in each direction with left-turn lanes as necessary, potential for on-street parking, bike lanes, wide sidewalks, and landscaped buffer areas.

Multi-Modal Corridor



7. Cogburn Road from Webb Road to Bethany Bend

Bend: Improvements to Cogburn Road include roadway, bike, and pedestrian enhancements. Currently, the narrow, winding nature of Cogburn Road indicates potential safety and operational deficiencies in the design or cross-section of the roadway. This portion of the roadway was also identified in the Milton CTP by staff and members of the public as a segment for further study. This project includes the survey of roadway alignments to determine if deficiencies exist, with redesign where necessary to improve roadway safety. Additionally, turn lanes may be added at intersections where turning movements (left turns in particular) are substantial. Improvements to the intersection of Cogburn Road at Bethany Bend are underway and are therefore listed under a separate heading.

Sidewalks along Cogburn Road are in need of improvement. This project also includes either the addition of a side path/trail or improvements to the existing sidewalks supplemented by bike lanes. Further study including conceptual design will be required to determine the extent of roadway deficiencies and whether a trail or sidewalks/bike lanes should be added.

CONCEPT PLAN

PRIORITY PROJECTS

Multi-Modal Corridor



8. Bethany Bend from Hwy 9 to Morris Road:

Similar to Cogburn Road, a combination of roadway, bike, and pedestrian improvements are recommended for Bethany Bend between Hwy 9 and Morris Road. The project includes improving the alignment and cross-section of the roadway as well as the addition of any turn lanes required at larger intersections. The intersections of Bethany Bend at Hwy 9 and Bethany Bend at Morris Road/McGinnis Ferry Road are both discussed separately. In addition to operational improvements along the corridor, the project also includes improvements to the sidewalks with the addition of bike lanes or a separate side path along one side of the road.

SUPPLEMENTAL PRIORITY PROJECTS

Bike/Pedestrian



High Speed Bike Trail through GA 400 Western Buffer: The City of Alpharetta is planning a high speed bike trail along the GA 400 corridor. The first phase of construction will connect Mansell Road to Haynes Bridge Road. The trail, built into the required right-of-way buffer along GA 400, would be primarily for commuting and is not intended as a recreational trail. However, a parallel recreational trail may be considered within the buffer. The high speed community trail is currently planned as far north as Haynes Bridge Road but could be extended to McGinnis Ferry Road.

TRANSPORTATION FRAMEWORK PLAN

Bike/Pedestrian



Deerfield Parkway Multiuse Trail from Hwy 9 to Windward:

Deerfield Parkway currently has an acceptable sidewalk network; however, the addition of a multiuse trail would enhance the corridor and provide important future multimodal connections within the study area. This project proposes a side path along Deerfield Parkway from Windward Parkway on the south to Hwy 9 on the north.

Transit



Revision and rerouting of existing bus routes:

Only a small portion of the City of Milton has transit (bus) service. The limited standard bus service in Milton has particularly negative implications for the elderly and disabled community. MARTA Mobility- MARTA's paratransit service that transports those with impaired mobility - only operates within three-quarters of a mile of existing MARTA routes. This means that many of Milton's residents and employees do not have access to specialized transit services. Revision of local bus service as the study area redevelops will be needed; however, rerouting of some existing bus routes could be completed in the short-term and provide real value with little cost. MARTA is in the process of evaluating its current service and will be working with the City of Milton to determine what types of service changes could benefit both entities. As an ARC goal, the promotion of lifelong communities would be greatly enhanced by more extensive bus routing, particular through areas currently developed and future-designated as senior housing.



DESIGN STANDARDS



CONCEPT PLAN

The LCI planning process over the past several months has received a tremendous amount of feedback from the general public. This feedback has been used to inform the types of architecture, landscape features, and building materials that the community would like to see in future development. The planning team vetted that input with the existing Highway 9 Design Guidelines in order to create this expanded set of design guideline principals. This section should be used to inform a subsequent (and potentially LCI-funded) effort to create an enhanced set of Design Guidelines for the entire Study Area. Though the standard LCI process does not typically include such Guidelines, the particular nature of this study suggested that it would be productive to develop some high-level Principles for their creation, particularly in light of the fact that the effort could potentially be funded by ARC. Please see the Five Year Implementation Plan (pg. 113), under “Local Initiatives”. This effort may likewise be coordinated with a recommended modification to select zoning ordinances and the implementation of a Transfer of Development Rights (TDR) program within the study area.

Much of the material in this section builds upon the existing Design Guidelines for the Highway 9 corridor. The Highway 9 Design Guidelines were completed by the City of Milton in November 2010, and include a large portion of the study area along Hwy 9 from Bethany bend to Windward Parkway. These guidelines recommend key improvements in:

- Streetscapes along Highway 9 for a variety of street types
- Bicycle amenities and Street furniture
- Site design and building placement
- Lighting and fencing
- Street trees and landscape materials
- Signage and architectural details
-

While the Highway 9 Design Guidelines are intended to focus on the area immediately adjacent to Highway 9, they represent best practices that can be applied throughout the most of the LCI study area. The expanded context of the Hwy 9/ GA 400 Area Master Plan has left an opportunity for the planning team to reiterate a few key points and identify new best practices. The following principles will be divided into four sections. The first section is specific to the work within the LCI study area and the remaining sections are general principles for design standards regarding architecture, landscape, and site design.

The City of Alpharetta currently has its own set of Design Guidelines which address a range of aspects including architecture, streetscaping, plantings, street furnishings, and signage. While operative primarily in the Historic District, it is anticipated that these would extend into the “North Main Street” sub-area. They represent a distinctive and easy way to delineate between the neighbor cities while ensuring an acceptable quality and style of the furnishings. These principles should not be construed to supplant the existing Alpharetta guidelines. Rather, they represent an effort to coordinate the broader design conditions - site design, sidewalk location, landscape buffer depth, inter-parcel connectivity - so that though the respective characters of the cities are evident, the actual operations of the public realm are seamless.

DESIGN STANDARDS



**Decorative fencing from the Milton Highway 9 Design Guidelines*



Preference towards high quality traditional architecture



Preference towards glass architecture in the Regional Activity Center

HWY 9/GA 400 SMALL AREA PLAN:

- Delineation between Alpharetta and Milton along Highway 9 through differences in fencing and landscape standards; the Highway 9 Design Guidelines (Milton) and the Alpharetta Design Guidelines are different enough to be noticeable (particularly to pedestrians) but similar enough to be complementary and non-competing. The inherent variation along some of the sections of Highway 9 in the southern part of the study area may enhance the visual interest and pedestrian experience.
- High quality brick and stone building materials are preferred throughout the study area, with a preference towards glass within the Regional Activity Center. Sustainable materials encourage more sustainable development and make a noticeably more pleasant walking environment. They likewise enhance the cohesive effect of coordinated streetscaping and furnishing. In terms of glazing, all street-facing development should be dominated by storefront facades, rather than opaque walls. The visual permeability creates a safer and more comfortable pedestrian environment and creates more engagement between businesses and their potential customers.
- Limit setbacks from the street for outparcel development or new development: Consider maximum setbacks (as mentioned in the Highway 9 Design Guidelines) to create more of the built environment along the corridors. This type of fore-fronted design adds to the general character of the corridor, and walking becomes more feasible when pedestrians aren't forced to leave the comfort of the streetscaped areas to access stores across a less-hospitable parking lot.
- Building façades should be vertically and horizontally articulated with a variety of dimensions in order to break up large facades to avoid a monolithic appearance:

CONCEPT PLAN



Vary building facades horizontally and vertically



Parking behind building and interparcel connectivity



Well-landscaped parking area

The Alpharetta Historic District Architectural Guidelines set a good baseline for creating a “toolbox” of elements that can mitigate large, unfriendly facades. Any frontage that faces the street or represents a primary pedestrian access point should be comfortably-scaled and visually-permeable to create a more pleasant and inviting experience.

- Parking should be located behind or beside buildings and not between the building and the street.
- Drive aisles for drive-through establishments should have clearly delineated pedestrian crossings, and drive-up windows should be located on the side or rear of the building.
- Parking lots should be heavily landscaped, with some general guidelines as follows:
 - There should be no more than 6 spaces contiguous without a tree-well or landscape buffer;
 - Tree wells should be a minimum of 400 square feet, with no dimension being shorter than 15 feet;
 - Tree wells can become bio-retention areas if parking spaces are equipped with wheel stops and that the planted areas are clearly delineated;
 - Use of pervious pavement and drought resistant plants are encouraged in order to preserve water wherever possible. All new developments should be encouraged to provide one row of pervious parking along the periphery of the development;
 - Every two parking bays should be separated by a 15’ minimum width landscape buffer that includes a pedestrian path to the building with adequate shade tree and pedestrian lights;
 - At least one bicycle parking rack should be provided for nonresidential developments;
 - Credit should be given to developments that share parking or are adjacent to multi-

DESIGN STANDARDS

use trails in order to minimize the size of parking areas.

GENERAL SITE DESIGN PRINCIPLES:

- Parking decks adjacent to a street should be visually concealed. Screening includes decorative facades or “green walls” to mitigate their visual impact
- Parking decks on larger sites may be screened by the buildings, or may be integrated into the buildings themselves.
- Service areas should be screened from the street. Decorative and complete enclosures are acceptable, but where feasible, the service areas should occur at the rear of the development, away from the primary frontage.
- Corner buildings (within larger developments) or building corners (among out-parcels) should have distinct architectural detailing. Encourage the creation of “icons” or landmarks through architecture at key intersections. These not only enhance the local design character, but make the area more easily navigable, reducing the reliance on way finding signage.
- Curb cuts should be minimized by encouraging shared drives, even among disparate developments. Fewer curb cuts represent fewer pedestrian/car crossings, and also help reduce the turn-ins/pull-outs that slow down traffic. Shared drives help maintain a moderate but consistent flow of traffic without sacrificing pedestrian safety and comfort.
- On larger parcels, create a parallel internal street network: as a rule, it is preferable that cars access outparcel development from the rear; that is, the point farthest from the corridor. By creating a secondary internal network, development can avoid traffic tie-ups at their entrances, and can encourage natural interparcel connectivity.



Parking lots should be landscaped to interrupt seas of pavement



Pervious concrete



Parking Garage concealed behind decorative facade

CONCEPT PLAN



Internal street network and new connections



Signage placed on the building facade above large awnings



Clearly-delineated pedestrian access

- Look for opportunities to enhance street grid connectivity: Superblocks and cul-de-sacs create congestion on adjacent corridors, and result in a scale that is less comfortable for pedestrians. Whenever possible, connect streets through developments.
- Many of the renderings included in this report suggest, for aesthetic purposes, the removal or relocation of overhead power lines. Based on the unique attributes and service profile of each parcel, it is difficult to set a “standard” approach for utility remediation. This should be pursued instead on a case-by-case basis, and closely coordinated by the City. In many cases, this may be integrated into a larger-scale public works project, such as a roadway expansion. In others, it may be in concert with the redevelopment of a large, or strategically located, parcel. Variations in approach may also be considered. Utility burial is a direct way to remove the lines from sight, but is often prohibitively expensive. A secondary approach may be utility relocation; that is, moving lines to the rear of properties or along less visible rights-of-way. This would obviously best coincide with a change in service, and may require additional planning to identify desirable utility paths, but might in the long run result in more savings.”

GENERAL ARCHITECTURAL DESIGN PRINCIPLES:

- Storefronts should have large fenestrations, canopies, and awnings. These elements help create a more comfortable and inviting pedestrian environment and present a more distinct and welcoming street character.
- Signage should be clearly marked and visible from the street: primary signage should be on the building facade itself, but larger developments may have shared monument signage adjacent to the corridor. Such signage should be made of similar building materials.



Create connections through and among open spaces and disparate developments



Greenways and Multi-use trails within development buffers and undeveloped land

- Primary pedestrian entrances should be clearly visible and accessible from the street. Pedestrian access should be well-lighted and constructed with durable materials. Pervious concrete is a preferred surface, to reduce runoff and ponding.

GENERAL LANDSCAPE DESIGN PRINCIPLES:

- All landscaping should be well-maintained: rainwater retention for irrigation is encouraged, as is the use of bioswales and bio-detention as landscaping features. These are visually preferable to standard retention designs, and are functionally preferable to higher-maintenance planting areas.
- Planting installations should be clustered into larger areas: small “islands” of plantings are more difficult to maintain and tend to be less healthy, and less attractive.
- Among smaller developments, and within larger developments, the types of open space should be varied: open space includes small pocket parks, greens, courtyards, and plazas. Providing diversity among these types creates visual interest and helps prevent a corridor or large development from looking too monotonous.
- Greenway and trail connectivity is important to the utility of open spaces: greenways or multi-use trails should connect within and through the study area and should tie in to any new open space added. Connections can be made via trails and paths, but also within the landscape buffers between developments.



TRANSFER OF DEVELOPMENT RIGHTS



CONCEPT PLAN

The City of Milton is currently undertaking a study with regard to forming a system for the Transfer of Development Rights within the City. Though not currently a well-known practice in Georgia, the system has been used for over a decade in communities throughout the United States. Examples exist in Georgia, most notably the Chattahoochee Hill Country community (also an LCI grant recipient), of municipalities that trade development rights from “sending” to “receiving” areas. This helps preserve the former from encroachment by development, without stripping land owners of their duly-zoned property rights. It helps the latter achieve higher densities than might otherwise be allowed, in effect creating more sustainable nodes of development.



As the City of Milton develops their own TDR approach, the Regional Activity Center is a logical “receiving area”, and designating it as such may help public and private interests realize the vision for regional office creation that has been delineated in the LCI plan. The City may also consider the Local Activity Center as a receiving area depending upon the City’s goals for TDR and the need for “value creation” within that sub-area. The McGinnis Ferry Transitional Area may also be considered, and would be a logical receiving area if/when the interchange is developed. In that case, the northeast portion of the study area is likely to experience significantly higher development pressure, which would dovetail well with the intent of the TDR effort.



TRANSFER OF DEVELOPMENT RIGHTS



Image 2

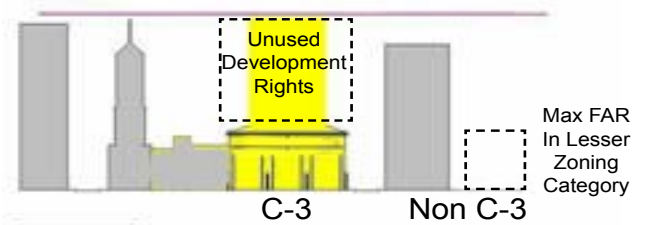


Image 3

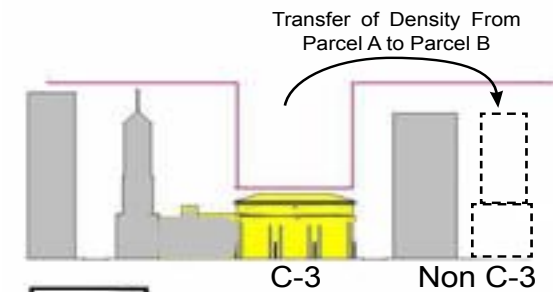
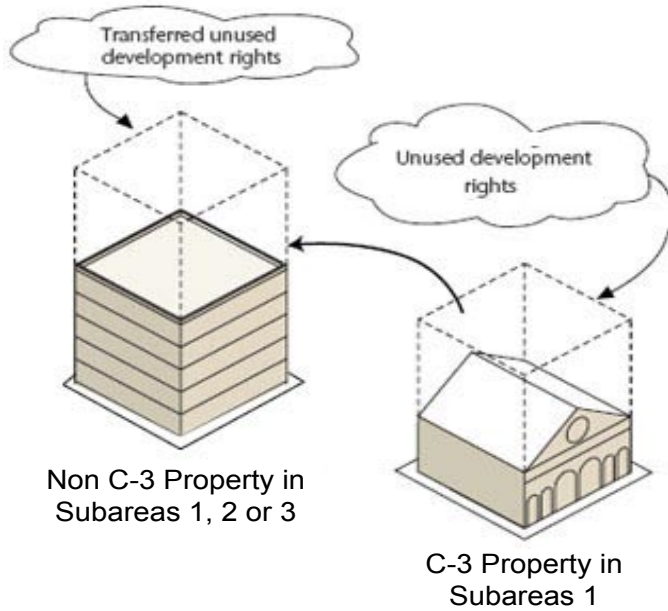
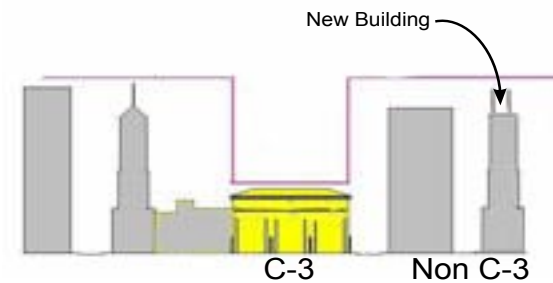


Image 3



TDR Examples from the City of Atlanta SPI-9

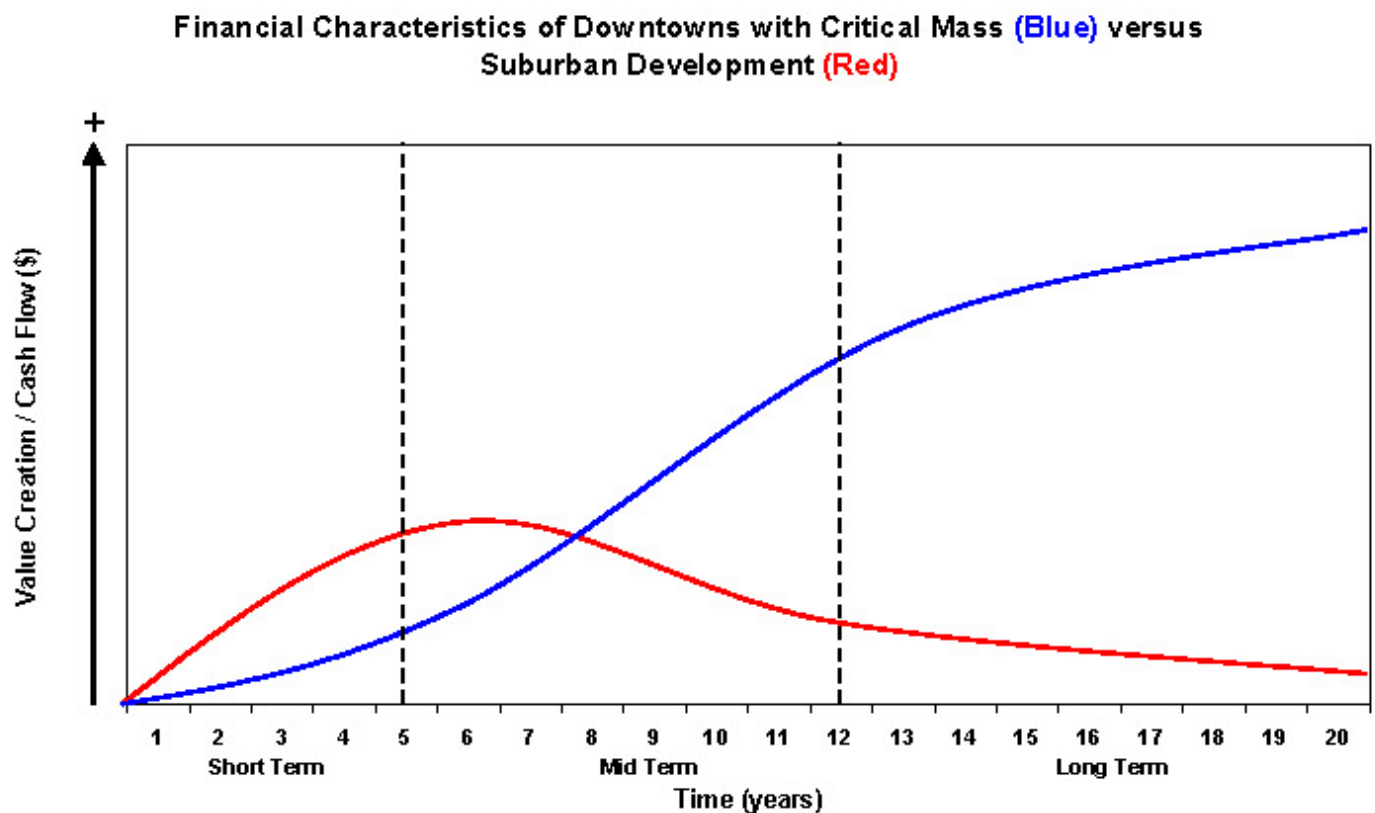


FIVE YEAR ACTION PLAN



ACTION PLAN

OVERVIEW



With a Framework in hand, the tasks in front of the community are now geared toward implementation. The Action Plan charts specific courses for realizing the vision represented in the previous sections, in a way that is practical from the perspective of market, land use and transportation.

Based on the market opportunity and viable land opportunities in the area, this study has identified the following potential projects which may be capitalized on in the short-term (next 5 years):

A development with a variety of uses including retail, office, and residential that is horizontally integrated

While there is office, residential, and retail in

the study area, there are limited (if any) places that integrate these uses within a walkable development. National examples have shown a 20% premium per square foot for office space located within a suburban environment with a mix of uses and upwards of a 10% premium per square foot for multi-unit residential. Note that there is a strong correlation between rents and appraised value such that premium properties like these generate more tax revenue per square foot than single use commercial properties. In addition, a mixed-use development results in increasing value creation over time, as opposed to a traditional, single use commercial development, which begins to see a diminishing value over a 12-year time span. An illustration of this relationship is shown above.

It should be noted, these premiums can be achieved with either a horizontal integration of uses, or vertical integration, with the trend being towards horizontal integration due to its greater flexibility and lower cost to develop. In the short term, market rents in the area probably would not support vertically integrated mixed-use development, given increased construction costs for this type of development. However, there does appear to be an opportunity for a horizontal integration.

Given the lack of multi-use development in the area, the desirability of sustained value creation, and the success of these developments both nationally (Bethesda Row) and regionally (Suwanee Town Center), there appears to be both a short-term and long-term opportunity in Milton, provided there is land available to support it. The optimal location for this type of development would be off of Deerfield Parkway, integrated or adjacent to the existing concentration of employment. In addition, this area appears to have the greatest amount of un-developed land to accommodate a mixed-use project of scale. Although there are parcels on Highway 9 that are not performing well and would also be good candidates for this type of development, many of those projects were recently developed such that the costs of acquisition may not allow for them to be redeveloped within the short term. However, they may present an opportunity in the long-term if, and when, they decline in value.

Additional housing to support a growing base of 55+ households

Households over age 55, and in particular, households 65 to 74, are projected to see the greatest rate of growth in the next five years. Senior residential units can take many forms from single family homes with limited maintenance

yards to a multi-unit, skilled nursing facility that provides meals and medical assistance to the residents. Ideally, senior housing would be developed within a multi-use environment that includes retail to provide a convenient location that reduces the need for auto-dependence.

Locations that are best suited for senior residences are those within close proximity of the seniors' adult children with convenient access to retail and services, with medical care not too distant. Future senior housing opportunities could potentially be found anywhere that there is land availability throughout the corridor meeting those criteria. However, the available locations, and corresponding land values will dictate the scale and density necessary for the projects to be financially viable. For instance, if land were to become available in the area surrounding Deerfield business park for senior housing, it would likely be multi-story (elevator served) to accommodate more units in a location that would likely have a high land cost. This scale would also be consistent with the existing apartment and office development in the area. However, if land were to become available on Highway 9, south of Windward Parkway, the scale would likely change to a two to three story development and/or one-story attached housing.

Additional regional serving office space as well as some smaller space in alternative formats to accommodate small, professional service users

Milton is located within the North Fulton office market which is performing at the top of the Atlanta Metro area in terms of occupancy and absorption of space. The office space located on the east side of Milton, north of Windward Parkway is predominantly Class A and B space and is regionally-serving office, performing much the same way as the greater North Fulton

ACTION PLAN

OVERVIEW

market. Office space south of Windward Parkway off of Highway 9 is not performing as well. The vacancy within this space appears to be both an issue of access as well as mismatch of supply and demand. Going forward there is an opportunity for additional regional-serving office space given the established regional location. In addition, there is an opportunity for a wider “menu” of office space, particularly to accommodate small, local professional service firms. Optimally, additional development of either local or regional-serving office would be done in environments with a variety of uses including retail and housing to drive higher land values and meet and serve unmet demand for walkable, multi-use environments.

The greatest opportunity for additional regional-serving office is in the Deerfield Office Park, where there is already an existing concentration. The scale of future development will likely be consistent with the existing development. Small-professional office, however, could be located off of Highway 9, south of Windward Parkway in buildings that are smaller scale and more consistent with the existing residential development in the surrounding area. Small-professional offices will most likely serve the adjacent local population and not regional users. These offices along Hwy 9 could include lawyers, accountants, realtors, etc. at an average tenant size of 1,500 square feet. Small professional users are much more highly tied to the household base in Milton, providing services for those households, whereas regional-serving office users are more highly tied to the metro, state and national markets, and therefore need better access and visibility to GA-400.

FIVE YEAR ACTION PLAN

ACTION PLAN

FIVE YEAR IMPLEMENTATION PLAN

Transportation Projects

Description	Type of Improvement	** Included in TIP/LR/ASP?	ARC / GDOT Project ID	Engineering Year	Engineering Costs	ROW Year	ROW Costs
LCI Area Projects Underway							
Deerfield Parkway at Morris Road	Roadway Operations and Safety (intersection)						
SR 9 at Vaughn Drive	Roadway Operations and Safety (intersection)						
Cogburn Road at Bethany Bend	Roadway Operations and Safety (intersection)						
New Roadway/Access Connection between Cogburn Road and SR 9 at Cambridge HS	Roadway General Purpose Capacity						
Deerfield Pkwy Lighting	Streetscape						
Deerfield Pkwy at Webb Rd Park	Land Acquisition						
Deerfield Pkwy at Webb Rd ADA improvements	Pedestrian						
Deerfield Pkwy at Morris Rd ADA improvements	Pedestrian						
Morris Rd at Webb Rd ADA improvements	Pedestrian						
Webb Rd at Cogburn Rd/Windward Pkwy ADA improvements	Pedestrian						
Webb Rd (Bus Route 143) Pavement Repair	Transit						
Sidewalks Connecting to Bus Routes	Pedestrian						
Short-term Projects							
Windward Parkway at Westside Parkway/Deerfield Parkway	Roadway Operations and Safety (intersection)		PI 0010768	2012	\$27,000	2013	\$880,000
GA 400 Northbound Exit Ramp and Windward Parkway GA 400 to Deerfield Improvements	Roadway General Purpose Capacity		PI 0010768	2012	\$310,000	2013	\$500,000
Revise MARTA bus routes	Transit			2013			
Webb Road/McGinnis Ferry Road Multi-use Trail Connection to Big Creek Greenway, Regional Activity Center, and Future Transit	Bicycle/Pedestrian			2013	\$350,000	2014	\$10,000,000
Bethany Bend at Morris Road/McGinnis Ferry Road	Roadway Operations and Safety (intersection)			2013	\$150,000	2014	\$190,000
SR 9 (Segment 1 - from Mayfield Road to Cogburn Road)*	Roadway General Purpose Capacity, Bicycle/Pedestrian	TIP	FN-067A PI 721780	2014	\$1,200,000	2015	\$13,000,000
SR 9 (Segment 2 - from Cogburn Road to Windward Parkway)*	Roadway General Purpose Capacity, Bicycle/Pedestrian	TIP	FN-067A PI 721780	2014	\$480,000	2015	\$5,000,000
Webb Road at Morris Road	Roadway Ops and Safety (intersection)			2014	\$150,000	2015	\$200,000
Additional Roadway/Path Connections among Windward Parkway, SR 9, and Deerfield Parkway	Roadway General Purpose Capacity, Bicycle/Pedestrian			2015	\$1,000,000	2016	\$14,000,000
Cogburn Road from Webb Road to Bethany Bend	Roadway Operations and Safety, Bicycle/Pedestrian			2015	\$680,000	2016	\$1,300,000
Bethany Bend from SR 9 to Morris Road	Roadway Operations and Safety, Bicycle/Pedestrian			2016	\$530,000	2017	\$1,600,000
SR 9 at Bethany Bend	Roadway Operations and Safety (intersection)			2016	\$410,000	2017	\$1,800,000
SR 9 (Segment 3 - from Windward Parkway to Deerfield Parkway)*	Roadway General Purpose Capacity, Bicycle/Pedestrian	LR	FN-222	2017	\$1,200,000	2018	\$13,000,000
SR 9 (Segment 4 - from Deerfield Parkway to Bethany Bend)*	Roadway General Purpose Capacity, Bicycle/Pedestrian	LR	FN-222	2017	\$900,000	2018	\$9,500,000
Longer-term Projects							
High Speed Bike Trail through GA 400 western buffer	Bicycle/Pedestrian						
Deerfield Parkway Multi-use Trail from SR 9 to Windward	Bicycle/Pedestrian						
Pedestrian/Bicycle Connections to future transit service at GA 400 and Windward Parkway	Last Mile Connectivity / Joint Bike-Ped Facilities	ASP (transit)	ASP-AR-426 (transit)				
GA 400 Managed Lanes	Roadway Managed Lanes	LR, ASP	AR-ML-300, ASP-AR-ML-320 0001757				
McGinnis Ferry at GA 400 Interchange	Roadway Interchange Capacity	ASP	ASP-FT-320				
Widen Morris Road from Webb Road to McGinnis Ferry Road	Roadway General Purpose Capacity						
SR 9 at Vaughn Drive (signalization if warranted)	Roadway Operations and Safety (intersection)						
Total					\$7,387,000		\$70,970,000

Notes:

All costs are estimated in 2012 Dollars.

Right-of-Way costs are conservative and include a factor for scheduling contingency, admin/court costs, and inflation

*SR 9 projects include roadway widening, landscaped medians and turn lanes, bicycle facilities, and wide sidewalks with buffer areas and landscaping

** TIP = Transportation Improvement Program (2012-2017). LR = Long Range (2017-2040). ASP = Aspirations (after 2040)

Housing Projects/Initiatives

Description/Action	Cost			Year	Responsible Party	Funding Source
Clarify/modify the City's zoning and development policies to allow residential within the Regional Activity Center	\$0			2012	City of Milton	N/A

Other Local Initiatives

Description/Action	Cost			Year	Responsible Party	Funding Source
Highway 9 Design Guidelines	\$16,000			2011	City of Milton	Local
Update zoning and development codes including TDR and potential form-based elements for Regional Activity Center and potentially Local Activity Center	\$30,000			2013	City of Milton	Local
Conduct supplemental study for McGinnis Ferry Transitional Area if GA 400 interchange at McGinnis Ferry moves forward (at a minimum includes McGinnis Ferry Road, Morris Road, Bethany Bend, Strickland Road)	\$40,000			TBD	City of Milton	Local/LCI
Supplemental Study for SR 9 and Bethany Bend intersection, alignment, and associated potential redevelopment	\$50,000			2013	City of Milton	Local/LCI
Supplemental Study for City of Milton Bicycle Plan (complimentary to Milton Trail Plan with specific focus on innovative bicycle facilities particularly along Highway 9)	\$60,000			2014	City of Milton	Local/LCI

FIVE YEAR ACTION PLAN

Construction Year	Construction Costs	Total Project Costs	Responsible Party	Funding Source	Local Source	Match Amount
			City of Milton	Local	City of Milton	
			City of Alpharetta	Local and State (GDOT)	City of Alpharetta	
			City of Milton	Fulton County Schools, Local	City of Milton	
			City of Milton	Fulton County Schools, Local	City of Milton	
			Milton	MARTA	N/A	
			Milton	MARTA	N/A	
			Milton	MARTA	N/A	
			Milton	MARTA	N/A	
			Milton	MARTA	N/A	
			Milton	MARTA	N/A	
			Milton	MARTA	N/A	
			Milton	MARTA	N/A	
			Milton	MARTA	N/A	
2014	\$270,000	\$1,200,000	North Fulton CID	CID, Local, and State (GDOT)	North Fulton CID	\$240,000
2014	\$3,100,000	\$3,900,000	North Fulton CID	CID, Local, and State (GDOT)	North Fulton CID	\$780,000
			MARTA		MARTA	
2015	\$3,500,000	\$14,000,000	City of Milton	Local, TE, LCI	City of Milton	\$2,800,000
2015	\$1,500,000	\$1,900,000	City of Milton and Forsyth County	Local, LCI	City of Milton and Forsyth County	\$380,000
2016	\$12,000,000	\$27,000,000	City of Alpharetta, City of Milton, GDOT	Local, State (GDOT), LCI	City of Alpharetta and City of Milton	\$5,400,000
2016	\$4,800,000	\$10,000,000	City of Alpharetta, GDOT	Local, State (GDOT), LCI	City of Alpharetta	\$2,000,000
2016	\$1,000,000	\$1,350,000	City of Milton	Local, LCI	City of Milton	\$270,000
2017	\$10,000,000	\$25,000,000	City of Milton and Private Development	Local, Private, LCI	City of Milton	\$5,000,000
2017	\$6,800,000	\$8,800,000	City of Milton	Local, State (GDOT)	City of Milton	\$1,760,000
2018	\$5,300,000	\$7,400,000	City of Milton and Forsyth County	Local, State (GDOT)	City of Milton and Forsyth County	\$1,480,000
2018	\$4,100,000	\$6,300,000	City of Milton	Local, State (GDOT)	City of Milton	\$1,260,000
2019	\$12,000,000	\$26,000,000	City of Milton, GDOT	Local, State (GDOT)	City of Milton	\$5,200,000
2019	\$9,000,000	\$19,000,000	City of Milton, GDOT	Local, State (GDOT)	City of Milton	\$3,800,000
			City of Alpharetta	Local	City of Alpharetta	
			City of Milton	Local	City of Milton	
			City of Milton and City of Alpharetta	Local	City of Milton and City of Alpharetta	
			GDOT	State (GDOT)	N/A	
			GDOT	State (GDOT)	N/A	
			City of Milton	State (GDOT) Forsyth County	City of Milton	
			City of Alpharetta	Local and State (GDOT)	City of Alpharetta	
	\$73,370,000	\$151,850,000				\$30,370,000



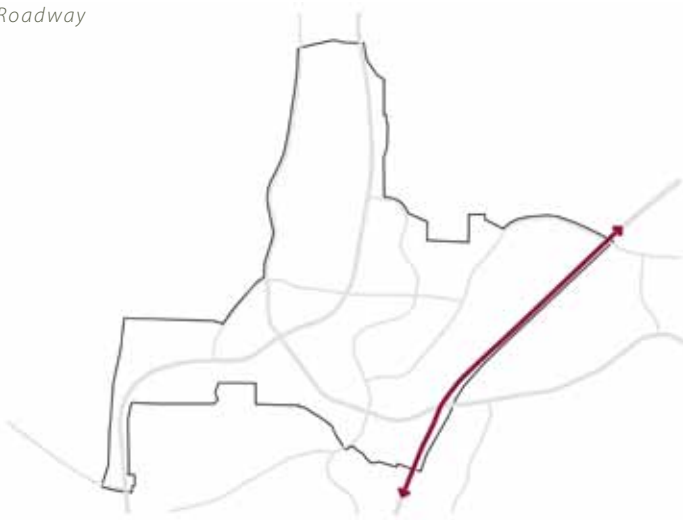
LONG TERM PUBLIC IMPROVEMENTS



ACTION PLAN

LONG RANGE STRATEGIES

Roadway



Addition of Managed Lanes Along GA 400: A feasibility study for managed lanes is currently underway for the GA 400 corridor from I-285 in Fulton County to SR 20 in Forsyth County. The alignment and layout of the system have not been determined at this time; however, it is anticipated that managed lanes are going to be present along the GA 400 corridor in some way. While this will impact a portion of the study area, the project is clearly larger than the scope of the LCI study. The character areas that abut GA 400 already plan for high levels of vehicular traffic (as is currently present along the general purpose system). Other additional considerations include new possible managed lane interchanges within the study area that could alter traffic flow.

Roadway



Potential Interchange at McGinnis Ferry: A project that has been under consideration for years is a new interchange at GA 400 and McGinnis Ferry Road. Currently, the interchange is being studied (in an interchange justification report or IJR) through GDOT; however, the interchange is not included in the constrained 2040 Regional Transportation Plan (only the Aspirations Plan). If this interchange were to be constructed, it would alter travel patterns in the northern part of the study area by drawing new traffic to a previously local roadway.

Associated with the new interchange would be key roadway widenings and operational upgrades. Morris Road (Webb Road to McGinnis Ferry Road) and McGinnis Ferry Road (Morris Road to Union Hill Road) are proposed to be widened to four lanes with turn lanes as needed as well as bicycle and pedestrian accommodations. Strickland Road may serve as a key connection between McGinnis Ferry Road and highway 9 to the north. It's interaction with McGinnis Ferry Road, Morris Road, and Bethany Bend requires further study. Improvements to the intersection of Morris Road and Webb Road could also include turn lanes as necessary.

LONG TERM PUBLIC IMPROVEMENTS

Transit



Future high capacity transit station and associated improvements: MARTA is in the process of conducting an Alternatives Analysis (AA) for transit in the GA 400 corridor. This study will consider alignment, technology, and station locations for the high capacity transit system extending from the current North Springs MARTA station. While none of these has been determined at this time, years of planning studies indicate that the Windward area is likely to be an appropriate transit station location. If a high capacity transit station is constructed in the Windward activity area, it will be important to provide improved bicycle and pedestrian access to the transit station. This improved access could come in the form of wider sidewalks in key locations, bike lanes or sharrows (share the road markings painted on the roadway) where no accommodations exist, or a new side path that ties the new transit station to the exciting development around it.

ACTION PLAN

LONG RANGE STRATEGIES

Roadway



Bus Transit Accommodations

As roadway projects (both widening and operational) are designed in future years, accommodation of bus transit will be an important aspect of the plans. Close coordination with MARTA on current and proposed bus routes should occur as well as consultation of guiding design documents such as the Transit Cooperative Research Program (TCRP) Report 19: Guidelines for the Location and Design of Bus Stops sponsored by the Federal Transit Administration. This document references both street-side and curb-side accommodations.

A number of street-side considerations exist for locating a bus stop/station along a roadway. Stops should be as consistent as possible due to expectancy of bus drivers, passengers, and other motorists; however, a number of other factors have the ability to influence the design. Bus stop type (such as curb-side, bus bay, and queue jumper) and location (near-side, far-side, and midblock placement) are two of the first design aspects to be considered. Vehicular volumes, bus signal priority, on-street parking, bike lanes, pedestrian access, and physical constraints (driveways, light poles, etc.) all affect where and how a bus stop is designed. The alignment and grade of the roads, skew of the intersection, and road surface conditions also are impactful. Visibility is very important for safety and efficient operations: the operator's ability to see the sign, the motorists' and cyclists' ability to react appropriately at stops and to see pedestrians accessing the bus, and the passengers' ability to travel safely at intersections and on sidewalks to board and alight the bus.

In addition to the street-side design aspects, a number of curb-side considerations should also be taken into account. The location of the stops within the community needs to be coordinated

with businesses and neighborhoods for greatest acceptance and usage. Bus stops should be located in areas with the largest volume of riders and shortest routes to local attractors and should be in areas that are easily accessible to users (free of obstacles and poor pathways). Compliance with ADA rules is a minimum but enhanced accommodation of those with mobility restrictions is preferable, such as near senior living facilities. Perceived and real safety of patrons are of utmost importance, so visibility and lighting are critical. Comfort is also an important consideration, so protection from the environment through the use of shelters and provision of benches and other street furniture are important to keep in mind as well.

Substantial amounts of detail are available in the TCRP report and other resources such as the Florida Department of Transportation's Accessing Transit design handbook: <http://www.dot.state.fl.us/transit/Pages/NewTransitFacilitiesDesign.shtm>. These documents as well as planning staff at MARTA should be consulted during the design of the roadway projects contained in this plan so that bus transit can be safely and efficiently accommodated in future design.

ACTION PLAN

PROJECTS UNDERWAY

Intersection



Highway 9 at Vaughn: The intersection at Hwy 9 and Vaughn Drive has been studied by the City of Alpharetta and GDOT. At this time, neither traffic volumes nor crashes warrant a signal; however, a northbound left-turn lane has been funded for construction by GDOT and is anticipated to reduce delay and improve safety at the intersection.

Intersection



Cogburn Road at Bethany Bend: The intersection of Cogburn Road at Bethany Bend is signalized with single-lane approaches on all four legs and left-turn lanes on the northbound and southbound approaches. With the opening of Cambridge High School this coming August 2012, the intersection will be improved prior to the start of the school year. The future improvements include the following:

- Northbound right-turn lane.
- Southbound right-turn lane.
- Eastbound left- and right-turn (channelized) lanes.
- Westbound left-turn lane.

LONG TERM PUBLIC IMPROVEMENTS

Intersection



Deerfield Parkway at Morris Road: The intersection of Deerfield Parkway and Morris Road was recommended for signalization in the Milton CTP. Since that time, the City has made this intersection a priority, and is in the process of budgeting funds for signalization in the 2012/2013 fiscal year.

Roadway



New school connection road between Cogburn Road and Highway 9: As a part of the Cambridge High School development, a new roadway is being constructed between Cogburn Road and Hwy 9 through the school campus. The roadway begins at the existing site entrance on Cogburn Road, travels east and turns south at the football/soccer field, turns east at the southern property line near the softball field, and traverses Milton's future public safety property where it terminates at Hwy 9. Both access locations are planned to be full movement intersections. This facility will be open to traffic during the morning and afternoon school peak periods and will be gated otherwise.



IMPLEMENTATION TOOLS



ACTION PLAN

ZONING RECOMMENDATIONS

While the LCI effort has gone to great lengths to develop and refine project priorities and vision for the Study Area, meaningful implementation cannot occur without a supportive regulatory framework. A comparison of proposed sub-areas with the respective underlying zoning categories suggests some modifications to existing ordinances may be advisable.

REGIONAL ACTIVITY CENTER

Proposed Character:

- Medium Scale.
- Multi-Use – Office/Retail/Residential.
- Compact and Connected.
- Well-Landscaped.
- Inter-parcel Connectivity and Access Management.

Underlying Zoning Categories: O-I, TR, C-1, C-2

Potential Modifications:

For the most part, this area is dominated by O-I, and it is likely that future development would occur within that realm. However, some changes are suggested to help realize the full potential vision described in the LCI plan. The permitted and accessory uses are consistent with the vision, though the restrictions on restaurants and drug stores – relative to the size of their parent structures – might need to be loosened to allow for more “multi-use” development (disparate program in separate buildings) versus “mixed-use” development (all program within one footprint).

The development standards should be altered to allow for taller buildings in appropriate areas, particularly on those parcels adjacent to GA-400 and the Morris Road corridor (within the Sub-Area). The suggestion would be to match those height allowances of adjacent jurisdictions along

the 400 corridor, within the comfort level of the community. Any additional height allowances may be provided through a Transfer of Development Rights element to help preserve open space in other community areas, rather than modifying the existing height limitations.

Though less applicable in this area than in others listed below, the front setbacks should be changed from minimum to maximum distances, particularly within those developments that include retail components, and those that front intersections. They do not necessarily need to be “at” the street, but they should be oriented “toward” the street. This will be a recurring theme among the sub-areas.

With a concurrent increase in allowable height, it might be advisable to reduce the amount of maximum lot coverage (currently at 70%) thereby increasing the required open space component. This can still support appropriate densities, while simultaneously preserving green space and undeveloped portions of parcels in the Regional Activity Center. Further, the Cities may wish to require up to ½ of the required open space to be “community-accessible” through multi-use trails or un-programmed open space rather than reducing “open space” to environmentally sensitive areas and buffers.

Related, regulations for surface parking will be particularly important, in terms of both counts and landscaping. Both cities should consider reducing parking requirements and establishing maximums for overflow on pervious surfaces. It should also increase planting requirements – suggest 400 sf minimum planter size, neither dimension less than 15’, with no more than 15 spaces (assuming 10’ wide spaces) uninterrupted by a bed – to reduce the heat island effect, and to soften the appearance of large areas of paving. Landscaping

areas should be clustered into larger beds – as opposed to spread among smaller, less healthy installations – in order to maximize their visual impact.

Based on proposed densities, it is also likely that decks may be involved in the parking equation in this area. Decks should likewise be addressed, in terms of site placement (internal to the development, minimizing visual exposure from the road) and façade design (may involve more aesthetically pleasing precast exteriors or potential “green walls”).

The C-1 and C-2 parcels that front (or are proximate to) Windward Parkway currently allow a wide range of commercial uses, consistent with the direction of the LCI plan. From a redevelopment standpoint, these are unlikely to change in the near term, but over time, new development should move closer to the street, and ensure better connectivity (in terms of automotive and alternative modes) within and beyond the development itself.

Recognizing that the Regional Activity Center is likely to be the primary focus of growth and development in the Study Area, it may be useful to view it holistically as a planned mixed use development. In those terms, it should contain a mix of uses, and be interconnected by sidewalks, bike paths and mixed-use trails. Based on public input and the subsequent recommendations of the LCI plan, form-based coding may be appropriate in this Center, in order to assist with the implementation of the community vision.

MCGINNIS FERRY TRANSITIONAL AREA

Proposed Character:

- Low scale (near residential) to medium-scale (near GA-400).

- Multi-Use – Office/ Residential with limited retail.
- Walkable.
- Buffered neighborhoods.
- Selective conservation.

Underlying Zoning Categories: A, TR, MIX, C-1

Potential Modifications:

This sub-area is dominated by A (Medium-Density Apartment) and TR (Townhouse Residential) designations, both of which are in keeping with the intent of the plan, in terms of use. Both A and TR have the stated intent of functioning as transitions between higher- and lower-intensity uses. What might need to be considered is building in flexibility based on the potential installation of an interchange at McGinnis Ferry.

This is likely to result in increased development pressure, which the Framework Plan suggests would bend demand toward a medium-density residential format (attached and senior) as well as office. In this case, it may also be advisable to increase the maximum height allowances, particularly along GA-400 and the McGinnis Ferry corridor. Special care should be taken, however, to transition that height and density downward as development approaches residential areas to the north and west. Similar to the Regional Activity Center, areas along Webb Road and McGinnis Ferry may be considered as receiving areas for a potential Transfer of Development Rights (TDR) ordinance.

With medium-density residential featured more prominently in this area, it will be important to provide pedestrian/bicycle linkages within and beyond the development themselves. This will not only encourage more sustainable, quality development, but will help reduce the potential

ACTION PLAN

ZONING RECOMMENDATIONS

traffic impacts of growth. It will likewise be important to look for opportunities to add green space and recreational areas in concert with redevelopment. The McGinnis Ferry Transitional Area does have some land that that could be targeted for conservation, in exchange for density bonuses administered by the City.

LOCAL ACTIVITY CENTER

Proposed Character:

- Low- to medium-scale.
- Mixed-use – Local office and retail, with limited, targeted residential.
- Walkable.
- Minimal setbacks.
- Inter-parcel Connectivity and Access Management.
- Well-landscaped.
- Buffered neighborhoods.

Underlying Zoning Categories: A, O-I, TR, MIX, C-1, C-2

Potential Modifications:

The Local Activity Center designation brackets Highway 9, and while it is dominated by the C-1 designation, it has appreciable parcels of several others. The key here will be less about attempting to bring the disparate categories in line, and more about ensuring a consistent character throughout. The Highway 9 Design Guidelines set much of this in place, and any zoning modifications should reinforce those.

Approaches for buttressing prior recommendations may include reducing front setbacks, in particular those that front Highway 9. To enhance the character and design of the corridor, buildings should present their primary face towards it, even if set back from the right-of-way. Parking

between the right-of-way and building face should be minimized, though it is recognized that for larger developments, some amount of “teaser” parking might be appropriate within that setback. As a rule, however, the bulk of the parking for any development should be located internal to the site, and screened from the corridor by the building and landscaping wherever possible. The implementation of recommendations within the Local Activity Center (as well as parts of the Transitional Area and the North main Street Area) is vital as the Highway 9 corridor begins to transition from a thoroughfare that is heavily-oriented toward the automobile to a neighborhood-serving boulevard that not only accommodates but encourages multiple modes of transportation. Integrating a form-based code approach may assist this sub-area in that transition.

TRANSITIONAL AREA

Proposed Character:

- Low -scale.
- Primarily medium-density residential with select local-serving retail.
- Walkable.
- Minimal setbacks, where practical.
- Well-landscaped.
- Buffered neighborhoods.

Underlying Zoning Categories: AG-1, CUP, R-4A, R-5A, R-15, M-I, O-I, TR, MIX, C-1, C-2

Potential Modifications:

Of the five sub-areas detailed in the Framework Plan, the Transitional Area has the greatest number and widest variety of zoning designations. As in the Local Activity Center, the range of zoning may be impractical to homogenize. Rather, modifications should seek to encourage and

reinforce the designated character for the area, especially with a few key strategies.

Depending on the program, maintaining tight setbacks may be less applicable in this sub-area. The focus may instead be upon creating a well-landscaped, comfortable ped/bike environment that creates accessible connections between residential areas along the corridor and key activity nodes at the intersections. Generous plantings, wide sidewalks and potential medians can enhance the pedestrian environment, and make it much more likely that residents and visitors will walk among the destinations.

NORTH MAIN STREET ALPHARETTA

Proposed Character:

- Low-scale.
- Local office and “unique” retail, with limited, targeted residential.
- Walkable.
- Inter-parcel Connectivity and Access Management.
- Well-landscaped.
- Buffered neighborhoods.

Underlying Zoning Categories: R-12, R-15, O-I, C-1

Potential Modifications:

The North Main Street sub-area represents a very specific target: to build upon the existing character of Downtown Alpharetta. Though there is a smaller number of zoning designations in this sub-area, they vary greatly in content, from the higher intensities of O-I and Commercial to the more sensitive residential designations. It is therefore incumbent not only to reinforce the desired character, but to do so in a way that minimizes the impact on adjacent residential

properties.

Similar to other sub-areas, a key strategy lies in developing a high-quality pedestrian environment, with consistent amenities, wide sidewalks and well-tended planting zones. This serves not only to enhance foot traffic in the area, but also to improve the general aesthetics and to reinforce the idea of “place” – that is, subtly marking the transition between Alpharetta and Milton.

Another approach to improving the aesthetics and operations of the area is in addressing setback requirements. Similar to other sub-areas, and consistent with the existing Highway 9 Design Guidelines, new development should abut the pedestrian area and should face the corridor. Given the shallow nature of most of the lots in this sub-area, there should be no parking between the buildings and the street. All parking lots should occur behind the buildings, or - where impractical due to site constraints - should be screened by landscaping.

Similarly, adjacent parcels should consider shared drive and parking arrangements and establishment of inter-parcel connectivity between rear lots. This connectivity allows for fewer curb cuts; and fewer curb cuts means fewer interruptions to traffic and fewer potential pedestrian conflicts. This promotes better traffic flow for automobiles and a safer sidewalk environment for pedestrians.

ACTION PLAN

An analysis of the historical and future demand fundamentals of the Milton market as well as conversations with local sources suggest that greatest implementation tool to facilitate future commercial and housing development is well located, appropriately zoned and available land.

COMMERCIAL STRATEGY

The following strategies for commercial properties, lifelong communities, and open space position the LCI area to recruit new commercial development, expand existing businesses, and thereby strengthen the commercial tax base:

- Develop an ombudsman function to facilitate all permitting, licensing, and other issues for commercial users.
- Initiate a “green-taping” program for new commercial development (i.e. expedited regulatory permitting and paperwork for businesses and property owners as long as they clearly meet community standards).
- Partnerships with organizations like the Small Business Administration and area financial institutions to facilitate the provision of grants and loans to businesses seeking to grow in Milton.
- Seamless business licensing procedures that allow speed and predictability for enterprises and building owners.
- Allocating internal resources within and beyond the city departments to proactively embrace the business and development community.
- Create place-making investments in business districts and commercial areas that signal to the marketplace overall enhanced marketability.
- Develop a “branding campaign” that publicizes Milton’s new commitment to businesses.

LIFELONG COMMUNITY STRATEGY

To facilitate the future development of housing to accommodate the growing senior population in Milton, the following process may be undertaken:

- Identify potential properties throughout the study area that are most ideally suited for senior residences. Properties that are likely to present the greatest opportunity are those within close proximity of seniors’ adult children and have strong access to retail or the opportunity to be developed as a part of larger development with a mix of uses including retail and services
- Analyze current zoning of the properties identified, to assess if the permissible zoning in place is conducive to allowing for higher-density multi-unit senior structures.
- Reach out to the property owners of those properties to gauge their interest in participating in a land assemblage (if necessary) to provide adequate acreage to accommodate a senior facility; and, create a zoning over-lay to provide for that option if and when properties are redeveloped.
- Facilitate the marketing of the land assemblage/identified land to senior housing builders and developers for the development of senior housing as properties are available.

OPEN SPACE

Concurrent to the LCI process, the City of Milton was also engaged in a Parks and Greenspace study. While the full impact and recommendations of the study have not yet been established, interim meetings between the two efforts provided a sense of the direction that the study was heading. One of the key interim recommendations was that the City was not likely, in the near future,

to acquire land for development of open space and recreation amenities. To that end, the LCI plan attempted to work with a framework of publicly-incented and privately-established implementation.

The TDR effort may provide one mechanism for provision of green space. By offering density bonuses to development via the TDR mechanism, vertical construction can be encouraged, preserving more of the ground plane. In so doing, TDR conditions can ensure a percentage for set-aside, and include conditions for public access.

Another option is to take the opportunity to modify or overlay the current zoning regulations to reduce the buildable (and paveable) area of a development, in return for more vertical flexibility. Similar to the situation with TDRs, covenants should specify public accessibility to the green space, and ensure programmatic utility – that is, green space applied can in fact be occupied and enjoyed by the residents of the City. Another important piece will be the continued expansion of the sidewalks and trails networks, and making sure that any new open space is plugged into that network. Trail and sidewalk connections improve accessibility, and accessibility improves utility, meaning that the City can make due with less park land if it is easier to visit.

From a capital expenditures standpoint, there is some additional dovetailing with the Parks Study. By and large, the community preferred lower intensity programming - such as trails and passive open space – to higher-intensity uses like playgrounds and recreation centers. The passive programming is as a rule less expensive to implement and maintain, which should provide some level of relief to the green space budget. It is also more responsible to the growing senior population referenced earlier in this report.

From the point of view of the City of Alpharetta, it may be more efficient to add greenspace through development bonuses and regulations. Though those areas of the Study Area that are City of Alpharetta are not, for the most part, designated for vertical development, it still may be possible to add some smaller pockets of greenspace in concert with select redevelopment efforts. Larger projects may be of less strategic interest considering there is already a City of Alpharetta park to the north, and any additional open space would be somewhat removed from the heart of the City itself.



25 YEAR PROJECTIONS



ACTION PLAN

Table 1: Status Quo Population and employment Projections, City of Milton, 2010-2040¹

	2010	2011	2015	2020	2030	2040
Population	32,661	32,807	33,616	33,040	34,780	34,970
Households	11,659	11,717	12,006	12,237	12,881	13,450
Approx. HH Size	2.8	2.8	2.8	2.7	2.7	2.6
Employment ²	15,244	15,322	15,634	15,946	16,817	17,585
Jobs/HH Ratio	1.3	1.3	1.3	1.3	1.3	1.3

Table 2: Population and Employment Projections with LCI Plan Implemented, City of Milton, 2010-2040

	2010	2011	2015	2020	2030	2040
Additional Cumulative Projected LCI Households			127	516	1,237	2,440
Population	32,661	32,807	33,972	34,090	36,725	38,098
Households	11,659	11,717	12,133	12,626	13,602	14,653
Approx. HH Size	2.8	2.8	2.8	2.7	2.7	2.6
Additional Cumulative Projected LCI Commercial SF			53,318	163,215	302,255	504,719
Additional Cumulative Projected LCI Employment			172	525	973	1,625
Total Employment ²	15,244	15,322	15,806	16,472	17,790	19,209
Jobs/HH Ratio	1.3	1.3	1.3	1.3	1.3	1.3

¹ 2010 population, household and employment data is based on 2010 American Community Survey information for the City of Milton. Future household and population projections are based on the projected rate of growth for census tracts 115.01 and 116.04; the census tracts most consistent with the boundaries of the City of Milton

² Employment projections assume that one employee is added for every 250 square feet of office and for every 400 square feet of retail

Table 1 provides projections for the population, households, and employment in the City of Milton. Given that ARC projections are at a census tract level, the projections for census tracts 115.01 and 116.04 were applied to Milton's 2010 households and population. These census tracts are most consistent with the boundaries of the City of Milton and are the closest proxies for statistical purposes. The employment projections are a result of the additional retail and office projected from household growth in the City of Milton. It is assumed that one employee is added for each additional 250 square feet of office and 400 square feet of retail. These estimates were based on research from the International Council of Shopping Centers and Costar, and adjusted to meet local market realities.

Table 2 uses Milton's current household, population, and employment as a base of future growth and adds potential growth based upon implementation of this LCI plan.

- Similar to Table 1, employment growth was projected from the addition of retail and office space. It was assumed that each additional 400 square feet of retail would account for an additional employee and each additional 250 square feet would result in an additional employee.
- The jobs to housing ratio remains relatively similar in both scenarios, however, in the LCI implementation scenario, it is assumed that more of the jobs are attributed to households that both live and work in the area. While the current jobs to household ratio is relatively in-balance, it is somewhat deceiving in that only 5% of Milton households live and work in the area. It is anticipated that with the LCI implementation there will be both additional housing options for workers that work in Milton but do not currently live there and additional office space to accommodate employment for people that live in Milton.
- It is important to note that the demand

opportunity shown is not constrained by land availability. In addition, the retail and office and opportunity shown is heavily tied to projected housing growth. In short, if the housing growth does not materialize as projected, it will impact the retail and office demand opportunity projected.

ADDITIONAL HOUSEHOLD GROWTH

Base projections for household growth in Milton are tied to ARC's projections of an average annual growth rate of .6% per year. Historically, Milton and Alpharetta households have grown at over 1% per year, which is reflected in the aggressive scenario.

As noted, only 5% of Milton employees live and work in Milton suggesting a significant opportunity to provide additional housing to accommodate more employees in the area. While there is not enough land to accommodate all employees, nor will all of them choose to live in the area, there is certainly an opportunity to provide some additional housing to local workers. In addition, the projected growth in households 55+ suggests an opportunity to accommodate a growing base of senior households.

Given limited land availability in the study area and the households which are projected to see the largest amount of growth (young professionals and seniors), attached and multi-unit housing presents the greatest future opportunity in the corridor.

RETAIL OPPORTUNITIES

Based on our assessment of the market, land availability, and performance of retail in the area, the greatest opportunity for additional retail is in a mixed use format. The retail opportunity shown

in our demand is for all retail, so the mixed use would be a smaller portion of that overall demand. We anticipate this type of space to account for 15 to 20% of new retail space.

To determine the overall retail opportunity an analysis of the ratios of retail square feet per household within the Atlanta Metro area, Roswell/Alpharetta, and the zip code that encompasses Milton (30004), were analyzed to determine the typical square feet "supported". It is important to note that the retail numbers include all retail, so the spectrum of convenience store to mall is included in the total retail square feet. The analysis showed 218 SF/HH in Roswell/Alpharetta and 30004 zip code, and 178 in the Atlanta Metro overall. The higher retail ratios in Alpharetta/Roswell and 30004 are reflective of the demand from regional employment as well as households in the area. Assuming for continued support from regional employment and surrounding households, 218 SF/HH to the projected household growth in Milton. In addition, an assessment of the expenditures per household was conducted to identify the additional retail that would be supported purely from household growth in Milton. Using these two methods it shows that about 60% of support is likely to come from households and local demand, while 40% is likely to come from regional demand (stemming from the concentration of employment). It is important to note that the retail projections shown are based on projected household growth in Milton, so if that household growth is not realized, then the projected retail will not be as great.

OFFICE OPPORTUNITY

The demand opportunity shown for office is predominantly for local serving office, which is most heavily tied to household growth projections in the City of Milton and surrounding area. Local

ACTION PLAN

serving office users include small professional services such as lawyers, accountants, etc., which predominantly serve the households in Milton. Office space over and above the forecasts shown will need to be supported by regional serving employment. As noted previously, future regional serving employment must be located in an office park or similar location that has strong regional access and would appeal to a regional serving employer. Given the existing base of regional serving office and Milton's position within the North Fulton office market, we anticipate sustained demand from regional users.

25 YEAR PROJECTIONS



LCI PROJECT GOALS



APPENDIX

1. Efficiency/feasibility of land uses and mix appropriate for future growth including new and/or revised land use regulations needed to complete the development program.

The Highway 9/GA 400 Area Master Plan recommends a series of detailed sub-areas that outline appropriate mixes and intensities for future development and redevelopment. Each sub-area was identified through a process that examined existing conditions and public feedback while utilizing the expertise of the planning team. This process has ensured that each sub-area is accepted locally and appropriate for the area.

Each sub-area is intended to differentiate itself from the rest through a mixture of land uses and scale. The plan encourages a clustering of uses in a Regional Activity Center and a Local Activity Center to build value and create a walkable, dynamic environment. The remaining sub-areas also encourage a mixture of land uses, but are intended to transition between the larger Activity Centers to neighboring residential areas. In order to implement the proposed sub-areas, the Plan includes revised land use policies and regulations to enhance site, architectural, and landscape design in keeping with Milton and Alpharetta's high quality of life while accommodating future growth in appropriate areas

2. Transportation demand reduction measures.

The Highway 9/GA 400 Area Master Plan reduces transportation demand by encouraging a clustered mixture of uses in the Regional Activity Center and Local Activity Center. These Activity Centers will have greater walkability, interconnecting bicycle paths, and access to current and future transit. The pedestrian and bicycle enhancements and lifelong community strategies provide greater

opportunities for multi-modal or alternative transportation travel.

3. Internal mobility requirements, such as traffic calming, pedestrian circulation, transit circulation, and bicycle circulation.

The Highway 9/GA 400 Area Master Plan includes development policies and infrastructure improvements to enhance pedestrian and bicycle facilities. The Plan recommends short-term coordination with MARTA to improve use and access to bus routes and future pedestrian/bicycle enhancements to link to potential future transit service along GA 400. The Plan also encourages long term strategies that increase bicycle and pedestrian connectivity through a series of streetscapes, bike lanes, and off-road path systems.

4 .Mixed-income housing, job/housing match and social issues.

The Highway 9/GA 400 Area Master Plan promotes a greater variety of housing products through a mixture of uses within the Regional and Local Activity Centers. These Activity Centers have the opportunity to match the area's job base to housing opportunities for young professionals. The plan also includes lifelong community strategies to provide opportunities for Milton and Alpharetta residents to age in place while moving to lower maintenance housing in close proximity to goods and services.

5. Continuity of local streets in the study area and development of a network of minor roads

The Highway 9/GA 400 Area Master Plan includes projects to improve local streets and to create new connections. Local streets such as Highway 9, Morris Road, and McGinnis Ferry Road have been identified through the planning process as

streets that require improvements for bicycles and pedestrians. New street connections are encouraged wherever possible. The Plan recommends a new connection somewhere between Highway 9 and Deerfield parkway in order to facilitate better connectivity between the newly identified sub-areas.

6. Need/identification of future transit circulation systems.

The Highway 9/GA 400 Area Master Plan identifies short term and long term transit improvements. The short term improvements are intended to modify existing bus routes to accommodate older riders along Highway 9 and Cogburn Roads that have trouble getting to the Local and Regional Activity Centers. Long term transit improvements include potential multi-use bicycle/pedestrian trails that would link a regional transit station near GA 400 to the rest of the LCI study area.

7.Connectivity of transportation system to other centers.

The Highway 9/GA 400 Area Master Plan includes strategies to increase connectivity to other centers through corridor improvements, bicycle paths, and multi-use trails. The Plan enhances Highway 9 as a multimodal corridor creating greater linkages between Alpharetta, Milton, and Forsyth County. The Plan also encourages on-street bicycle connections to the Big Creek Greenway and off-street bicycle connections to future transit along GA 400.

8. Center development organization and management, promotion, and economic restructuring.

The Highway 9/GA 400 Area Master Plan includes recommendations to increase economic

development efforts in Milton. The Plan recognizes opportunities to build a stronger commercial base in the Regional Activity Center and the Local Activity Center and to tie Alpharetta's North Main Street into the city's downtown investments and promotions.

9. Stakeholder participation and support.

The Highway 9/GA 400 Area Master Plan included a significant amount of public participation and support. The Planning process included a written survey, an online survey, and four public workshops. The online survey gathered over 600 responses. The four public workshops allowed the planning team to work closely with local stakeholders through a series of exercises aimed at fine tuning the expectations for the future of the area. This process helped to communicate the opportunity to build value in the area without infringing upon residential neighborhoods and quality of life.

10. Public and private investment policy.

The Highway 9/GA 400 Area Master Plan recognizes the importance of public and private investment. Public investment is needed to enhance zoning and development regulation that will ensure the proper development pattern for each of the Activity Centers. Private investment will fuel improvement in the Activity Centers by allowing local stakeholders to work with the cities to realize the vision for the area. Several major property owners have been involved in the LCI process and should be in a position to work with the cities to help create catalytic projects for the area.



PUBLIC PARTICIPATION SUMMARY



APPENDIX

PUBLIC PARTICIPATION SUMMARY

Introduction

The Highway 9/GA 400 public participation process involved a variety of meetings. These meetings gathered feedback from stakeholders, the core-team, and the city staff. Altogether there were a total 17 meetings that stretched between October of 2011 and April of 2012.

The earliest stages of the planning process consisted of project management team (City and ARC representatives) meetings and stakeholder interviews. These meetings allowed the planning team to gather critical information about the existing conditions of the study area and prepare for each of the public workshops.

There were a total of four (4) public workshops and four (4) core-team meetings. The core team was comprised of local business owners, planning commission members, and other invested stakeholders. The core team helped to shape the vision and strategic direction of the plan while allowing the planning team to get initial reactions on upcoming public workshop exercises.

The four public workshops were intended to gather as much feedback from the general public as possible. Each workshop exercise was progressively more specific as the planning team was informed of areas of conflict within the LCI study area. The first meeting included a general survey that helped determine community preferences. Each subsequent meeting involved table exercises that asked residents to use building blocks, streetscape sections, and markers to make note of their visions for the future of the LCI study area.

The following pages of this appendix present much of the data collected at each of these meetings. The sign-in sheets, agendas, and the City Council work session presentation are included to provide a thorough summary of the planning process.



Meeting Schedule:

October 5	LCI Stakeholder Meeting
October 19	Core Team Meeting #1
October 27	LCI Public Meeting #1
November 16	Core Team Meeting #2
January 18	Project Team Meeting
January 26	LCI Public Meeting #2
February 8	Core Team Meeting #3
February 15	LCI Public Meeting #3
February 29	Core Team Meeting #4
March 7	LCI Public Meeting #4
March 12	Milton Joint Work Session
March 19	Alpharetta Work Session
March 27	Milton Planning Commission
April 10	Milton Planning Commission
April 12	ARC Review Meetings
April 16	Milton City Council
April 23	Council Meeting for adoption

PUBLIC PARTICIPATION SUMMARY

Sign-In Sheet: Public Workshop #1

CITY OF MILTON
HWY 9/GA 400 SMALL AREA MASTER PLAN

Name	Address	E-mail (or Phone)
Jaye McNulty	3055 DAKESIDE CIRCLE	Fmcnulty@bellsouth.net 770-664-5452
KAYE HAMMOND	3056 DAKESIDE CIRCLE	khammond1@comcast.net 678-366-7740
Scott Kuntz	730 Sable Pointe Rd	mkuntz58@comcast.com 804-356-0354
SCOTT STACHOWSKI	3154 CHIPPING WOOD CT	stachowski@bellsouth.net 678-910-7653
FRED EDWARDS	975 HOPEWELL DR. DR.	770-777-2862
Brian Patton	6830 Buckingham Ct	bpatton@ccim.net
Alan Tart	125 Aven Ct	ALAN.TART@CITYOFMILTONGA.US
FRANK CISZEK	910 BURREN DR.	FCISZEK@COMCAST.NET
FRANK CISZEK	910 BURREN DR	FMC-1@comcast.net
Harry Strab		harrystrab@gmail.com
Kaye Carter		Kcarter@homeofatlanta.com

Public Kickoff Meeting - Thursday, 27 October 2011

CITY OF MILTON
HWY 9/GA 400 SMALL AREA MASTER PLAN

Name	Address	E-mail (or Phone)
Diane Palmer	3300 Bethany Bend	diane.palmer@bellsouth.net
Saujan Tizabi	770 SONECEY CT.	Fairmont Blvd @ Gmail.com
Amy Whittall	210 Chettenham Walk	a.whittall@mac.com
Jack Linden	14810 E. Bluff	jack_linden@bellsouth.net
Karen C Thurman	310 Lake Bend Ct	Karen.Thurman@cityofmiltonga.us
Brian & Lynna Lee	110 N. Christopher's Run	lynna.lee@gmail.com
Denise W. Potts	2745 Webb Rd	Denise.Potts@ymail.com
Katya Thompson	7004 Embury Rd	katya@katycanwash.com
JIM PAINE	4104 ARNOLD ST NW ALPHA 30009	jimc.jim.paine@com
Ron Wallace	13090 Freemanville Road	ORIENTALSLAND@yahon.com

Public Kickoff Meeting - Thursday, 27 October 2011

APPENDIX

CITY OF MILTON HWY 9/GA 400 SMALL AREA MASTER PLAN

Name	Address	E-mail (or Phone)
Jon Tulcy	ARC	
Tara Chambers	830 Barberrry Dr.	TNTchambers@comcast.net
Marc Arrington	14535 Creek Club Dr.	Marc@WilliamArrington.com
Ruth Phillips	2230 Newport Landing	ruphili@ATT.net
Deb Zemlock	191 Arrowood Ln, Alpharetta	APP

Public Kickoff Meeting – Thursday, 27 October 2011

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CITY OF MILTON HWY 9/GA 400 SMALL AREA MASTER PLAN

Name	Address	E-mail (or Phone)
Ken + Jan Bauer	15205 Sandpoint Trace	jk15205@bellsouth.net
Amirali Moradi	3591 Serenade Ct., Milton	amirali@clubq.com
STEPHEN HERNANDEZ	400 HASTING COVE Milton Ga.	678-849-0696
JOE LONGORIA	14341 CLUB CIR	YOU HAVE IT.
Greg Wright	14530 CREEK CLUB DRIVE	grgwright@gmail.com

Public Kickoff Meeting – Thursday, 27 October 2011

NOV-17-2011 13:50

P.004

PUBLIC PARTICIPATION SUMMARY

Sign-In Sheet: Public Workshop #2

CITY OF MILTON
HWY 9/GA 400 SMALL AREA MASTER PLAN

Name	Address	E-mail (or Phone)
Greg Floyd ^{MARTA}	2424 Piedmont Rd Atlanta	gfloyd@itsmarta.com
Terry Herre	110 CHAMPIONS QUADRANT	terry.herre@me.com
Ryan Martin	13540 Hwy 9 N	rmartin@stonecreekchurch.org
Scott French	424 WOODLAND BROOK DR.	StFrench@gmail.com
John Hawes	13540 Hwy 9 N	jhawes@stonecreekchurch.org
JOSH BARNES	12600 DEERWOOD PKWY 30004	JBARNES@OKENAWOODASSOCIATES.COM
Jim Gilvin	600 Newport Bay Dr. Alph. 30005	jgilvin@alpharetta.ga.us
David Randolph	12852 Deer Park Ln 30007	jcmldr@hotmail.com
Brenda Kempfhill	12960 Hwy 9 30009	Katy@katyscarwash.com
Marc Arrington	14535 Creek Club Dr.	Marc@WilliamArrington.com
Donlon Cpsy	317 N. Main St. Alpharetta	jcpsy@northhilton.com

Public Workshop - Thursday, 26 January 2012

JAN-30-2012 11:37

P.001

CITY OF MILTON
HWY 9/GA 400 SMALL AREA MASTER PLAN

Name	Address	E-mail (or Phone)
Mark Streit	130 Providence Oaks Cir	mcs130@gmail.com
Quinn Potts	2745 Webb Rd	QuinnPotts@gmail.com
Tora Chambers	830 Barbary Dr.	TNTChambers@comcast.net
Jack Linton	14810 E. Bluff	jack_linton@bellsouth.net
Dan Gray & Darrell Moore	13572 Weycroft Cr	daniel-gray@comcast.net
Bob Repols	4052 Whitcomb Way	Bob@bobrepols.com
Lance Large	13776 Belleterre Dr Milton	lclarge@comcast.net
Donald Mitchell	182 Pinetree Circle Alpharetta Ga. 30009	
David Belle Isle	1515 Shade Tree Way Alpharetta	

Public Workshop - Thursday, 26 January 2012

JAN-30-2012 11:37

P.002

APPENDIX

CITY OF MILTON HWY 9/GA 400 SMALL AREA MASTER PLAN

Name	Address	E-mail (or Phone)
Sharon Joseph	13800 Oakmeade Trace	josephse@msn.com
Kyle Tripp	2371 Traywick Chase	kctripp@bellsouth.net
Rachel Kellogg	Neighbornewspace	rkelllogg@neighbornewspace.com

Public Workshop – Thursday, 26 January 2012

JAN-30-2012 11:37

P.003

CITY OF MILTON HWY 9/GA 400 SMALL AREA MASTER PLAN

Name	Address	E-mail (or Phone)
Daniel Shaw	2610 Traywick Chase Alpharetta, GA 30004	dshaw1962@gmail.com
JIM PAINÉ	4104 WINDRUSH LN ALPHARETTA GA 30007	jipaine@mindspring.com

Public Workshop – Thursday, 26 January 2012

JAN-30-2012 11:37

P.004

PUBLIC PARTICIPATION SUMMARY

Sign-In Sheet: Core-Team Meeting #3

CITY OF MILTON
HWY 9/GA 400 SMALL AREA MASTER PLAN

Name	Address	E-mail (or Phone)
Brenda Thompson	12960 Hwy 9	kathy@kathyscarwash.com
ANN ORKIN	12600 Deerfield Pkwy #150	edem@orkinandassociates.com

Core Team Meeting - Wednesday, 08 February 2012

Sign-In Sheet: Public Workshop #3

CITY OF MILTON
HWY 9/GA 400 SMALL AREA MASTER PLAN

Name	Address	E-mail (or Phone)
DON Weaver	Crescent Reservoir 3340 Peachtree Rd. ATL	404 239-7240
Bob Repalis	4052 Whitcomb Pkwy Alpharetta	678-451-8975 constantgolfer@gmail.com
TOPD ASHLEY	1225 WHITSHIRE WAY	770 317 5273
Julie Martin	619 Glenover Dr, Milton	770 668 4680
TERRETT HERR	110 CHAMPIONS CLUB CR MOUNTAIN	7 663 6475
Jack London		
Rick Gehrigle	480 The Hermitage Dr	6 923 5479
JIM PAINE	4104 WINDRUSH LN ALPHARETTA 30009	770 475 4452
Dan Shaw	2610 Traywick Chase Alpharetta 30004	770 752 9849

Public Workshop - Wednesday, 15 February 2012

FRB-16-2012 09:35

P.001

APPENDIX

CITY OF MILTON HWY 9/GA 400 SMALL AREA MASTER PLAN

Name	Address	E-mail (or Phone)
MATT KUNTZ	736 Sable Pointe Rd Milton GA 30004	mkuntz.kuntz@cityofmiltonga.org
Marc Glickman	Orkin Assoc. 12600 Deerfield Pkwy Milton 30004	Marc@orkinandassociates.com
Brenda Hemphill	—	katye@katyscarwash.com
BOB TYLER	4998 OAKSIDE CIRCLE	
Sharon Joseph	13800 Oakmeade Tr	josephse@msn.com
RICHARD DEBBAN	281 VAUGHAN DR. ALPHARETTA, GA 30009	RJDARCHITECT@ MINOSPARKS.COM
NEAL O'BRIEN	635 DEVONSHIRE FARMS WAY MILTON 30004	NEALTOBRIEN@ BELLSOUTH.NET
Mark Reed	14240 Phillips Cir Milton	

TOTAL P.002

Public Workshop – Wednesday, 15 February 2012

FEB-16-2012 09:35

P.002

Sign-In Sheet: Public Workshop #4

CITY OF MILTON HWY 9/GA 400 SMALL AREA MASTER PLAN

Name	Address	E-mail (or Phone)
Ray & Mary Barry	3043 Oakside Cir, Milton	(678) 366-3127
LARRY & MIN PROHL	2935 OAKSIDE CIRCLE	
WALTER E. & MARY D. WOLF	3057 OAKSIDE CIRCLE	678-867-7173
MIKE STOWS	1015 York Cove 30004	7-664 9302
Marc Glickman	12600 Deerfield Pkwy 30004	678-297-2800
JOSH STODRAWA	12600 DEERFIELD PKWY, 30004	
Jaye McNulty	3055 Oakside Circle	770-664-8452
Mark Reed		404 317 4368
Graniel Buchett	13785 Belknap Drive	404 619 9429
RICHARD KRAMER	193 LANTANA PKWY ALPHARETTA	.
Brenda Hemphill		
RODNEY H. REESE	13685 HIGHWAY 9 N	brassins@comcast.net

Public Workshop – Wednesday, 7 March 2012

MAR-09-2012 14:21

P.001

PUBLIC PARTICIPATION SUMMARY

CITY OF MILTON HWY 9/GA 400 SMALL AREA MASTER PLAN

Name	Address	E-mail (or Phone)
Tara Chambers	830 Barberr Dr.	TNTChambers@comcast.net
Brian Patten		
Daniel Shaw	2610 Traywick Chase Alpharetta 30004	dshaw1962@gmail.com
Sharon S. Mays	15166 Highgrove Rd, Milton GA 30004	ssmays@belkany.net
Jim Gilvin		

TOTAL P.002

Public Workshop – Wednesday, 7 March 2012

MAR-09-2012 14:21

P.002

APPENDIX

AGENDAS

CORE TEAM MEETING #1

6:00PM MILTON CITY HALL

OCTOBER 19TH, 2011

AGENDA

1. WELCOME AND INTRODUCTION
2. CORE TEAM AND RESPONSIBILITIES
3. PROJECT SCHEDULE AND PROCESS
4. EXISTING CONDITIONS ANALYSIS
5. NEXT STEPS

PUBLIC KICK-OFF MEETING #1

6:00PM MILTON CITY HALL

OCTOBER 27TH, 2011

AGENDA

1. WELCOME AND INTRODUCTIONS
2. MASTER PLAN SCHEDULE AND PROCESS
3. EXISTING CONDITIONS ANALYSIS
4. PLANNING STATIONS
5. COMMUNITY PREFERENCE SURVEY

CORE TEAM MEETING #2

NOVEMBER 16TH, 2011, 8:30AM

MILTON CITY HALL

AGENDA

1. WELCOME AND INTRODUCTIONS
2. PRELIMINARY SURVEY RESULTS
3. REVIEW OF PUBLIC PLANNING EXERCISES
4. PREVIEW OF THE NEXT PUBLIC MEETING #2

PROJECT TEAM MEETING

11:00AM MILTON CITY HALL

18 JANUARY 2012

AGENDA

1. OVERVIEW OF OCTOBER 27th PUBLIC WORKSHOP
2. DRAFT I&A REPORT
3. REVIEW OF ON-LINE SURVEY
4. DISCUSSION ITEMS
 - NEXT PUBLIC WORKSHOP
 - NEXT CORE TEAM MEETING
5. NEXT STEPS

PUBLIC WORKSHOP #2

JANUARY 26TH, 2012, 6:00 PM

MILTON CITY HALL

AGENDA

1. REVIEW OF OCTOBER 27th PUBLIC WORKSHOP
2. COMMUNITY PREFERENCE SURVEY RESULTS
3. PLANNING EXERCISES
4. NEXT STEPS

CORE TEAM MEETING #3

FEBRUARY 8TH, 2012, 8:30 AM

MILTON CITY HALL

AGENDA

1. WELCOME AND INTRODUCTIONS
2. FINAL SURVEY RESULTS
3. REVIEW OF WORKSHOP #2
4. DRAFT FRAMEWORK PLAN
5. NEXT STEPS

PUBLIC PARTICIPATION SUMMARY

PUBLIC WORKSHOP #3

FEBRUARY 15TH, 2012, 6:00 PM
MILTON CITY HALL

AGENDA

1. WELCOME AND INTRODUCTION
2. REVIEW OF WORKSHOP #2
3. DRAFT FRAMEWORK PLAN
4. PLANNING EXERCISES
5. NEXT STEPS

CORE TEAM MEETING #4

FEBRUARY 29TH, 2012, 8:30AM
MILTON CITY HALL

AGENDA

1. WELCOME
2. REVIEW OF WORKSHOP #3
3. LAND USE FRAMEWORK PLAN
4. PRIORITY PROJECT LIST
5. NEXT STEPS

PUBLIC WORKSHOP #4

MARCH 7TH, 2012, 6:00PM
MILTON CITY HALL

AGENDA

1. WELCOME
2. REVIEW OF WORKSHOP #3
3. LAND USE FRAMEWORK PLAN
4. CHARACTER AREAS
5. PRIORITY PROJECTS
6. NEXT STEPS

CITY COUNCIL WORKSESSION

MARCH 12TH, 2012, 4:30PM
MILTON CITY HALL

AGENDA

1. KEY OBJECTIVES
2. EXISTING CONDITIONS
3. REVIEW OF PUBLIC WORKSHOPS
4. LAND USE FRAMEWORK PLAN
5. PRIORITY TRANSPORTATION PROJECTS

APPENDIX

CITY COUNCIL WORKSESSION PRESENTATION, MARCH 12TH, 2012

CITY OF MILTON

HWY 9/GA 400 AREA MASTER PLAN



MARCH 12, 2012
CITY OF MILTON WORKSESSION

AGENDA

1. KEY OBJECTIVES
2. EXISTING CONDITIONS
3. REVIEW OF PUBLIC WORKSHOPS
4. LAND USE FRAMEWORK PLAN
5. PRIORITY TRANSPORTATION PROJECTS

WHAT IS AN LCI?

- Regional program developed to direct growth into existing "activity centers and corridors"
- Planning grants awarded annually since 2000
- LCI Communities have an opportunity to share in \$500 million in implementation funding



KEY OBJECTIVES

1. Clarify the vision and future market potential of the GA 400/Highway 9 Area
2. Provide additional detail to City of Milton and City of Alpharetta Comprehensive Plans
3. Offer recommendations to improve local zoning regulations and incentives for appropriate future development/redevelopment
4. Prioritize public improvement projects, identify funding sources and move key projects toward implementation

LCI CORE TEAM

- Participate in a series of 4 to 5 small group meetings as the Master Plan's primary focus group
- Review and provide input into project materials before each public meeting
- Assist in disseminating information regarding public meetings and input opportunities



PROCESS

PHASE 1 Inventory and Assessment 2 Months	PHASE 2 Conceptual Master Plan 1 Month	PHASE 3 Action Plan 2 Months	Public Involvement
Goals: • Conduct Stakeholder Interview • Establish Core Team • Complete Inventory and Assessment • Physical Assessment • Market Analysis • Transportation Systems Assessment • Develop Community Preference Survey • Conduct Public Kick-Off Meeting • Complete Inventory and Assessment Report	Goals: • Conduct Second Public Workshop • Prepare Framework Plan: • Land Use and Development • Transportation and Parking • Open Space and Recreation • Review Framework Plan with Project Management Team and Core Team • Conduct Third Public Workshop • Prepare Concepts and Alternatives • Development & Redevelopment Concepts • Transportation Concepts • Review Concept Plans with Project Management Team and Core Team • Conduct Fourth Public Workshop	Goals: • Prepare Draft Plan: • 5-Year Action Plan and Implementation Strategy • Market Summary • Zoning Recommendations • Public Participation Summary • LCI Study Goals • Facilitate Transportation Coordination Meeting • Present Draft Action Plan: • Public Meeting • Planning Commission • City Council • Conduct Final Public Meeting: • Public Meeting • Planning Commission • City Council	• Project Management Team • Stakeholder Interviews • Core Team • Public Workshops • Online Survey • Transportation Coordination Meeting • Planning Commission and City Council Work Sessions

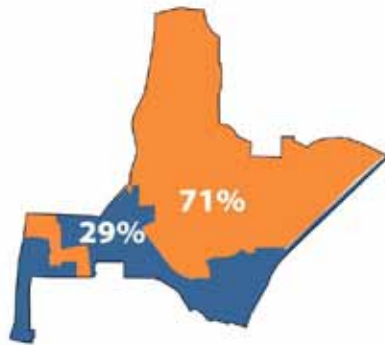
PUBLIC PARTICIPATION SUMMARY

EXISTING CONDITIONS

CONTEXT

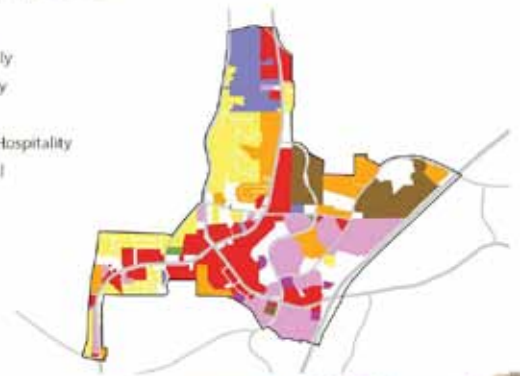


POLITICAL BOUNDARIES



EXISTING LAND USE

- Single Family
- Multi-Family
- Retail
- Office and Hospitality
- Institutional
- Parks



NATURAL FEATURES



DEVELOPMENT AGE

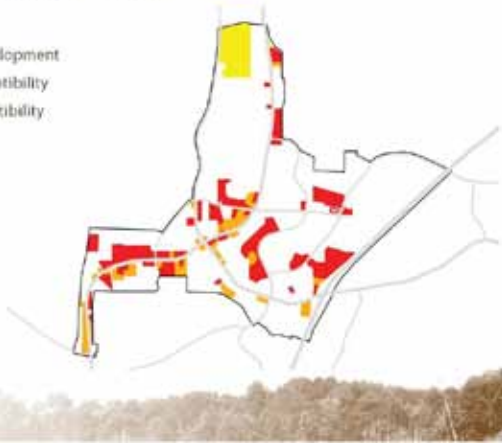
- 1989 or Older
- 1990-1999
- 2000-2005
- 2006-Present



APPENDIX

SUSCEPTIBILITY TO CHANGE

- Active Development
- High Susceptibility
- Low Susceptibility



TRANSPORTATION



ROADWAY NETWORK

- URBAN FREEWAY
 MINOR ARTERIAL
 COLLECTOR
 TRAFFIC SIGNAL
 ADIT VALUE (VEHICLES PER DAY)



SIDEWALK INVENTORY

- BOTH SIDES, FAIR CONDITION
 BOTH SIDES, POOR CONDITION
 ONE SIDE, FAIR CONDITION
 ONE SIDE, POOR CONDITION



TRANSIT

-  MARIAS BUS STOP
 WINDWARD FERRY AND RIDE LOT
MARIAS BUS ROUTES
 140
 141
 142



MILTON TRAIL PLAN (IN PROGRESS)

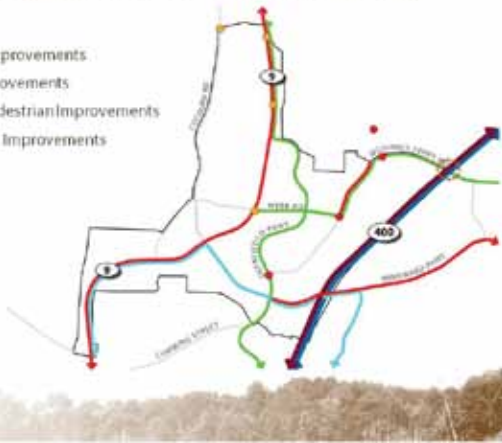
- ALPHARETTA FREE TRAIL
- BETHANY/COSBURN SECTION
- LONGER TERM SECTION
- STATE ROUTE SHARED USE TRAIL



PUBLIC PARTICIPATION SUMMARY

MILTON CTP/NORTH FULTON CTP/ PLAN 2040 MAP

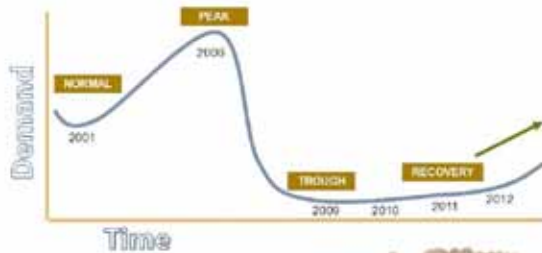
- Roadway Improvements
- Transit Improvements
- Bike and Pedestrian Improvements
- Intersection Improvements



MARKET ANALYSIS

NATIONAL TRENDS & OUTLOOK - ECONOMIC INFLUENCES

- Moderate job growth in 2011
- Housing starts increase in 2012
- Lending standards improve 2012
- Boomers slowly returning the market 2011 – 2013
- Gen Y impacts rental demand 2010 – 2015; for-sale 2015+

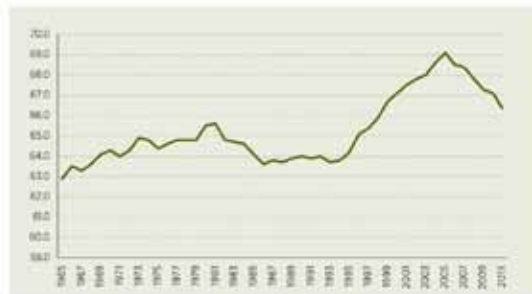


CHANGING HOUSEHOLD TYPES

Household Type	1970	2000	2030
With Children	45%	33%	27%
Without Children	55%	67%	73%
Single/Other	14%	31%	34%

Source: US Census

DECLINING HOME OWNERSHIP IMPACTS DEMAND



Returning to historical norms? How much further homeownership declines depends on whether socioeconomics, underwriting conditions and attitudes about investing in homeownership return to their pre-2000 levels. Overhead rates could fall another 1% to 2%.

CITY OF MILTON OVERVIEW

APPENDIX

MILTON KEY FACTS

- 2010 Households: 12,000
- 2010 Population: 33,000
- Avg. Household size: 2.8
- Median Age: 37
- Owner Occupied HH: 80%
- 2010 Median Income¹: \$103,000



85% OF HH ARE 35 AND OLDER; YOUNG SINGLES AND COUPLES AND YOUNG FAMILIES ARE A SMALLER PORTION OF HH

Distribution of Households by Age of Household

City of Milton¹, City of Alpharetta, City of Roswell, Atlanta MSA² 2010



¹ 2010 Census

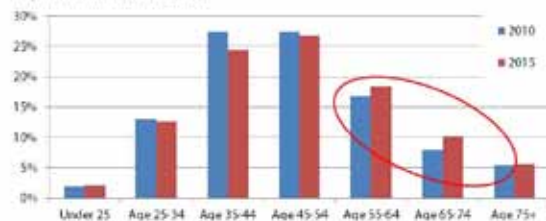
² Includes: Barrow, Bartow, Bayside, Carroll, Cherokee, Clayton, Cobb, Coweta, DeKalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Haralson, Heard, Henry, Jasper, Lamar, Marietta, Newton, Paulding, Pickens, Polk, Rockdale, Spalding, Walton

SOURCE: ESRI, Metro Atlanta Chamber

MUCH OF THE PROJECTED GROWTH FOR 55+ HH IS LIKELY THE RESULT OF AGING IN PLACE

Distribution of Households by Age of Household

City of Milton 2010 to 2015



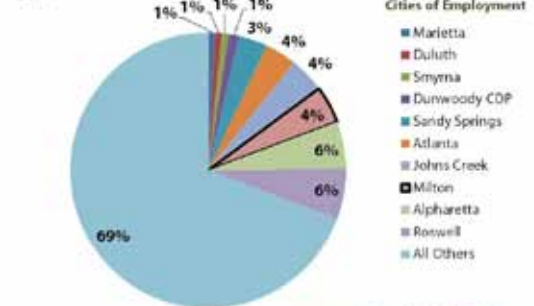
¹ 2010 Census

SOURCE: ESRI

THE MAJORITY OF PEOPLE IN MILTON WORK OUTSIDE THE CITY

Milton Residents - Cities of Employment

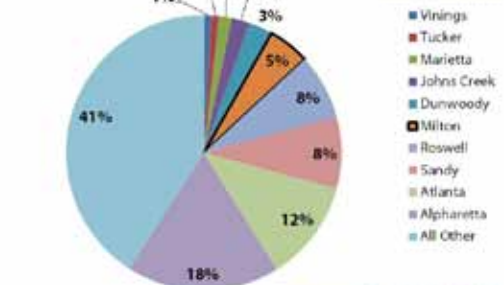
2009



THE LARGEST PORTION OF EMPLOYEES IN MILTON LIVE IN ALPHARETTA AND OTHER CITIES

Milton Employees - Cities of Residence

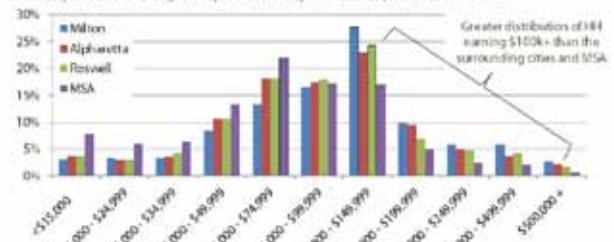
2009



INCOMES ARE HIGHER IN MILTON THAN THE SURROUNDING CITIES AND THE MSA OVERALL

Distribution of Households by Income

City of Milton¹, City of Alpharetta, City of Roswell, Atlanta MSA² 2010



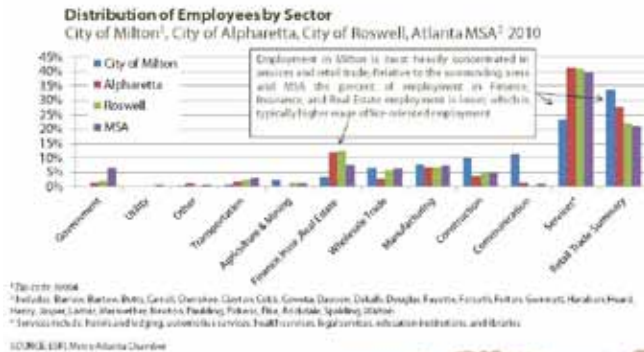
¹ 2010 Census

² Includes: Barrow, Bartow, Bayside, Carroll, Cherokee, Clayton, Cobb, Coweta, DeKalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Haralson, Heard, Henry, Jasper, Lamar, Marietta, Newton, Paulding, Pickens, Polk, Rockdale, Spalding, Walton

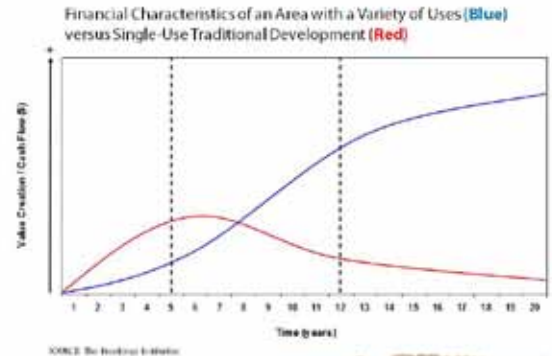
SOURCE: ESRI, Metro Atlanta Chamber

PUBLIC PARTICIPATION SUMMARY

EMPLOYMENT IN MILTON IS MOST HEAVILY CONCENTRATED IN SERVICES AND RETAIL TRADE



VARIETY OF USES = GREATER LONG TERM VALUE



EXAMPLE OF THE SPECTRUM OF OFFICE PRODUCT THAT CAN BE OFFERED IN A COMMUNITY

TYPES OF OFFICE PRODUCTS

Baldwin Park, Orlando, Florida



OVERALL SITUATION ANALYSIS

Strengths:

- Established and desirable surrounding residential area known for strong schools and a family environment
- Deerfield provides much of the city's commercial tax base

Weaknesses:

- Current tax base relies on 14% for commercial and 86% residential in Milton- not sustainable
- Underperforming retail on Hwy 9; area is oversupplied for non-anchored strip retail
- Additional quality commercial uses are needed to create a more stable tax base but sites are limited

OVERALL SITUATION ANALYSIS

Opportunities:

- Aging household base and lack of supporting housing suggests an opportunity for senior housing
- Best opportunity for additional retail is within multi-use environment; single-use without significant anchor is not sufficiently competitive

Challenges:

- Limited remaining land to accommodate additional development
- Tracts that present the greatest opportunity for re-development due to underperformance are also those that house some of the newest development (Hwy 9 south of Windward)
- Limited remaining land supply in Milton, and land availability in communities assumed to be more supportive of development put Milton at a competitive disadvantage for future development

WORKSHOP #1 SUMMARY & SURVEY RESULTS

APPENDIX

SURVEY RESULTS

- o Excellent response-
 - 25 written responses
 - 647 online hits (492 completed surveys)
- o Respondents reported their residence or employment as:
 - Milton: 64%
 - Alpharetta: 34%
- o 81% of the respondents were 36-65 years of age.
- o 40% have lived in the area between 10-20 years.

SURVEY RECAP

- 2 Parts: IMAGES and QUESTIONS
- IMAGES are divided into 3 categories:
 - 2 for CHARACTER AREAS and 1 for CIRCULATION & OPEN SPACE
- Each image rated based on it's "appropriateness" for the future
- Images are "reality-based"
- Think long term (20 years) vision – will this be appropriate someday?
- THIS SURVEY IS NOT INTENDED TO BE SCIENTIFIC BUT IS A MEASURE OF GENERAL COMMUNITY PREFERENCES OF THOSE WHO TOOK THE SURVEY

CHARACTER AREA 1/3 WINDWARD/DEERFIELD



Rate the following images on a scale from 1 (lowest) to 5 (highest) based on each image's appropriateness for the future of the Windward/Deerfield Area

SURVEY RESPONSES

4.1



SURVEY RESPONSES

4.0



SURVEY RESPONSES

3.9



PUBLIC PARTICIPATION SUMMARY

SURVEY RESPONSES

3.5



SURVEY RESPONSES

3.4



SURVEY RESPONSES

3.4



SURVEY RESPONSES

3.3



SURVEY RESPONSES

3.1



SURVEY RESPONSES

2.9



APPENDIX

PRELIMINARY SURVEY RESPONSES

2.6



SURVEY RESPONSES

2.3



SURVEY RESPONSES

2.2



SURVEY RESPONSES

2.2



SURVEY RESPONSES

2.1



SURVEY RESPONSES

1.9



PUBLIC PARTICIPATION SUMMARY

CHARACTER AREA 2/3 HWY 9 CORRIDOR



Rate the following images on a scale from 1 (lowest) to 5 (highest) based on each image's appropriateness for the future of the Hwy 9 Corridor

SURVEY RESPONSES

3.7



SURVEY RESPONSES

3.5



SURVEY RESPONSES

3.5



SURVEY RESPONSES

3.4



SURVEY RESPONSES

3.2



APPENDIX

SURVEY RESPONSES

2.9



SURVEY RESPONSES

2.7



SURVEY RESPONSES

2.7



SURVEY RESPONSES

2.5



SURVEY RESPONSES

2.4



SURVEY RESPONSES

2.4



PUBLIC PARTICIPATION SUMMARY

PRELIMINARY SURVEY RESPONSES

2.3



SURVEY RESPONSES

2.2



SURVEY RESPONSES

2.1



SURVEY RESPONSES

1.9



CHARACTER AREA 3/3 OPEN SPACE

Rate the following images on a scale from 1 (lowest) to 5 (highest) based on each image's appropriateness for the future of the LCI area

SURVEY RESPONSES

4.4



APPENDIX

SURVEY RESPONSES

4.3



SURVEY RESPONSES

4.3



PRELIMINARY SURVEY RESPONSES

3.9



SURVEY RESPONSES

3.8



SURVEY RESPONSES

3.8



SURVEY RESPONSES

3.7



PUBLIC PARTICIPATION SUMMARY

SURVEY RESPONSES

3.6



SURVEY RESPONSES

3.5



SURVEY RESPONSES

3.5



PRELIMINARY SURVEY RESPONSES

3.3



PRELIMINARY SURVEY RESPONSES

3.3



PRELIMINARY SURVEY RESPONSES

3.1



APPENDIX

MULTIPLE CHOICE AND SHORT ANSWER QUESTIONS



SURVEY RESPONSES

WHAT IS YOUR PERCEPTION OF THE LOOK AND CHARACTER OF THE HIGHWAY 9 CORRIDOR SUB-AREA?

- 5% - Looks fine as it is
- 16% - Could use some landscaping/general improvements
- 34% - Needs some improvement and redevelopment
- 42% - Needs extensive improvement and redevelopment
- 3% - No opinion



SURVEY RESPONSES

WHAT TYPES OF SHOPS AND SERVICES DO YOU LEAVE THE STUDY AREA?

- 43% - Upscale restaurant
- 36% - Books/music/entertainment
- 34% - "Big box" retail
- 25% - Casual restaurant



SURVEY RESPONSES

WHAT IS YOUR PERCEPTION OF THE LOOK AND CHARACTER OF THE WINDWARD/DEERFIELD SUB-AREA?

- 16% - Looks fine as it is
- 33% - Could use some landscaping/general improvements
- 35% - Needs some improvement and redevelopment
- 12% - Needs extensive improvement and redevelopment
- 5% - No opinion



SURVEY RESPONSES

WHAT TYPES OF SHOPS AND SERVICES DO YOU PATRONIZE IN THE STUDY AREA?

- 60% - Casual restaurant
- 56% - Grocery stores
- 42% - Professional services (banking, etc)
- 42% - Drug store/pharmacy
- 35% - National "fast food" establishment



SURVEY RESPONSES

IN THE FUTURE, WHAT TYPE OF DEVELOPMENT WOULD BE MOST APPROPRIATE FOR THE WINDWARD/DEERFIELD SUB-AREA?

- 3.7 - A mix of all uses, incl. regional office/retail
- 3.6 - A mix of all uses, incl. local office/retail
- 3.5 - Regional office and retail
- 3.4 - Local office and retail only
- 1.8 - Residential only

PAPER SURVEY ONLY



PUBLIC PARTICIPATION SUMMARY

SURVEY RESPONSES

IN THE FUTURE, WHAT TYPE OF DEVELOPMENT WOULD BE MOST APPROPRIATE FOR THE HIGHWAY 9 CORRIDOR SUB-AREA?

- 3.6 - A mix of all uses, incl. local office/retail
- 3.4 - A mix of all uses, incl. regional office/retail
- 3.3 - Local office and retail only
- 3.3 - Regional office and retail
- 2.4 - Residential only

PAPER SURVEY ONLY



SURVEY RESPONSES

WHAT TYPES OF OPEN SPACES ARE NEEDED WITHIN THE HIGHWAY 9/GA 400 AREA?

- "Natural areas with trails"
- "Wooded park land"
- "Sidewalks on Highway 9"
- "Would love to see a live/work/play with plenty of greenspace and access through bike/run trails from near by neighborhoods."
- "Milton touts itself as a Tree City, as well as a rural/equestrian showcase, yet we continually cut down trees to build gas stations and strip malls that remain vacant. We need the above open spaces to reverse that trend."



SURVEY RESPONSES

IF ANY RESIDENTIAL UNITS ARE ADDED TO THE HIGHWAY 9/GA 400 AREA IN THE FUTURE, WHO – IF ANY – ARE THE PROPER TARGET MARKETS?

- "Low density housing is key"
- "Please stop the madness on Hwy 9, put some residential units in the Birmingham area if you must put any. It is SOOOO frustrating that only the Hwy 9 is considered for development. The mayor and council continue to screw those of us near Hwy 9 and leave the areas where most them lived untouched."
- "We have too much small home/high density already we need to encourage larger family homes to balance the schools and the living areas."
- "NO MORE CONDOS, TOWNHOMES, APTS!!!!!!!!!!!!!!!!!!!!!!"



SURVEY RESPONSES

WHAT TYPES OF OPEN SPACES ARE NEEDED WITHIN THE HIGHWAY 9/GA 400 AREA?

- 4.0 - Walking/biking trails
- 3.7 - Heavy landscape areas/buffers
- 3.7 - Large town green
- 3.6 - Small pocket park/plaza
- 3.3 - Recreation areas- playgrounds
- 1.6 - None

SURVEY RESPONSES

IF ANY RESIDENTIAL UNITS ARE ADDED TO THE HIGHWAY 9/GA 400 AREA IN THE FUTURE, WHO – IF ANY – ARE THE PROPER TARGET MARKETS?

- 4.1 - Young professionals
- 3.7 - Empty nesters / early retirees
- 3.1 - Seniors / elderly
- 3.0 - Singles
- 2.4 - None



SURVEY RESPONSES

WHAT TYPES OF HOUSING, IF ANY, ARE MOST APPROPRIATE FOR THE FUTURE OF THE HWY 9/ GA 400 AREA?

- 3.3 - Senior housing opportunities
- 3.0 - Flats above office/retail
- 2.8 - Townhomes
- 2.7 - Cluster homes
- 1.8 - Multi-family

PAPER SURVEY ONLY



APPENDIX

SURVEY RESPONSES

WHAT TRANSPORTATION ISSUES ARE MOST PRESSING IN THE HIGHWAY 9/GA 400 AREA?

- 4.4 - Traffic congestion
- 3.8 - Uninviting pedestrian environment
- 3.7 - Lack of pedestrian sidewalks/safety
- 3.7 - Lack of bicycle paths/safety



SURVEY RESPONSES

WHAT MEASURES ARE NEEDED TO IMPROVE TRAFFIC FLOW WITHIN THE HIGHWAY 9/GA 400 AREA?

- 4.3 - Coordinated signal timing
- 4.0 - Intersection improvements/more turn lanes
- 3.4 - Additional bike lanes/sidewalks
- 3.3 - Additional travel lanes
- 2.8 - More/new roads
- 2.8 - Fewer curb cuts/control access
- 2.4 - Public transit
- 2.1 - Use of golf carts/electric vehicles



SURVEY RESPONSES

WHAT IS THE MOST PROBLEMATIC INTERSECTION OR ROAD SEGMENT IN THE HIGHWAY 9/GA 400 AREA AND WHY?

- Bethany Bend at highway 9
- Cogburn and Bethany Bend
- Deerfield and Windward intersections
- 'Pork chops' that are dangerous

PAPER SURVEY ONLY



SURVEY RESPONSES

WHAT TRANSPORTATION ISSUES ARE MOST PRESSING IN THE HIGHWAY 9/GA 400 AREA?

- "Bike lanes on the roads"
- "Slow Speed Limit on Deerfield"
- "We need MARTA train to relieve GA 400 clog and provide reliable commute time"
- "KEEP THE APARTMENTS AWAY!!! KEEP BIG HOUSES WITH NICE LOTS MILTONS IMAGE!!! BUSES BRING UP TROUBLE EVEN THE A/C STATED THAT!!! MILTON IS A GREAT PLACE TO STEAL!!!!"



SURVEY RESPONSES

WHAT MEASURES ARE NEEDED TO IMPROVE TRAFFIC FLOW WITHIN THE HIGHWAY 9/GA 400 AREA?

- "Kroger/Walmart area has really bad traffic on Hwy 9 and hard to pull out of Kroger taking a left going north on 9"
- "Send all the Yankees back North"
- "Stop allowing more development, spread it around the City of Milton, or disallow it altogether. I supported Milton as a city under the promise it would remain rural. Little did I know that was not the intent for anyone living rural Hwy 9"
- "Coordinated signals would be GREAT!! The off ramp on 400 s?? What's the deal?? It works until 6a, then off...totally not effective, causes more traffic issues - either keep it off or keep it on till FAST are rush hour, I urge someone to sit there in the am for a week and observe. It will astonish you on how it causes so much am backup."
- "more interconnecting roads to provide alternatives rather than more lanes that make it less pedestrian and bike friendly and quite frankly wide roads are ugly"
- "Public transit won't work here, it is too spread out and people like the convenience of their car."



SURVEY RESPONSES

WHAT MEASURES ARE NEEDED TO IMPROVE THE BICYCLING ENVIRONMENT WITHIN THE HIGHWAY 9/GA 400 AREA?

- 4.1 - Separate/off-road bicycle paths
- 3.6 - Wider street shoulders for bicycles
- 3.5 - Marked on-street bicycle lanes
- 2.4 - Slower vehicular traffic



PUBLIC PARTICIPATION SUMMARY

SURVEY RESPONSES

WHAT MEASURES ARE NEEDED TO IMPROVE THE BICYCLING ENVIRONMENT WITHIN THE HIGHWAY 9/GA 400 AREA?

- "Why are people riding bikes on highways????makes no sense!"
- "Separate bike paths NOT ON THE ROAD"
- "They need dedicated paths, but the cost to provide those paths for the enjoyment of a few people may not be worth right now"
- "I am a frequent cyclist, a lot of drivers yell at me to get on the sidewalk where I belong because they see so many bikes there where they don't belong"
- "I'm a dedicated cyclist. Wider street shoulders are as good as bike lanes in my opinion and are much cheaper from what I have read."



SURVEY RESPONSES

WHAT MEASURES ARE NEEDED TO IMPROVE THE PEDESTRIAN ENVIRONMENT WITHIN THE HIGHWAY 9/GA 400 AREA?

- 4.2 - More complete sidewalk network
- 3.7 - Pedestrian amenities (benches, trees, etc.)
- 3.7 - Pedestrian paths to adjacent neighborhoods
- 3.6 - Improved lighting
- 3.5 - Pedestrian signals
- 3.5 - Marked and visible crosswalks
- 3.4 - Wider buffer between sidewalks and road
- 3.3 - Wider sidewalks



SURVEY RESPONSES

WHAT MEASURES ARE NEEDED TO IMPROVE THE PEDESTRIAN ENVIRONMENT WITHIN THE HIGHWAY 9/GA 400 AREA?

- "Things are too spread out in North Fulton County to expect much pedestrian traffic."
- "Not sure--do not walk in the area...other then at shopping lots"
- "Widely spaced businesses with miles of parking around each one are not conducive to pedestrians. Look to the spaces between buildings, not additional walkways"



SURVEY RESPONSES

WHAT IS THE BIGGEST CHALLENGE IN TRAVELING AROUND THE HIGHWAY 9/GA 400 AREA?

- Congestion!
- Rush hours
- Traffic coordination. Volumes would be better with a smoother flow
- Need multiple options for transportation besides automobiles

PAPER SURVEY ONLY



SURVEY RESPONSES

WHAT STRATEGIES SHOULD THE CITY CONSIDER USING, IN ORDER TO BE MORE PROACTIVE WITH DEVELOPMENT?

- 4.2 - Architectural controls
- 4.2 - Roadway/sidewalk design
- 4.2 - Landscaping requirements
- 4.1 - Site design regulations
- 3.9 - Signage regulations
- 3.8 - Parking design standards



SURVEY RESPONSES

WHAT STRATEGIES SHOULD THE CITY CONSIDER USING, IN ORDER TO BE MORE PROACTIVE WITH DEVELOPMENT?

- "Any regulation should be balanced with common sense!"
- "Development should be strictly controlled and only should be allowed once the current shopping areas are full. Keep the design standards and controls STRONG in Milton and we will thrive."
- "Please ban and enforce all signs that are not permanent. These cheap signs all over Windward completely diminish the beauty of the area, its tacky and devalues the area."



APPENDIX

SURVEY RESPONSES

WHAT SHOULD BE THE HIGHEST PRIORITY IN TERMS OF IMPROVING THE QUALITY OF LIFE IN THE HIGHWAY 9/GA 400 AREA

- 3.9 - Encourage high-quality redevelopment
- 3.8 - Create open spaces/parks
- 3.5 - Make the area more walkable/bikeable
- 3.5 - Enhance the area's identity
- 3.3 - Transportation improvements
- 2.1 - Providing transit access

SURVEY RESPONSES

WHAT IS THE BIGGEST OBSTACLE OR BARRIER TO IMPROVEMENTS IN THE HIGHWAY 9/GA 400 AREA?

- "Building, signage and landscape controls. Forsyth's country highway 9 ... feel would appearance that negatively affects community"
- "Funding"
- "STOP TEARING DOWN TREES & BUILDING EMPTY SHOPPING CENTERS"
- "Aids business reputation of Milton"
- "Traffic"
- "Too much random development, City leaders not exercising leadership through vision of a rural community, but abdication decision making to a consultant that gets paid \$100,000 to do a stupid study like this"
- "Non-recognition of unique character of the area & desire to turn it into another cookie-cutter, no personality location that could be in any city in America"

PLEASE ANSWER THE FOLLOWING QUESTIONS ABOUT YOURSELF

SURVEY RESPONSES

WHAT IS YOUR INTEREST IN THE HWY 9/GA 400 AREA?

- 65% - Live here
- 24% - Work here
- 6% - Other
- 5% - Own commercial property/business here

SURVEY RESPONSES

NUMBER OF YEARS YOU HAVE LIVED (OR WORKED) IN THE AREA?

- 9% - 0-2 Years
- 12% - 3-5 Years
- 27% - 5-10 Years
- 38% - 10-20 Years
- 13% - Over 20 Years

SURVEY RESPONSES

WHICH CITY DO YOU LIVE IN?

- 64% - Milton
- 34% - Alpharetta
- 2% - Other

PUBLIC PARTICIPATION SUMMARY

SURVEY RESPONSES

HOW CLOSE TO THE HWY. 9/GA 400 AREA DO YOU LIVE

- 32% - Less than 1 mile
- 19% - About 1-2 miles but still in Milton
- 30% - About 2-4 miles but still in Milton
- 19% - Outside of Milton

SURVEY RESPONSES

YOUR AGE

- 1% - Under 21
- 8% - 21-35
- 51% - 36-50
- 30% - 51-65
- 11% - Over 65

SURVEY RESPONSES

WHAT DO YOU WANT THE FUTURE OF THE HWY. 9/GA 400 AREA TO BE? WHAT ELSE WOULD YOU LIKE TO TELL US ABOUT THIS AREA?

- "Thank you! I feel great knowing my community values the input of its people. Together, we make Milton what it is...a true feeling of community! Keep up the great work!"
- "I believe the future for this area should be the commercial hub for the city of Milton."
- "More small-town feel; keep signage to a minimum."

SURVEY RESPONSES

- "Keep the area primarily rural. I would miss it if we became just another Johns Creek"
- "High tech businesses with quality retail, good traffic flow, high standard of living..."
- "Highly functional with an old world feel"
- "Give me a reason not to have to leave the area"

DOT EXERCISE RESULTS



MEETING 2 PLANNING EXERCISE

APPENDIX

PLANNING EXERCISES RECAP

1. CUT AND PASTE COMMUNITY PREFERENCE IMAGES WHERE YOU BELIEVE THAT THEY SHOULD GO IN THE STUDY AREA
2. HIGHLIGHT PROPOSED TRAILS THAT YOU BELIEVE ARE IMPORTANT AND DRAW ANY MISSING CONNECTIONS
3. HIGHLIGHT PROPOSED TRANSPORTATION IMPROVEMENTS THAT YOU THINK ARE THE MOST IMPORTANT AND DRAW ANY MISSING CONNECTIONS
4. DETERMINE THE PRIORITY LOCATIONS FOR THE FOLLOWING:
 - HIGH QUALITY/"CLASS A" OFFICE
 - LIVING AREAS FOR YOUNG PROFESSIONALS
 - LIVING AREAS FOR SENIORS
 - THE ONE OR TWO RETAIL CENTERS YOU WOULD MOST LIKE TO SEE IMPROVED

PLANNING EXERCISES RECAP



PLANNING EXERCISES RECAP



PLANNING EXERCISES RECAP



PUBLIC MEETING 3

1. KEY OPPORTUNITIES

- USE THE BLOCKS TO SHOW HOW POTENTIAL DEVELOPMENT SITES MIGHT BE IMPROVED IN THE FUTURE
- BLOCKS ARE COLOR-CODED:
 - ① RED = RETAIL
 - ② BLUE = OFFICE
 - ③ YELLOW = RESIDENTIAL
 - ④ GREEN = INSTITUTIONAL



PUBLIC PARTICIPATION SUMMARY

2. STREET SECTIONS

- USING THE PIECES PROVIDED, CREATE YOUR VISION FOR HIGHWAY 9 AND DEERFIELD
- CONSIDER CARS, BICYCLES AND PEDESTRIANS
- THINK ABOUT HOW TRAFFIC WOULD/SHOULD MOVE ALONG THE NEW STREET



LAND USE FRAMEWORK PLAN

FRAMEWORK PLAN



REGIONAL ACTIVITY CENTER



REGIONAL ACTIVITY CENTER



- Medium Scale
- Mix of regional office, retail within multi-use environment, and residential (likely attached or stacked)
- Encourage more compact, connected development pattern
- Connect adjacent residential to commercial areas where appropriate
- Require significant landscaping and green space as component of development



APPENDIX

DEVELOPMENT POTENTIAL



OUTPARCEL POTENTIAL



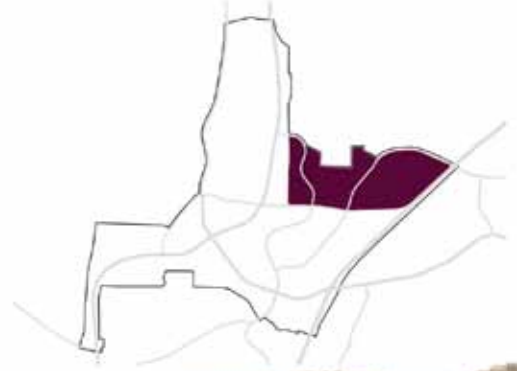
GREENSPACE AND TRAIL SYSTEM



PUBLIC PARTICIPATION SUMMARY



MCGINNIS FERRY TRANSITIONAL AREA



MCGINNIS FERRY TRANSITIONAL AREA



- Medium scale near GA 400; Low Scale near single family residential area
- Mix of residential (likely attached and senior housing) and office with limited retail
- Encourage more walkable development pattern
- Appropriate buffers to residential neighborhoods
- Conservation of remaining undeveloped land to be used as open space



LOCAL ACTIVITY CENTER

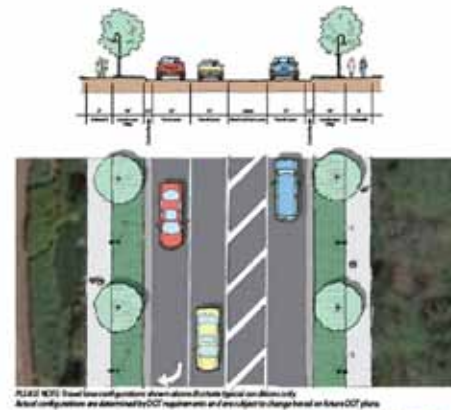
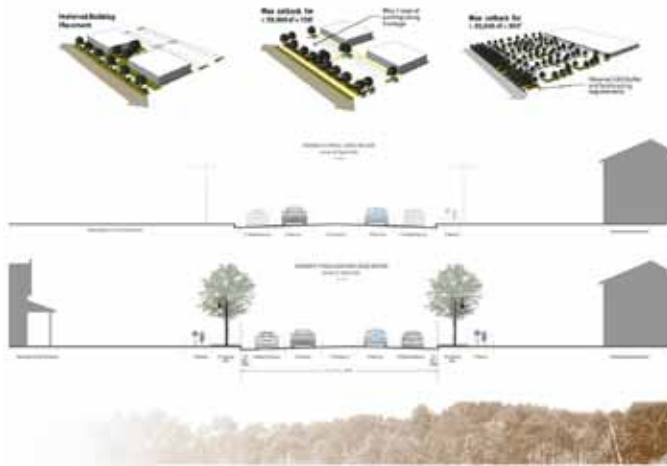


LOCAL ACTIVITY CENTER

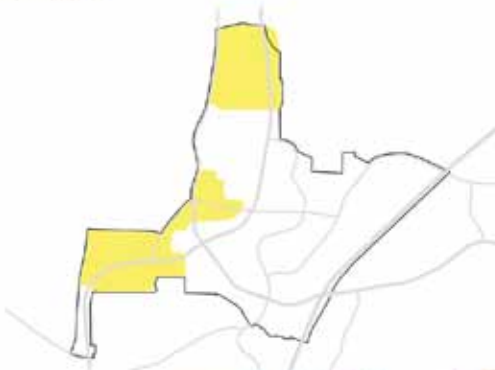


- Low to medium scale
- Mix of local serving retail and office with limited residential
- Encourage a more walkable development pattern
- Limit setbacks from Hwy 9 where practical
- Require significant parking lot landscaping
- Encourage inter-parcel connectivity and limit curb cuts to major roadways

APPENDIX



TRANSITIONAL AREA



TRANSITIONAL AREA



- Low scale
- Primarily residential with limited neighborhood serving retail/office
- Maintain lower scale development with buffers from adjacent neighborhoods
- Encourage linear paths along roadways
- Limit setbacks from highway 9
- Require parking lot and right of way landscaping

PUBLIC PARTICIPATION SUMMARY

OUTPARCEL POTENTIAL



POTENTIAL SENIOR RESIDENTIAL



POTENTIAL INFILL



APPENDIX

NORTH MAIN STREET ALPHARETTA

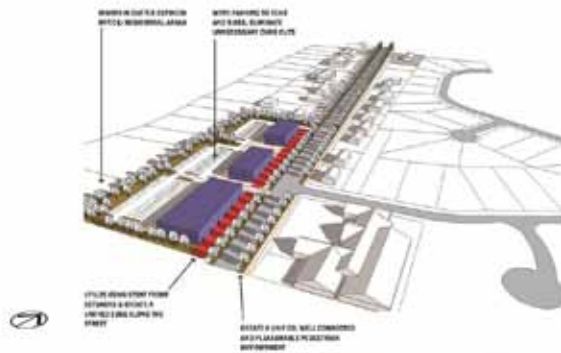


NORTH MAIN STREET ALPHARETTA



- Low Scale
- Primarily local office and unique retail with limited residential
- Require streetscape and landscaping along highway 9 connecting to Alpharetta City Center

NORTH MAIN STREET ALPHARETTA



PRIORITY PROJECTS

PRIORITY PROJECTS

- Intersection Improvements
- Multimodal Corridor Improvements
- Roadway Operations
- Bicycle/Pedestrian Trails
- Transit Connectivity



PUBLIC PARTICIPATION SUMMARY

PRIORITY PROJECTS

1. INTERSECTION IMPROVEMENTS
 - Bethany Bend at Morris/McGinnis Ferry
 - SR 9 at Bethany Bend
 - Windward Parkway at Westside/Deerfield
2. MULTIMODAL CORRIDOR IMPROVEMENTS (roadway, bike, sidewalk)
 - SR 9- first phase Cogburn to Deerfield
 - Bethany Bend
 - Cogburn Road
 - SR 9 to Deerfield Potential Roadway Connections
3. ROADWAY OPERATIONS
 - GA 400 Off-ramp at Windward, add lane from GA 400 to Deerfield.

PRIORITY PROJECTS

4. BICYCLE AND PEDESTRIAN TRAILS
 - Connection to Big Creek Greenway
 - Webb Road
 - High Speed Bike Trail in Western Buffer along GA 400 from McGinnis Ferry to Current Terminus
5. TRANSIT CONNECTIVITY IMPROVEMENTS
 - Modify and update current bus routes
 - Access and connectivity enhancements to current park and ride and potential future expanded services

OTHER PROJECTS

1. LONG RANGE
 - GA 400 Managed Lane System
 - Interchange at McGinnis Ferry
 - Future Transit and/or associated regional improvements along 400
2. PROJECTS FUNDED OR UNDERWAY
 - Deerfield at Morris Intersection Improvement
 - Cogburn at Bethany Bend Intersection
 - New access between Cogburn and SR 9 at Cambridge High School
 - SR 9 at Vaughn Drive Intersection Improvement

WORKSHOP #4 RECAP

PRIORITY PROJECTS WORKSHOP EXERCISE

1. Intersection Improvement: Windward Parkway at Westside/Deerfield Parkway
2. Bike/Pedestrian: Connection to Big Creek Greenway (along Webb, Morris and McGinnis Ferry)
3. Intersection Improvement: SR-9 at Bethany Bend
4. Intersection Improvement: Bethany at Morris Road and McGinnis Ferry
5. Multimodal Corridor: New connection between SR-9 and Deerfield Parkway
6. Roadway: GA 400 off-ramp at Windward
7. Multimodal Corridor: Cogburn from Webb Road to Bethany Bend (Operational and Bike/Pedestrian)
8. Bike/Pedestrian: Webb Road west of SR-9
9. Multimodal Corridor: Bethany Bend from SR-9 to Morris Road
10. Multimodal Corridor: SR-9 bike/pedestrian from Cogburn to Deerfield

IMPLEMENTATION TOOLS

1. DESIGN STANDARDS- based on Milton SR 9 and Downtown Alpharetta Guidelines
2. ZONING RECOMMENDATIONS
 - Refine setback standards
 - Refine landscape standards- buffers and parking lots
 - Refine open space requirements
3. TRANSFER OF DEVELOPMENT RIGHTS CONSIDERATIONS FOR ACTIVITY CENTER(S)
4. JOBS-HOUSING BALANCE & LIFELONG COMMUNITY STRATEGIES- housing location, type, and market recommendations
5. OPEN SPACE/TRAILS STRATEGIES



COMPLETE MARKET REPORT



APPENDIX

Introduction

The following graphs and charts are a series of supporting exhibits from the Market study completed by RCLCo. These charts and graphs should be used as a reference tool for the market study in section one, and any subsequent market related data discussed throughout the report.

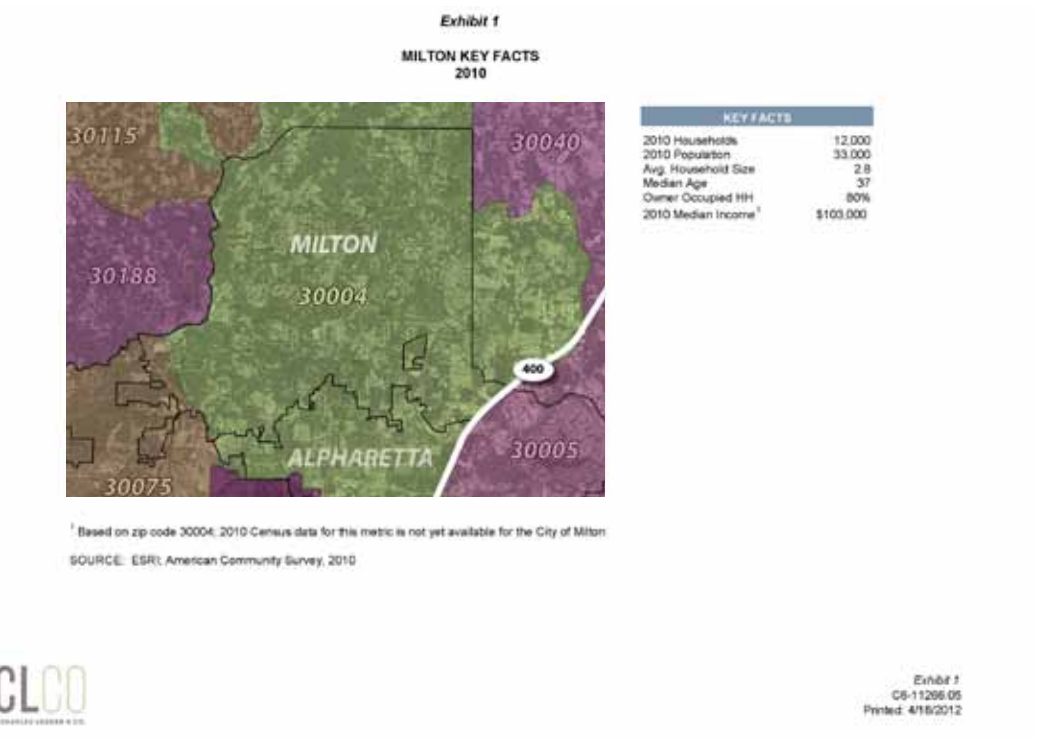
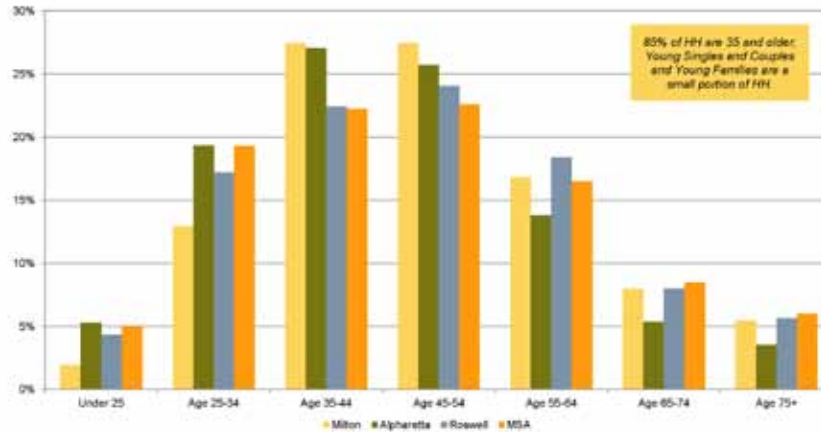


Exhibit 2

DISTRIBUTION OF HOUSEHOLDS BY AGE OF HOUSEHOLD CITY OF MILTON¹, CITY OF ALPHARETTA, CITY OF ROSWELL, AND ATLANTA MSA² 2010



¹ Zip code 30004

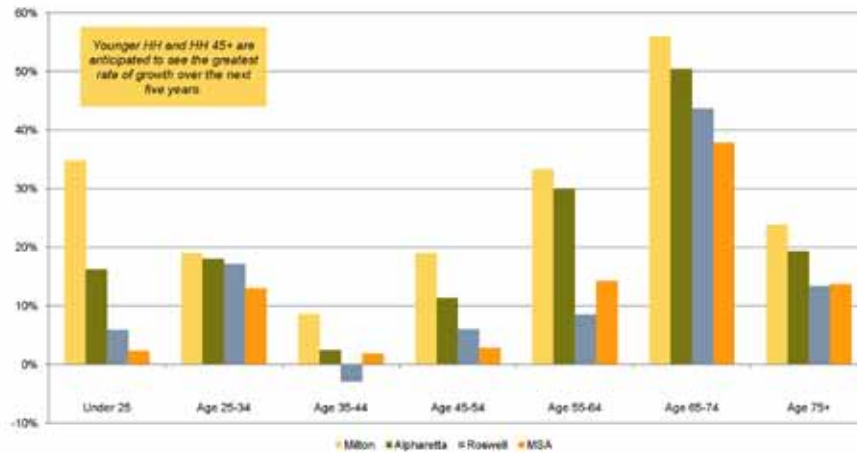
² Includes: Barrow, Bartow, Butts, Carroll, Cherokee, Clayton, Cobb, Coweta, Dawson, DeKalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Haralson, Heard, Henry, Jasper, Lamar, Meriwether, Newton, Paulding, Pickens, Pike, Rockdale, Spalding, Walton

SOURCE: ESRI; Metro Atlanta Chamber



Exhibit 2
C6-11266.05
Printed: 4/18/2012

HOUSEHOLD PROJECTED RATE OF GROWTH BY AGE OF HOUSEHOLD CITY OF MILTON¹, CITY OF ALPHARETTA, CITY OF ROSWELL, AND ATLANTA MSA² 2010 - 2015



¹ Zip code 30004

² Includes: Barrow, Bartow, Butts, Carroll, Cherokee, Clayton, Cobb, Coweta, Dawson, DeKalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Haralson, Heard, Henry, Jasper, Lamar, Meriwether, Newton, Paulding, Pickens, Pike, Rockdale, Spalding, Walton

SOURCE: ESRI; Metro Atlanta Chamber

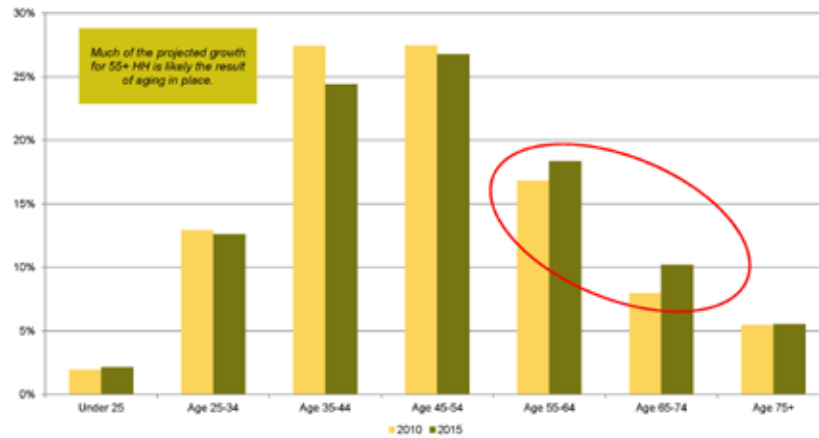


Exhibit 3
C6-11266.05
Printed: 4/18/2012

APPENDIX

Exhibit 4

DISTRIBUTION OF HOUSEHOLDS BY AGE OF HOUSEHOLD CITY OF MILTON¹ 2010 - 2015



¹ Zip code 30004

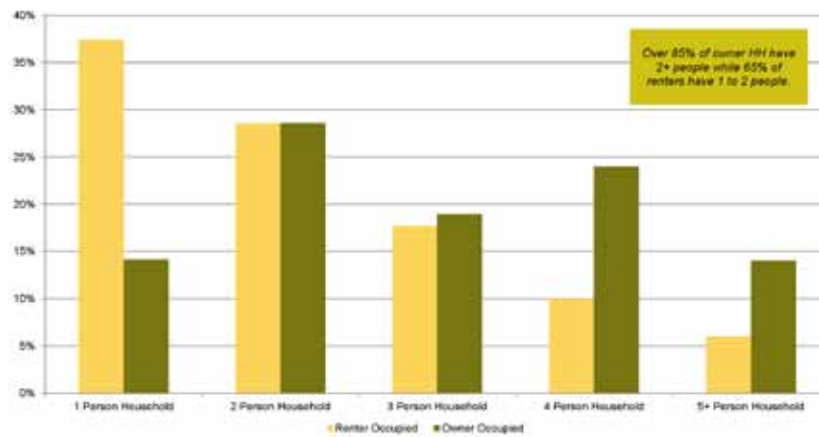
SOURCE: ESRI

RCLCO
ROBERT CHARLES LEBER & CO.

Exhibit 4
C6-11266.05
Printed: 4/18/2012

Exhibit 5

HOUSEHOLD SIZE BY TENURE CITY OF MILTON 2010



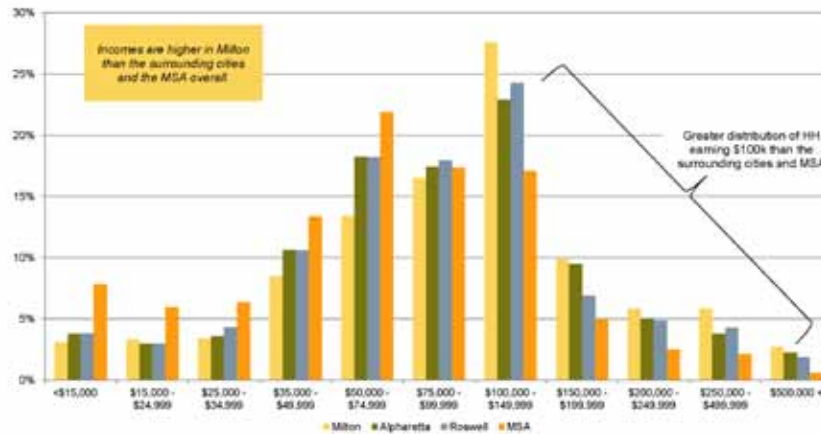
SOURCE: American Community Survey, 2010

RCLCO
ROBERT CHARLES LEBER & CO.

Exhibit 5
C6-11266.05
Printed: 4/18/2012

Exhibit 6

DISTRIBUTION OF HOUSEHOLDS BY INCOME
CITY OF MILTON¹, CITY OF ALPHARETTA, CITY OF ROSWELL, AND ATLANTA MSA²
2010



¹ Zip code 30004

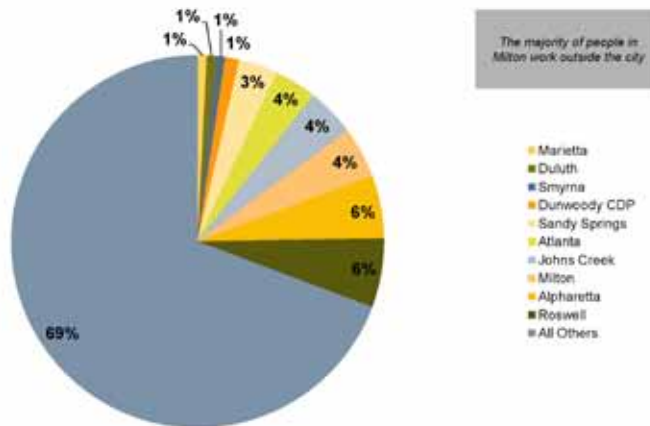
² Includes: Barrow, Bartow, Butts, Carroll, Cherokee, Clayton, Cobb, Coweta, Dawson, DeKalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Haralson, Heard, Heard, Henry, Jasper, Lamar, Meriwether, Newton, Paulding, Pickens, Pike, Rockdale, Spalding, Walton

SOURCE: ESRI; Metro Atlanta Chamber

RCLCO
ROBERT CHARLES LEECH & CO.

Exhibit 6
C6-11266.05
Printed: 4/18/2012

MILTON RESIDENTS - CITIES OF EMPLOYMENT
2009



SOURCE: Census LEHD

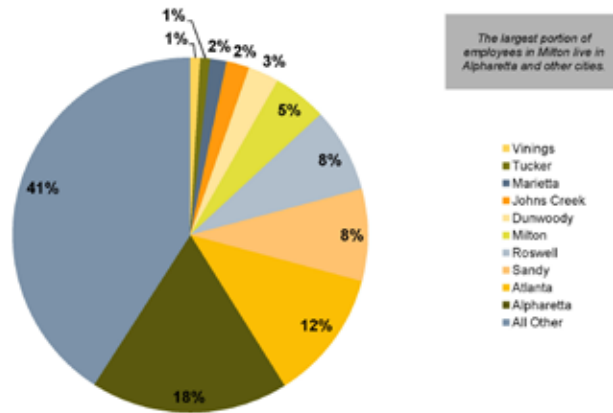
RCLCO
ROBERT CHARLES LEECH & CO.

Exhibit 7
C6-11266.05
Printed: 4/18/2012

APPENDIX

Exhibit 8

MILTON EMPLOYEES - CITIES OF RESIDENCE 2009



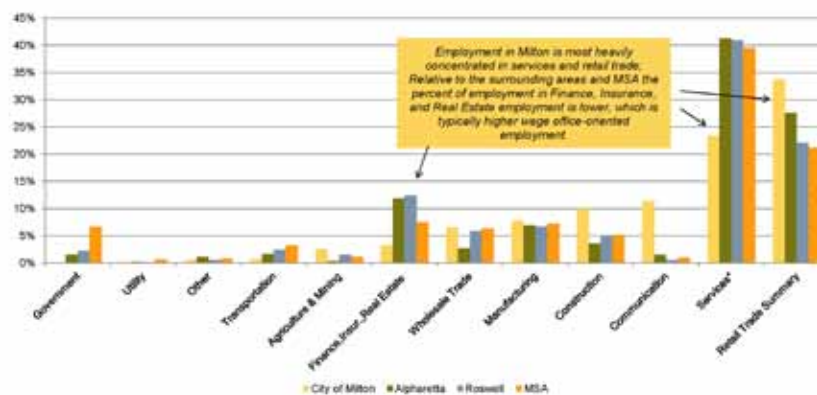
SOURCE: Census LEHD

RCLCO
ROBERT CHARLES LEBER & CO.

Exhibit 8
C6-11266.05
Printed: 4/18/2012

Exhibit 9

DISTRIBUTION OF EMPLOYEES BY SECTOR CITY OF MILTON¹, CITY OF ALPHARETTA, CITY OF ROSWELL, AND ATLANTA MSA² 2010



¹ Zip code 30004

² Includes Barrow, Bartow, Butts, Carroll, Cherokee, Clayton, Cobb, Coweta, Dawson, DeKalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Haralson, Heard, Henry, Jasper, Lamar, Meriwether, Newton, Paulding, Pickens, Pike, Rockdale, Spalding, Walton

* Services include: hotels and lodging, automotive services, health services, legal services, education institutions, and libraries.

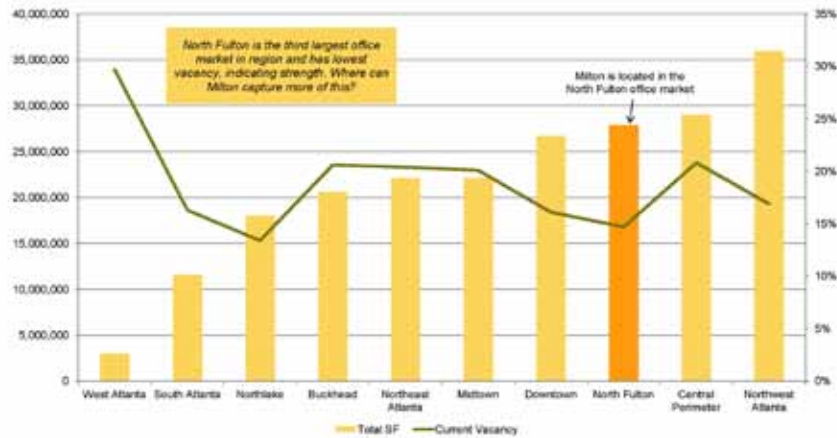
SOURCE: ESRI; Metro Atlanta Chamber

RCLCO
ROBERT CHARLES LEBER & CO.

Exhibit 9
C6-11266.05
Printed: 4/18/2012

Exhibit 10

OFFICE SUBMARKETS IN METRO ATLANTA
2Q 2011



SOURCE: CoStar Property; Colliers Research



Exhibit 10
C6-11266.06
Printed: 4/18/2012

PROJECTED POPULATION, HOUSEHOLD, AND EMPLOYMENT
STATUS QUO AND IMPACT OF PROJECTED LCI IMPLEMENTATION
CITY OF MILTON, GEORGIA
2011 TO 2040

Status Quo Population and Employment Projections, City of Milton, 2010-2040¹

	2010	2011	2015	2020	2030	2040
Population	32,661	32,807	33,616	33,040	34,700	34,970
Households	11,659	11,717	12,006	12,237	12,881	13,450
Approx. HH Size	2.8	2.8	2.8	2.7	2.7	2.6
Employment ²	15,244	15,322	15,634	15,946	16,817	17,585
Jobs/HH Ratio	1.3	1.3	1.3	1.3	1.3	1.3

Population and Employment Projections with LCI Plan Implemented, City of Milton, 2010-2040

	2010	2011	2015	2020	2030	2040
Additional Cumulative Projected LCI Households			127	516	1,237	2,440
Population	32,661	32,807	33,972	34,090	36,725	38,096
Households	11,659	11,717	12,133	12,626	13,602	14,653
Approx. HH Size	2.8	2.8	2.8	2.7	2.7	2.6
Additional Cumulative Projected LCI Commercial SF			53,318	163,215	302,255	504,719
Additional Cumulative Projected LCI Employment			172	525	973	1,625
Total Employment ²	15,244	15,322	15,806	16,472	17,790	19,209
Jobs/HH Ratio	1.3	1.3	1.3	1.3	1.3	1.3

¹ 2010 population, household and employment data is based on 2010 American Community Survey information for the City of Milton. Future household and population projections are based on the projected rate of growth for census tracts 115.01 and 116.04; the census tracts most consistent with the boundaries of the City of Milton

² Employment projections assume that one employee is added for every 250 square feet of office and for every 400 square feet of retail

Sources: ARC, Census, CoStar, Metrostudy, 2010 Census American Community Survey, RCLCO



APPENDIX

Exhibit 12

PROJECTED HOUSEHOLD, OFFICE AND RETAIL DEMAND CITY OF MILTON, GEORGIA 2011 TO 2040

	2010	2011	2015	2020	2030	2040
HOUSEHOLD CHARACTERISTICS						
Atlanta MSA Owner HH	66%					
Atlanta MSA Renter HH	34%					
Zip Code 30004 Owner HH	78%					
Zip Code 30004 Renter HH	22%					
Current Milton Owner HH	80%					
Current Milton Renter HH	20%					
HOUSEHOLD PROJECTIONS						
Atlanta MSA HH		1,956,690				
Fulton HH ¹	390,647	396,127	423,526	445,446	495,818	547,594
North Fulton HH ²	51,882	52,199	53,783	55,050	57,588	60,295
Census Tracts 115.01 and 116.04 ³	14,927	15,001	15,371	15,667	16,492	17,220
Zip Code 30004	18,975	19,812				
City of Milton HH ⁴ - Status Quo (ARC Projections)	11,659	11,717	12,006	12,237	12,881	13,450
City of Milton HH ⁴ - With LCI Plan Implemented	11,659	11,717	12,133	12,626	13,602	14,653
COMMERCIAL SPACE (3Q 2011) ⁵						
Atlanta Retail Space		348,189,283				
Atlanta Office Space		208,445,790				
Roswell/Alpharetta Retail SF		21,788,852				
North Fulton Office SF		24,339,811				
Zip Code 30004 (Milton) Retail SF		4,328,852				
Zip Code 30004 (Milton) Office SF		3,983,080				
DEMONSTRATED RATIOS						
Atlanta Retail SF/HH		178				
Atlanta Office SF/HH		107				
Roswell/Alpharetta Retail SF/HH		218				
North Fulton/Forsyth Office SF/HH		152				
Zip Code 30004 (Milton) Retail SF/HH		218				
Zip Code 30004 (Milton) Office SF/HH		201				

Exhibit 12

PROJECTED HOUSEHOLD, OFFICE AND RETAIL DEMAND CITY OF MILTON, GEORGIA 2011 TO 2040

CITY OF MILTON PROJECTIONS	2011 to 2015	2015 to 2020	2020 to 2030	2030 to 2040	2011 to 2040 Total
Additional Households	72	46	64	57	
City of Milton HH ¹ - Status Quo (ARC Projections)	289	231	644	569	1,733
City of Milton HH Growth ² - Moderate Scenario	353	362	810	810	2,335
City of Milton HH ³ - With LCI Plan Implemented	416	493	976	1,051	2,936
Projected Allocation Between Renters and Owners					
% Owners	79%	78%	77%	76%	
% Renters	21%	22%	23%	24%	
Additional Retail					
City of Milton HH ⁴ - Status Quo (ARC Projections)	63,144	50,516	140,795	124,241	378,696
City of Milton HH Growth ⁵ - Moderate Scenario	77,029	79,133	177,001	176,962	610,124
City of Milton HH ⁵ - With LCI Plan Implemented	90,913	107,750	213,207	229,684	641,653
Additional Office Space					
City of Milton HH ⁴ - Status Quo (ARC Projections)	58,101	46,481	129,549	114,317	348,447
City of Milton HH Growth ⁵ - Moderate Scenario	70,876	72,812	162,863	162,627	469,378
City of Milton HH ⁵ - With LCI Plan Implemented	83,651	99,143	196,176	211,338	590,308

Approximately 40% of retail is likely to be regional serving (including employee supported retail) and 60% is likely to be local serving

Office opportunity may be even greater than shown if more regional office is attracted

¹ Based on ARC data and projections

² North Fulton is defined as census tracts 115.01, 115.02, 116.04, 116.05, 116.06, 116.07, 116.08, 116.09; ARC data and projections

³ Census tracts 115.01 and 116.04 are most consistent with the boundaries of the City of Milton. ARC projections are at a census level, as such, the projected growth of these two census tracts were applied to Milton's current household base

⁴ 2010 data is based on Census data; projections based on ARC projected growth for census tracts 115.01 and 116.04

⁵ Based on Costar data

Sources: ARC, Census, CoStar, Metrostudy, RCLCO



COUNCIL AGENDA REPORT

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

SUBJECT: CLUP-15-15/Z-15-16/CU-15-14/V-15-26 Koza/Volleyball Court

PLANNING COMMISSION: January 7, 2016

CITY COUNCIL: January 25, 2016

RECOMMENDATION:

Approve CLUP-15-15/Z-15-16/CU-15-14/V-15-26 Koza/Volleyball Court subject to the following conditions:

- 1. The property shall have an “AG” zoning classification and a “Park/Recreation/Open Space” land use.**
- 2. The conditional use to allow existing volleyball court shall be approved but shall cease when the property is sold or transferred.**
- 3. Additional landscaping shall be installed on the south, east and west side of the property to completely screen the volleyball courts, bathrooms, and other structures from Old Milton Parkway and neighboring properties. A planting plan shall be submitted to the City for Staff approval.**
- 4. Applicant shall post a sign in the parking area stating, "No parking is permitted in the Wills Park parking lot".**
- 5. Volleyball courts can only be used from 9:00 am to 9:00 pm.**
- 6. No expansion of the volleyball court facility or use shall be permitted.**
- 7. Photometric plan shall be provided to the City for review and approval. Spillover light shall not exceed one half (0.5) of one foot-candle when measured six feet above grade at the residential property line.**
- 8. ADA compliant restrooms shall be installed on the site close to the house location and screening to be approved by staff.**

9. Undisturbed 5' buffer on all sides of the property. A 50' undisturbed buffer shall be required adjacent to North. Existing front setback shall remain.

10. Gravel or a crusher run product shall be used for the parking area. Site plan shall be submitted to Staff for review and approval and shall not extend beyond garage structure.

11. Yearly renewal of business license shall be dependent upon review of the business impact to the site and surrounding residencies. The impact of the use shall be reviewed and considered. If complaints are received from surrounding residents or if a parking shortage or traffic problem can be demonstrated by the City, then the business license for athletic facility shall not be renewed at this location. Applicant shall have 60 days to stop use in the event that the business license is denied.

REPORT-IN-BRIEF

The applicant, Jim Koza, is requesting a change in zoning from R-15 to AG to allow the existing house and two commercial volleyball courts to remain as currently configured. A change to the Comprehensive Land Use Plan (CLUP) from "Low Density Residential" to "Parks/Recreation/Open Space" conditional use in order to allow an "Athletic Facility" use of two commercial volleyball courts is also requested. The applicant is also requesting variances for parking in gravel, reduction of the 50' buffer, and a reduction of the minimum lot size with AG to just over 1 acre.

DISCUSSION

The submitted request, if approved, will allow Mr. Koza to operate two existing outdoor sand volleyball courts on land on which his existing house lies. The parcel is currently zoned R-15 with his house on the site. The property is located at 1720 Old Milton Parkway just east of Wills Road, across the street from the tennis courts at Wills Park.

Property to the north, east and west is zoned R-15 and contains homes within the Meadowbrook Park Estates subdivision. Property to the south is zoned SU for Wills Park. Across from Old Milton Parkway and west of Wills Park is R-8D for the Enclave at Wills Park neighborhood that is currently under construction. On the northwest corner of Rucker Road (OMP) and Wills Road sits the baseball field of the American Legion.

In July of 2014, the applicant installed two professional sand volleyball courts in his front yard. He did not have permission to install them or to run a commercial facility on the courts. Staff saw the use and it had no permit and found through website searches that he was operating a commercial business and instructed the applicant he was required to stop and could request a conditional use through the public hearing process.

The applicant has requested to rezone the 1.2 acres to AG from R-15 which permits an “athletic facility” as a conditional use under semipublic uses. The applicant also requests to change the CLUP from “Low Density Residential” to “Parks/Recreation/Open Space,” which will allow him to have commercial volleyball courts. AG is the only zoning category that will allow the existing house to stay and the commercial volleyball courts to be used on the same property.

The parcel is elevated above Old Milton Parkway by about 10-12 feet so the courts cannot be seen from the road. The courts are also behind 8 -10 feet of landscaping that consists of crepe myrtles and Loropetalum bushes. On the east side of the courts there are trees which block the view of the neighboring houses. The courts are set in the southern and western end of the front yard of the home. To the west are two City of Alpharetta owned parcels with no houses on the property.

The subject property, if rezoned, will have a 50-foot buffer around the inside edge of the lot. Because the applicant’s house will remain and courts are between the road and house, the 50’ buffer should be reduced to 5’ as long as no other athletic facilities are located on the site. This requirement is due to the conditional use business being located on the property.

The lighting on the volleyball courts is planned to be low with lighting mostly on the underneath side of the ball. Lighting fixtures shall be about 10 – 15 feet high and mounted to poles that are outside of the finished courts. There will be 12 lights on 6 poles per courts. The lighting plan shows lights less than 1 foot candle at the property lines. There are also 3 poles which hold the barrier netting on the perimeter of the courts the fourth is on the corner of the house. These poles are two telephone line poles and one 20’ metal pole. The one metal barrier netting pole can only be seen from Old Milton Parkway which is why Staff put a condition to address it.

The applicant’s current hours of operation are about 9:00 AM to dark. With the lights, he would like to be open until 10:00 PM. The courts are used 7 days per week. The users of the court are local junior players, adult leagues and other volleyball players.

Parking for the site includes a two-car garage and 10 additional surface spaces behind the fence for additional cars. If this project is approved the site will need to add 8 additional parking spaces to the south. The applicant will add 8 spaces west of the driveway behind the crepe myrtles, which is above the site lines of view for motorists on Old Milton Parkway and is blocked by the existing landscaping. The 6 crepe myrtles will be moved to the neighboring property to the east with the adjoining owner’s permission or replanted on the subject site, if they cannot be moved.

The traffic report shows the requested use would generate 30 trips per day. The weekday AM Peak Hour is 2 trips and the weekday PM Peak Hour is 16 trips. Traffic for the existing development was calculated using equations and rates contained in the Institute of Transportation Engineers” (ITE) Trip Generational Manual, Ninth Edition, 2012. The trip generation was calculated assuming a residential unit and multipurpose

recreation facility (Land Use 210 and 435). The table below summarizes the trip generation for the development.

Daily Land Use (ITE Code)	Intensity	Daily Total	A.M. Peak			P.M. Peak		
			In	Out	Total	In	Out	Total
Residence (210)	4 Bedrooms	6	0	2	2	2	0	2
Multipurp Rec Facility (435)	2 Courts	24	0	0	0	14	0	14
TOTAL		30	0	2	2	16	0	16

STANDARDS FOR ZONING CHANGES

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

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

The existing house will remain and is compliant with the existing zoning. The existing two sand volleyball courts are the reason for the rezoning to AG. Consideration that the parcel is directly across the street from tennis courts of Wills Park and just to the east of the American Legion's baseball park, both of which are lighted and are similar uses to that being requested.

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

The proposal should not impact adjacent property; however, the applicant is proposing the western edge of the courts to have a 5' buffer as opposed to a 50' buffer. There is nothing on the adjacent two parcels to the west, but if they were sold and developed for houses conflicts could result.

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

As proposed the development will not affect the property since it is already built.

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

The property is currently zoned R-15 and could reasonably be used as zoned for residential purposes; however, the current zoning does not allow the commercial athletic facility.

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

The use does not create additional uses beyond the traffic, which averages two trips per hour in the AM and 14 trips in the PM for a total of 16 trips.

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

Not applicable.

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

Not applicable.

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

The current zoning would permit one house and no athletic facility.

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

Due to the presence of the commercial use, the property does not meet the Comprehensive Land Use plan, which calls for low density residential at this location.

COMPREHENSIVE LAND USE PLAN

The Unified Development Code Section 4.1.3 - STANDARDS FOR CLUP AMENDMENT APPROVAL provides criteria for consideration when evaluating a request for a CLUP amendment as listed below:

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

There have been no changes in the economy, land use or development opportunities. It is noted, however, that there are no outdoor professional sand volleyball courts in the area, including Wills Park.

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

The Comprehensive Land Use Plan discusses the goal of low to moderate density single family houses at this location, which this site does provide. The Plan also says to enhance the quality of life for residents through the provision of greenspace, parks and recreational facilities, and cultural opportunities that are convenient to all City residents.

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

The designation would not require changes to public facilities and services.

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

The proposal would not impact the public health, safety and welfare. However, if homes are built on the two parcels to the west potential conflicts and issues related to noise could result.

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

Not applicable.

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

Demographics and projections have not changed for the area.

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 Daily Trip Analysis shows almost 30 daily trips from the project with most of them in PM peak hour. The driveway is rather narrow as it gets further up the

drive. It is 22' wide at the street and narrows to 11' further up the hill. To change the driveway for this commercial use, however, would make the driveway have a commercial look and feel with a 24' wide base and would make the vehicles more exposed to the street as some of the landscaping would be removed to make room for the extra width.

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

Response:

Landscaping buffers are being reduced to 5' from 50'. The 5' buffers are required for residential houses and the 50' buffer is required for commercial use against 'For Sale' residential property. Due to the commercial use being supported by nearly all of the neighbors and with the conditions aimed at reducing the lights and blocking the views of the courts it should be supported.

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

Response:

The athletic facility with a commercial volleyball courts will not be injurious to those around it.

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:

The volleyball courts have been in existence since July of 2014, and no one has filed a complaint.

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 commercial volleyball courts should not be injurious to those around it as long as usage times and landscaping is maintained to limit potential impacts to surrounding properties. Wills Park and the American Legion Baseball Field are both visible from and in close proximity to the subject property.

VARIANCE REQUIREMENTS

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a variance. The ordinance specifically states..."a variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that":

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

The particular shape or topography of the subject parcel does not create extraordinary or exceptional conditions. However, the size of the lot at 1.2 acres is small compared to 5 acres of AG which is the only zoning category that the house and volleyball courts can fit into.

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

The application of this Ordinance does not affect this piece of property and creates no hardship.

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

There are no conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned, aside from the presence of the volleyball courts and commercial use that the applicant constructed on the site.

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

The variances, if granted, should not cause detriment to the public good as evidenced by the fact that many of the applicant's neighbors are in support of the volleyball courts.

CONCLUSION

City Staff has reviewed the applicant's proposal and is of the opinion that the proposal can be supported with conditions that lighting and landscaping are addressed. The ADA restrooms will be reviewed by Staff for architectural and code compliance. Conditions should be required to limit the hours during which the volleyball courts may be used and to address light spillover to adjacent properties.

The property should remain as close to its existing state as possible. The variances should also be granted with gravel for the parking lot plan and the crepe myrtle trees

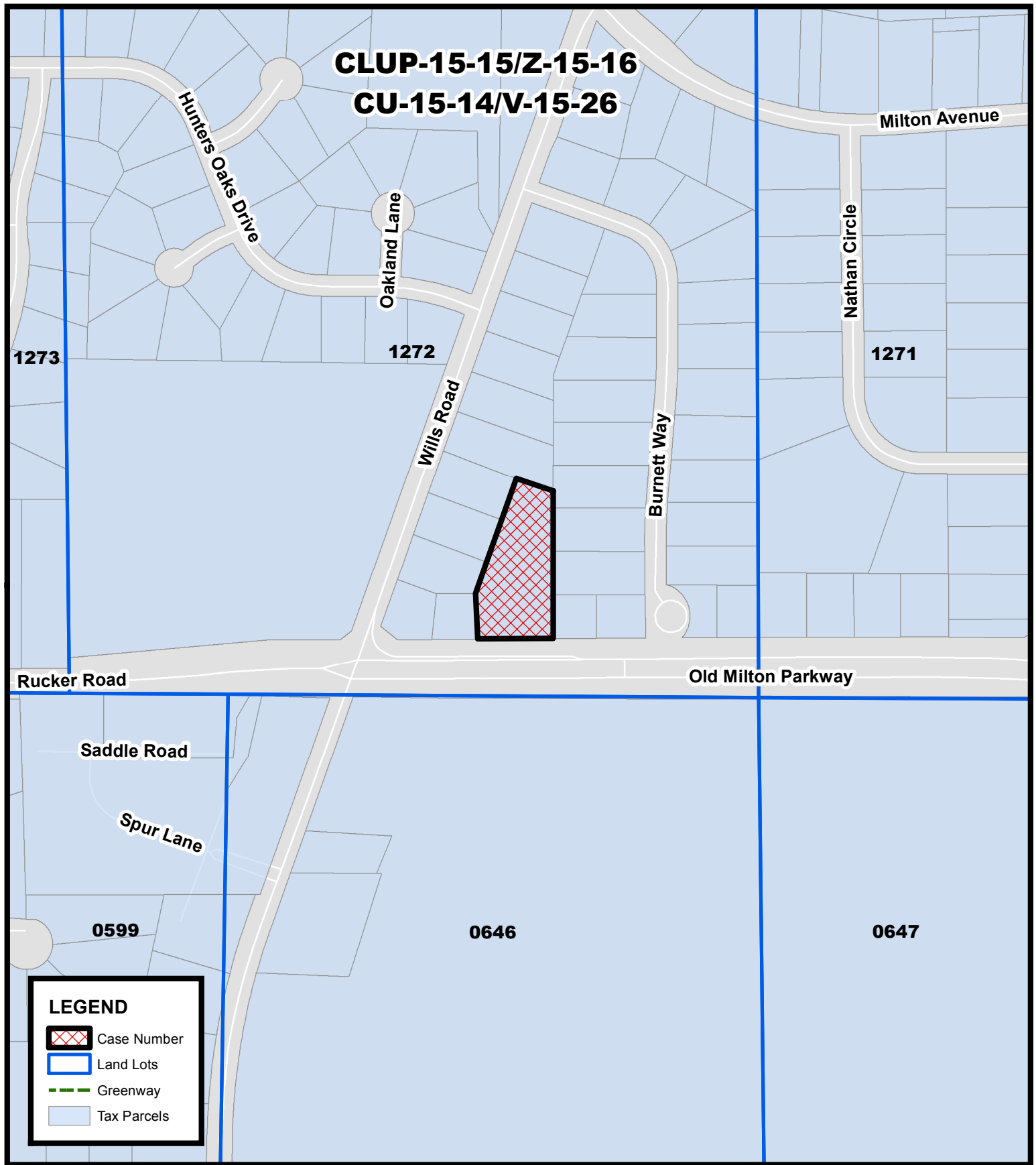
that are to be moved as part of the parking solution should be required to be planted elsewhere on the site. Additional landscaping should be planted in the front where drivers and pedestrians along Old Milton Parkway can see the barrier netting. The variance for the lot size set at the current size of 1.22 acres should also be granted. Also, the buffer variance should be granted as this is a home site with a flat open space that is used as a commercial athletic facility.

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that the applicant telephoned or visited each property owner within 500 feet of the subject property with a letter stating his intent. Only one person had anything negative about the noise, but it was fixed with the removal of the courts from the back yard to the front yard.

ATTACHMENT

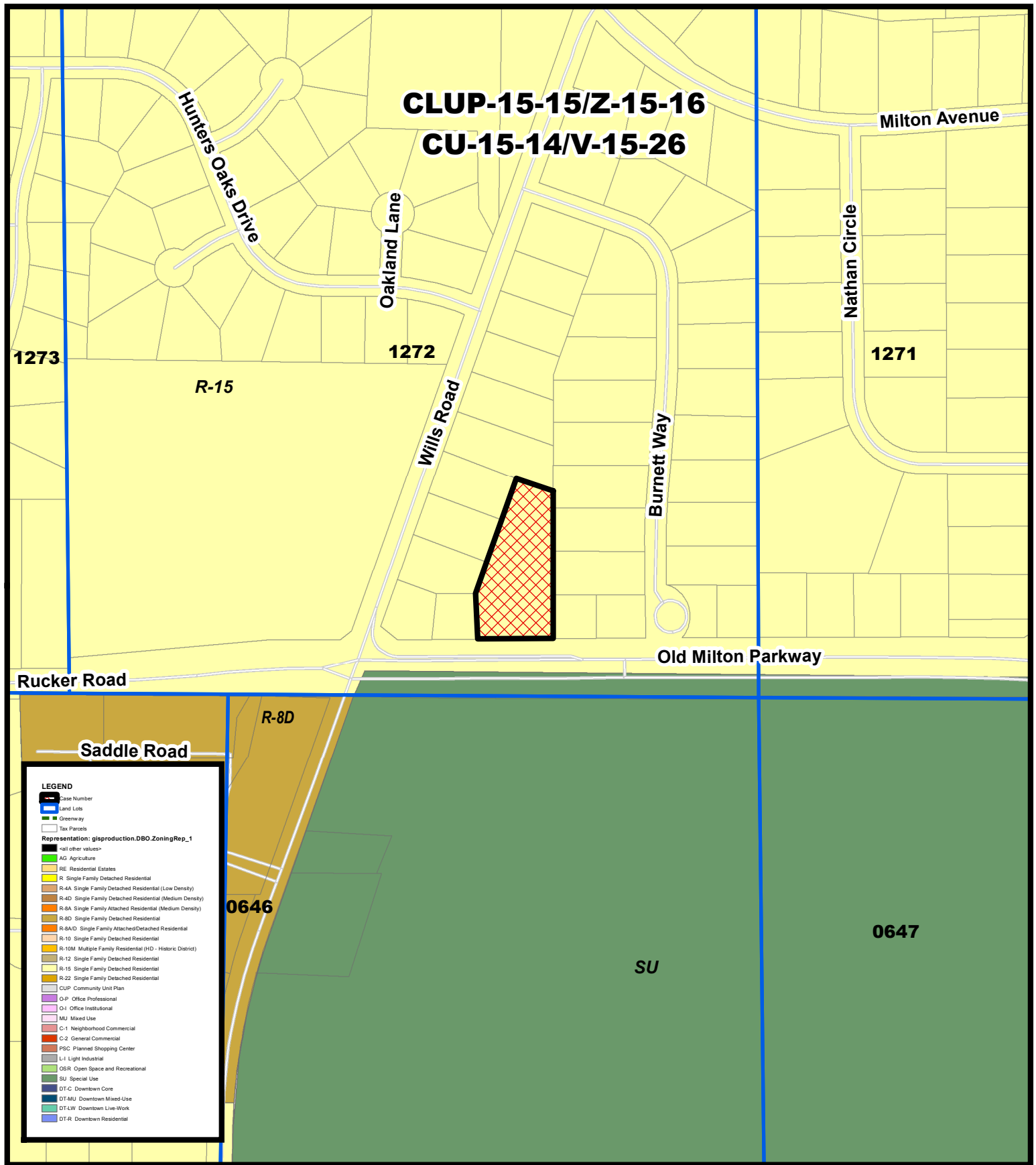
Site drawings
Photographs



Location Map
Koza Volleyball Court
1720 Old Milton Parkway

CLUP-15-15/Z-15-16
CU-15-14/V-15-26
D/LL: 2/2/1272
PC Date: 1/07/16
CC Date: 1/25/16

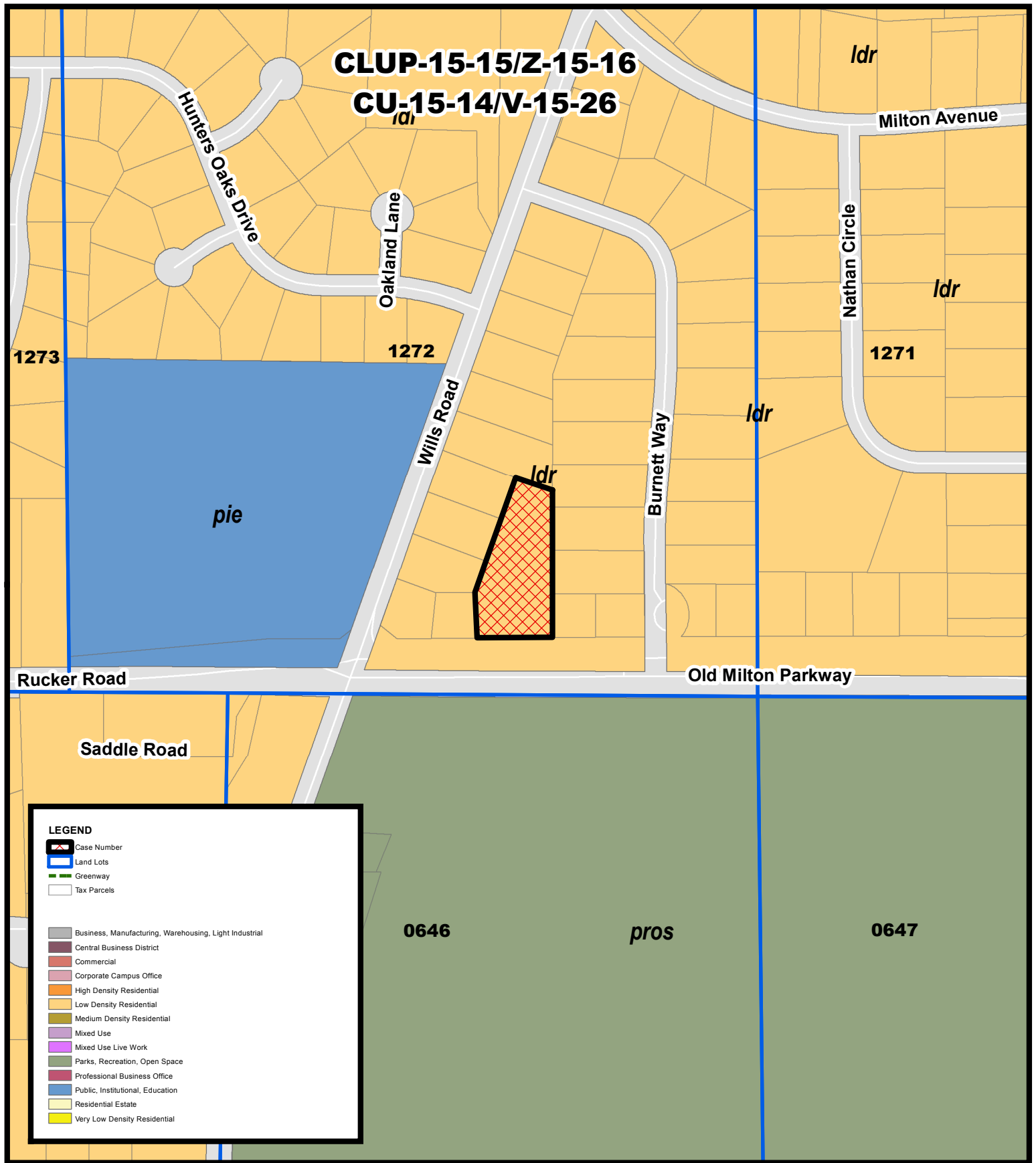
Location Map Provided by:
Community Development - GIS



Zoning Map **Koza Volleyball Court** **1720 Old Milton Parkway**

CLUP-15-15/Z-15-16
CU-15-14/V-15-26
D/LL: 2/2/1272
PC Date: 1/07/16
CC Date: 1/25/16

Location Map Provided by:
Community Development - GIS



2030 Land Use Map **Koza Volleyball Court** **1720 Old Milton Parkway**

CLUP-15-15/Z-15-16
CU-15-14/V-15-26
D/LL: 2/2/1272
PC Date: 1/07/16
CC Date: 1/25/16

Location Map Provided by:
Community Development - GIS



Aerial Map **Koza Volleyball Court** **1720 Old Milton Parkway**

CLUP-15-15/Z-15-16
CU-15-14/V-15-26
D/LL: 2/2/1272
PC Date: 1/07/16
CC Date: 1/25/16

Location Map Provided by:
Community Development - GIS

Special Land Use Request Site Plan

1720 Old Milton Parkway

City of Alpharetta, Georgia Land Lot 1272, 2nd District, 2nd Section

prepared for:

Mr. Jim Koza
1720 Old Milton Parkway
Alpharetta, Georgia 30009

DGM
LAND PLANNING
CONSULTANTS



975 COBB PLACE
BLVD, SUITE 212
KENNESAW
GA 30144
770 514-9006
FAX 514-9491

December 2, 2015

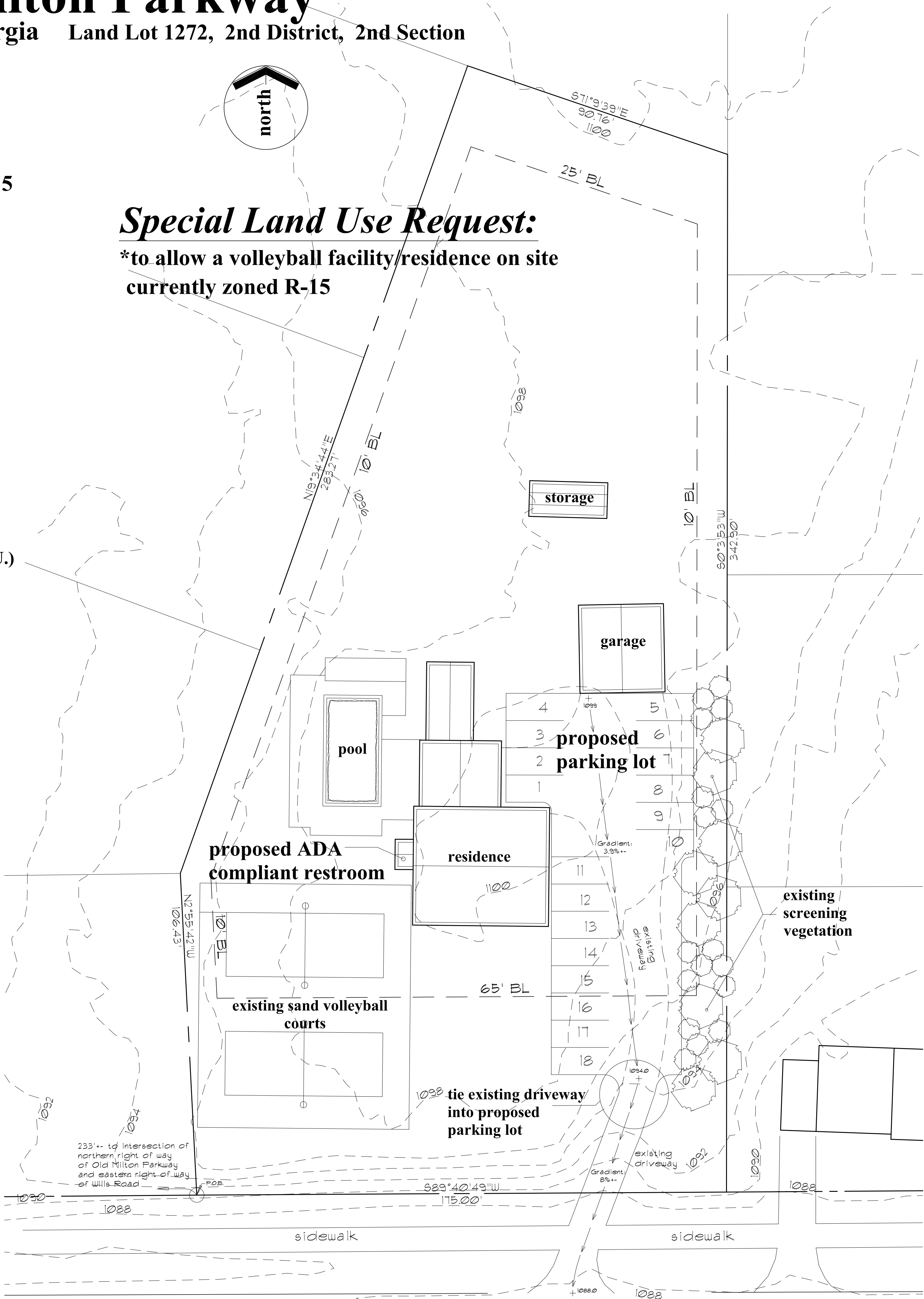


Special Land Use Request:

***to allow a volleyball facility/residence on site
currently zoned R-15**

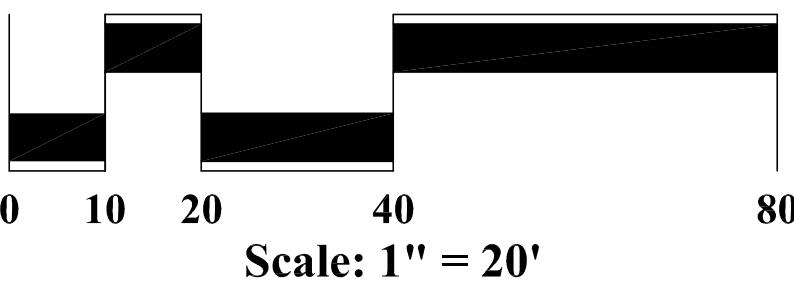
Site Data

Total Site Area: 1.22 AC
Existing Zoning: R-15
Proposed Zoning: R-15 (w/S.L.U.)
R-15 Building Setbacks:
front: 65' (collector)
side: 10'
rear: 25'



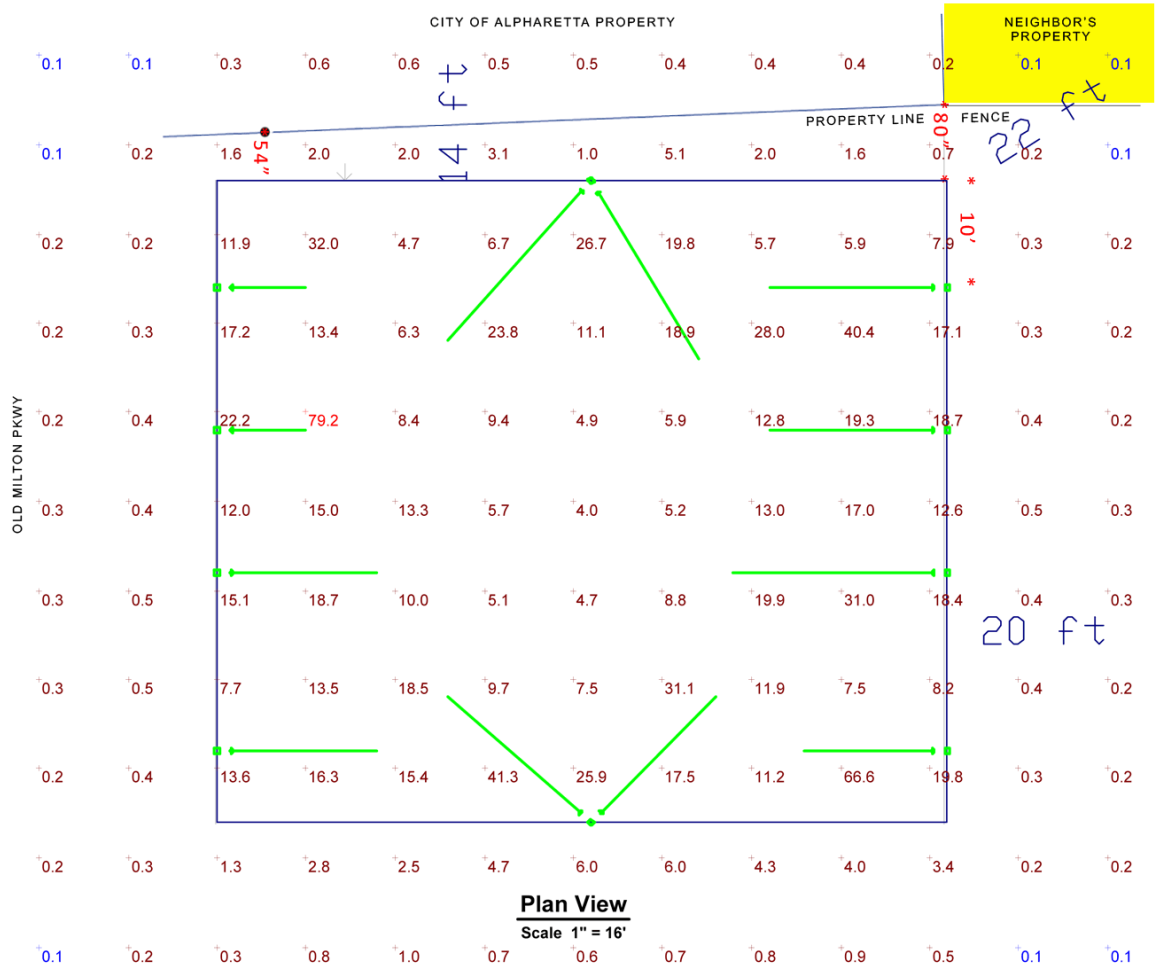
Notes:

1. Boundary and topographic information from Fulton County GIS.
2. According to Flood Insurance Rate Map (FIRM) #13061C0202G, December 16, 2008 no portion of this site contains floodplain.
3. No cemeteries are known to exist on site.
4. No streams or wetlands are known to exist on site.
5. No archeological or architectural landmarks are known to exist on site.
6. No utility easements are known to exist on site.



Old Milton Parkway
(variable r/w)





STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #3	+	7.2 fc	79.2 fc	0.1 fc	792.0:1	72.0:1

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: Alpharetta Beach Volleyball

Contact Name: Jim Koza

Telephone: 770-346-9000

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.

1) Joanne Burdett - 150 Wills Road. After no response to my letter, I visited Ms. Burdett. She said she did not like the idea, thinking it might set a precedent.

and stated "this is a subdivision, not a playground." When asked if she had ever heard activities from the courts, as they are used privately nearly every day,

she said she had never heard anything nor even knew the courts existed prior to receiving my letter. 2) Richard Bullock - 151 Burnett Way. Prior to building

my sand courts in the front yard, I hosted grass volleyball events in my backyard. Richard was concerned about hearing the courts after coming home from

the military (he is in Omaha). He spoke with his current tenant, who confirmed she cannot hear the courts at all. He is now comfortable and has no objection.

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: Jim Koza

Date: DEC 31, 2015

Print Form

CITY OF ALPHARETTA

CLUP-15-15/Z-15-16/V-15-26
KOZA/VOLLEYBALL COURT
PHA15002

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: Jim Koza

Telephone: 770-346-9000

Address: 1720 Old Milton Parkway

Suite: _____

City Alpharetta

State: GA

Zip: 30009

Fax: _____

Mobile Tel: 404-433-4531

Email: jimlarsinkoza@mindspring.com

Subject Property Information:

Address: 1720 Old Milton Parkway

Current Zoning: R-15

District: 2

Section: 2

Land Lot: 1272

Parcel ID: 22 46631272001

Proposed Zoning: SR AG Jh Current Use: R-15

This Application For (Check All That Apply):

☒ Conditional Use

☐ Master Plan Amendment

☒ Rezoning

☐ Master Plan Review

☒ Variance

☐ Public Hearing

☐ Comprehensive Plan Amendment

☐ Other (Specify): _____

APPLICANT REQUEST AND INTENT

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

If this request is approved, the existing private professional quality beach volleyball courts on the subject property will be shared with the community.

- 1) Alpharetta citizens and others nearby will benefit by the addition of healthy social activities like adult volleyball leagues, mini-friendship and charity tournaments, skills training for all levels, exercise boot-camps in the sand, special events, etc.
 - 2) Junior players will benefit with high level beach volleyball club training, scrimmages, mini-tournaments, etc. on professional quality courts.
 - 3) Junior's families will benefit, as well-skilled juniors can earn college scholarships to help their families afford the high costs of advanced education.
 - 4) Local businesses will benefit by increased commerce, as players and the parents of dropped-off juniors visit for meals and other shopping needs.
 - 5) The City of Alpharetta will benefit by the addition of enjoyable and healthful recreational activities at a charming venue located next to one of Alpharetta's most well-loved landmark homes, plus additional employment opportunities for coaches, referees, etc., and increased tax revenue.
- *The house on the property will continue to be used as a private residence.*

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

If approved, positioned near the courts will be an ADA compliant restroom, a shower for rinsing off sand, and a water fountain. Parking will be expanded to 18 spots, and a business license will be obtained. A court lighting plan has been designed and tested, which is aesthetically inviting, as well as, visibly discrete off-property offering near-zero light bleed, and which will allow evening play during the early dusk months over the winter. Comfortable off-court seating ideas and overhead protection from the sun and rain are also being considered.

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

The courts were built for the personal enjoyment by the owner, who has enjoyed the great sport of volleyball from two to five times a week for the last thirty three years. Upon completion of these new courts, news spread quickly throughout the large Atlanta volleyball community that two of Atlanta's nicest beach volleyball courts had just popped up in Alpharetta. As a result, requests immediately started pouring in from adults and juniors volleyball clubs coaches requesting use of the courts for leagues, training, charity and friendship tournaments, special events, etc. If approved for Special Use, the owner intends to share these Professional Beach Volleyball Courts and his great love of his sport with others in the community.

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The sand courts are situated directly between athletic properties to the south and west and residential properties to the north and east. Volleyball is not a particularly loud sport and the residential neighbors on both sides have indicated they have had no problem with the current private volleyball activities that are hosted here or the sound associated with those activities, and thus have no objection to this request for Special Use.

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

While having another fun activity nearby would certainly be considered a benefit to the community, this small venue would seem to have an insignificant effect on the actual value of nearby properties. It is worth noting though, that a percentage of adult and junior players, as well as parents visiting the area to drop off and pick up kids, would bring additional revenue to other local Alpharetta businesses like restaurants, shops, etc.

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

Subject property is unique in several ways, as an Alpharetta landmark home that has been appreciated by passers-by for over a century, as an aesthetically interesting example of landscaping effort located directly across the street from Alpharetta's largest and most famous park, and now also, as a location for two beautifully crafted professional volleyball courts. There seems to be many benefits with no negatives to the idea of allowing Special Use here, so this lovely property can be shared more freely with the public, while simultaneously raising its economic use.

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

There would be very limited increase in traffic, as a two court facility is rather small. 18 Parking spots would be significantly more than needed for the majority of activities (most beach volleyball is played with only two players on a side, so four people at a time per court, eight total on two courts). Note that the driveway of subject property is accessed by the significantly less-traveled "right turn only" lane on Old Milton Parkway.

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

No known impact to schools, and with the amount of folks generated per event being quite small, there would be insignificant impact on utility use (water, sewer and electricity).

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

The Alpharetta Comprehensive Plan does not include Special Use at this location, but the location for this outdoor recreational venue is directly between two other properties zoned Special Use and offering similar outdoor recreational activities (Wills Park and The American Legion).

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

Adjacent to the courts to the west is City of Alpharetta owned vacant property. Discussions of what to do with this vacant property include the idea of turning it into a pocket park. A pocket park would make the corner more aesthetically pleasing than its current overgrown state, but the benefit of adding another park directly across the street from our giant beautiful Wills Park would be minimal, and would cost the taxpayers of Alpharetta significantly for construction and continued maintenance. If all goes well with these two courts, and if the neighbors and city later approves the idea, there is hopes of potentially expanding onto that property with two more courts and additional parking. This would allow an important corner of Alpharetta to be cleaned up, cared for, and bring more joy to the community, while costing Alpharetta taxpayers absolutely nothing.

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

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

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

Since the courts were originally constructed for personal use, Special Use setbacks plus 50 foot wide buffer requirements were not considered during construction. Since the neighboring homeowners have been contacted and have indicated no objection to use of these courts in their current location, owner respectfully requests variance from these requirements.

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

Even if the courts could be easily moved, the property and existing buildings upon it would not allow construction of courts in any location that would fall within the current Special Use zoning standards for setbacks and buffers.

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

Because of the existing landscaping, and location of the courts, the courts and activity hosted there are nearly undetectable from passers-by on Old Milton Parkway. The courts sit on a plateau high above Old Milton Parkway, and behind an 8-10 foot tall wall of Loropetalum bushes (which keep their leaves year round), and crepe myrtles.

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

No substantial detriment. The property seems to be quite unique because of its easily accessible location on Old Milton Parkway (outside of a subdivision), and directly across the street from Wills Park (a similar athletic and recreational type venue).

Barrier netting up to 20 feet tall surrounds the two court facility. From the south edge of the 10' buffer zone that surrounds the courts, the sidewalk is approximately 24' away (thus 34' away from the closest court sideline), and Old Milton Parkway is 50' away (thus 60' from the closest court sideline). Since the courts were built in July of 2014, no ball has ever made it over the barrier netting and all the way to Old Milton Pkwy.

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.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Jim Koza

Telephone: 770-346-9000

Address: 1720 Old Milton Pkwy

Suite:

City: Alpharetta

State: GA

Zip: 30009

Authorization:

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

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

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

Identify Authorized Applicant:

Name of Authorized Applicant: Jim Koza

Telephone: 770-346-9000

Address: 1720 Old Milton Parkway

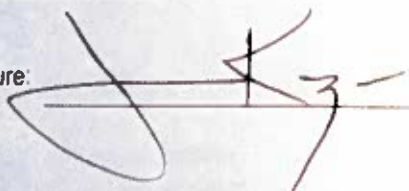
Suite:

City: Alpharetta

State: GA

Zip: 30009

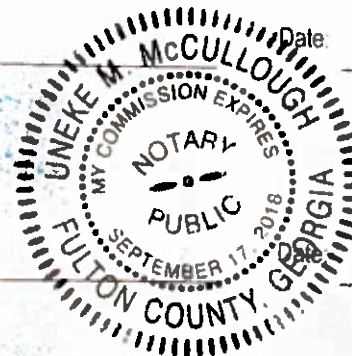
So Sworn and Attested:

Owner Signature: 

Date: 9/28/2015

Notary:

Notary Signature: 



Date: 9-28-2015

DISCLOSURE FORM

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

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

Name of Applicant or Opponent: N/A

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: N/A

Position: N/A

Description of Contribution: N/A

Value: N/A

Description of Contribution: N/A

Value: N/A

Description of Contribution: N/A

Value: N/A

Description of Contribution: N/A

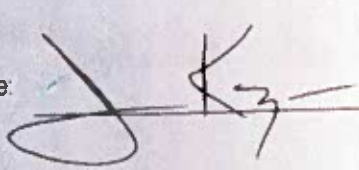
Value: N/A

Description of Contribution: N/A

Value: N/A

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: 9/28/2015

1720 Old Milton Parkway – Overall Legal Description

Property Line Description

All that tract or parcel of land lying and being in Land Lot 1272 of the 2nd District, 2nd Section, City of Alpharetta, Georgia, Fulton County, Georgia, and being more particularly described as follows:

Beginning at the intersection of the easterly right of way of Wills Road and the northerly right of way of Old Milton Parkway thence easterly along the northerly right of way of Old Milton Parkway a distance of 233' more or less to a point. Said point being the POINT OF BEGINNING;

thence north 2 degrees 55 minutes 42 minutes west, 106.43 feet to a point;
thence north 19 degrees 34 minutes 44 minutes east, 283.27 feet to a point;
thence south 71 degrees 9 minutes 39 minutes east, 90.76 feet to a point;
thence south 0 degrees 3 minutes 53 minutes west, 175 feet along the northerly right of way of Old Milton Parkway to a point; said point being the POINT OF BEGINNING

Said tract or parcel of land contains 1.22 acres.

**This Legal Description was prepared by DGM Land Planning Consultants, Inc. and is intended for zoning purposes only. It is not to be used for purposes of purchasing, selling, or transferring title on any property.
Dated: June 30th, 2015**

Letter of Intent

Alpharetta Beach Volleyball Courts – 1720 Old Milton Pkwy, Alpharetta, GA 30009
Property Owner Requests Rezoning from R-15 to Special Use.

The owner of the subject property has been a volleyball enthusiast for over 30 years. Being something of a perfectionist, he built two of the nicest professional level volleyball courts in Atlanta, which he enjoys nearly every day with his friends.

Court Location: The two sand (beach) volleyball courts are positioned side-by-side covering an area of 82.5' x 72.5' at the most southwest possible location on the subject property. The cost of construction at this location was significantly higher than if the courts had been positioned in the large backyard, because the gas line had to be moved and reburied, two new power poles had to be installed to carry the main power lines around the courts, and the area needed significantly more grading to make it level. Regardless, this location was selected because it offered the very least possible impact on neighbors.

Court Construction: The pristine white sand was trucked in from a natural sand mine located 2.5 hours south of Atlanta and is compliant with specifications set by both USA Volleyball (USAV - the National Governing Body for the sport of volleyball in the U.S.), and the Federation of International Volleyball (FIVB - the governing body responsible for all forms of volleyball on a global level). The courts feature the same net system used by The Association of Volleyball Professionals (AVP). Barrier netting surrounds the courts on all four sides to prevent balls from leaving the playing area.

Parking: The current parking area on the south side of the garage will have two extra spots added between the garage and the house, and eight extra spots added southward along the west side of the driveway. Total parking will accommodate 18 cars. This additional parking area will need to be lightly graded and then be covered in gravel. Parked vehicles will be heavily screened from public view behind a 10-foot tall wall of Loropetalum bushes, which keep their leaves year round.

Bathroom: Two ADA compliant permanent bathroom plans that are being considered:

- 1) A location attached to the west side of the house, which would tap into the current water, electrical and sewer lines of the house
- 2) A separate discretely located small building that may be attached to the house lines, or have its own separate sewer/water lines run to the street.

Shower and Water Fountain: These will be located appropriately somewhere close to the courts for easy access by players. Likely, these will be attached or very near to the bathroom.

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: Alpharetta Beach Volleyball

Contact Name: Jim Koza

Telephone: 770-346-9000

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.

1) Reached out to all 32 homeowners within 500 feet of subject property.

29 of the 32 responded: 28 with No Objection/1 with Objection

2) Met with The American Legion Post 201. Voted on proposal at meeting.

No Objection. Commander offered extra parking, if needed for an event.

3) Called Mr. Allison, Arcadia Homes/Developer of Enclave at Wills Park

No Objection - Thinks it would be a nice extra activity to have nearby.

4) Mike Perry, Alpharetta Parks and Recreation (office at Wills Park)

No Objection - Loves the idea, thinks it would be beneficial to community.

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

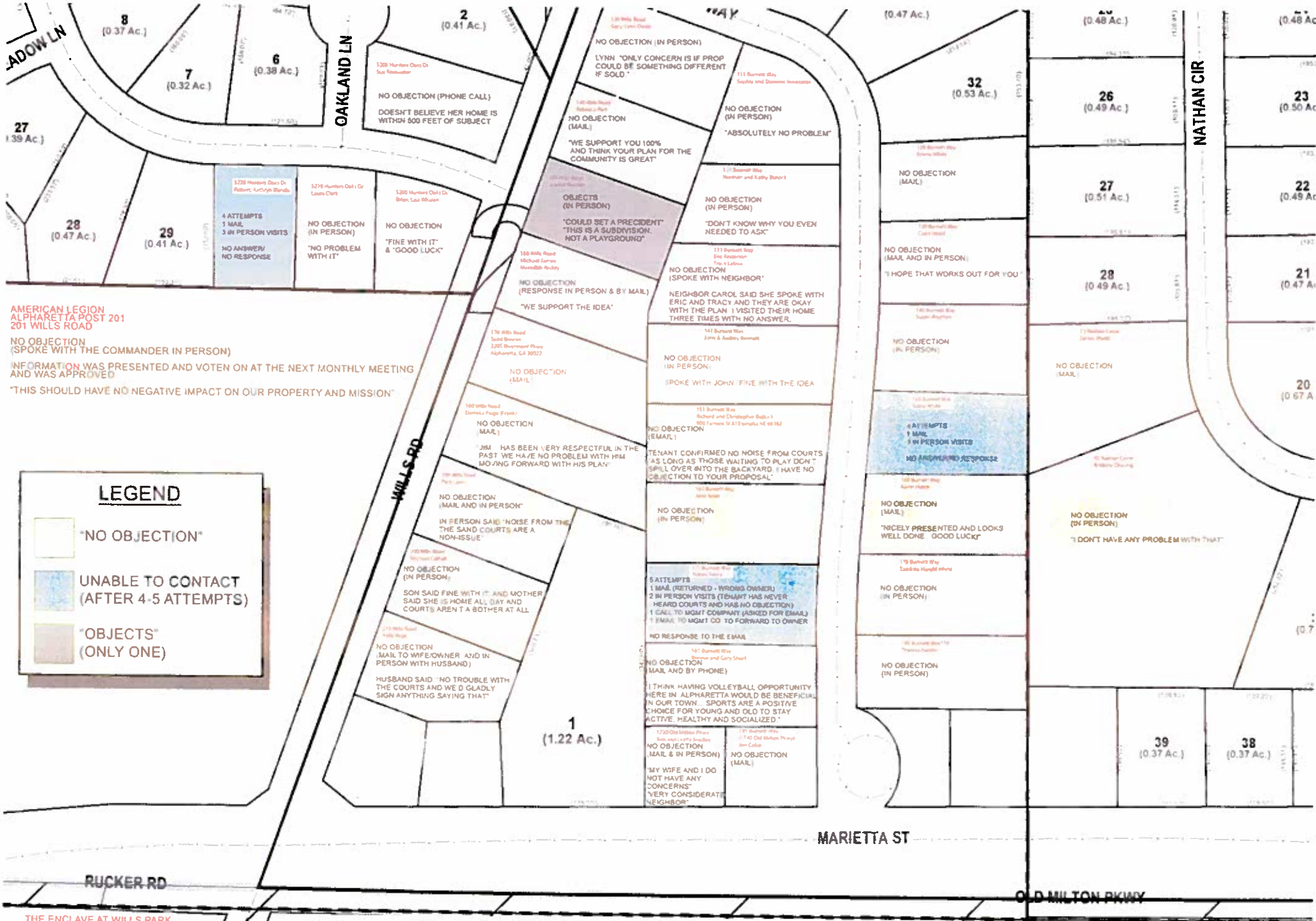


Other (Please Specify) _____

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.

Trip Generation Report (Created manually by home owner)

Daily Land Use (ITE Code)	Intensity	Daily Total	A.M. Peak			P.M. Peak		
			In	Out	Total	In	Out	Total
Residence (210)	4 Bedrooms	6	0	2	2	2	0	2
Multipurp Rec Facility (435)	2 Courts	24	0	0	0	14	0	14
TOTAL		30	0	2	2	16	0	16



AMERICAN LEGION
ALPHARETTA POST 201
201 WILLS ROAD

NO OBJECTION
(SPOKE WITH THE COMMANDER IN PERSON)

INFORMATION WAS PRESENTED AND VOTED ON AT THE NEXT MONTHLY MEETING
AND WAS APPROVED

"THIS SHOULD HAVE NO NEGATIVE IMPACT ON OUR PROPERTY AND MISSION"

WILLS PARK - CITY OF ALPHARETTA

(SPOKE WITH MIKE PERRY - ALPHARETTA RECREATION AND PARKS DIRECTOR)

MIKE INDICATED THERE WOULD BE NO CONFLICT WITH WILLS PARK ACTIVITIES,
THAT HE BELIEVED IT WOULD BE A BENEFIT TO THE COMMUNITY, AND THAT THE
LOCATION SEEMED FITTING DUE TO ITS PROXIMITY TO OTHER PARK ACTIVITIES

NO OBJECTION
(SPOKE WITH NEVILLE ALLISON)

"WOULD BE A NICE EXTRA ACTIVITY
FOR THE COMMUNITY"

*****COPY OF LETTER AND REPLY FORM SENT TO ALL NEIGHBORS WITHIN 500 FEET*****

RE: "Special Use" Rezoning Request to Offer Sand Volleyball Leagues In Alpharetta

From: Jim Koza
1720 Old Milton Parkway
Alpharetta, GA 30009
koza@mindspring.com
404-433-4531

Hi Neighbor,

I'm asking for your support. I've been talking to the City of Alpharetta in hopes to rezone my property on Old Milton Pkwy for "Special Use," so I can offer volleyball leagues, training, etc. on my two sand courts.

I live in the white house across from the Wills Park tennis courts. Since buying the home in 2004, I have worked hard to make the home beautiful inside and out. I love living here!

As purchased in 2004



With Added Landscaping



Volleyball is my Passion

Volleyball has given me 33 years of incredible fun, exercise and friendships. For the last decade, several times a week I've hosted 10-30 friends here in my backyard to play grass volleyball.

Last summer, I built two professional sand volleyball courts to offer lower-impact play for my aging joints. I installed them in my front/side yard to intentionally tuck them as far away from my neighbors as possible.



As word of these beautiful new courts got out, requests started pouring in to offer Alpharetta adult leagues and other volleyball social events.

Local Juniors Volleyball Clubs are also asking to use the courts for their training and scrimmages. Since talented juniors can earn college scholarships, the sport opens up some great opportunities for families looking for ways to afford their children's education.

"Special Use" Zoning

To honor these requests, I'll need "Special Use" zoning from the city, and your opinion counts!



Volleyball fits nicely here between the Wills Park athletic fields, pool, and tennis, and The American Legion baseball field (also zoned "Special Use").

As mentioned before, we've had up to 30 people here literally hundreds of times over the last 10 years. Since last summer, the focus of that activity has moved to these secluded new courts in the front yard. If we haven't bothered you in the past, that shouldn't change. With "Special Use" zoning, we'll host the same numbers as before, just with new faces, and, as in the past, we will always be done before 10pm, just like Wills Park.

Traffic has never been an issue. Folks enter/exit using Old Milton Pkwy's "Right Turn Only" lane, which is lightly used even during rush hour.

May I please have your support?

"Do what you love!" How many times have we heard that? I would consider it a blessing to be able to share my small venue, and my passion for volleyball to create even more smiles, friendships, and memories.

I already have the "thumbs up" from my three closest neighbors (the three that are directly adjacent to the sand courts and parking). Who better to know if we have been courteous to the neighbors in the past?

I have 32 neighbors total within 500' and I need everyone's "Okay" for any real shot at city approval.

Please call if you have questions. Also, let me know if you would like to see the courts, or even visit while my friends and I are here playing. During winter we often try to play when it's above 50 degrees and sunny.

Thank you for your time, and for mailing back your thoughts!

Note: This is Not Your Final Say! ☹ There will be a Public Hearing to assure you get full details. This is to find out if you have any serious objections or concerns now, so I have a chance to try to address them to your satisfaction, and prior to investing the time and expense of the Public Hearing application. **I hope to hear back from everyone quickly, since it takes up to three months to get a hearing scheduled.*

[Yellow boxes indicate location of courts and parking]



In Regard to a "Special Use" Zoning Request for 1720 Old Milton Pkwy, Alpharetta, GA 30009

☐ I am OKAY with the plan (Have some positive thoughts you'd like to share? Please include them below.)

☐ I OBJECT to the plan (Please, list your objections or concerns below.)

☐ I am UNDECIDED, and would like to learn more first (Please, list information you wish below.)

Owner Remarks: _____

Owner Name(s) [Printed] _____

Owner Address _____, Alpharetta, GA 30009

Phone _____ Email _____

KEVIN HATCH
160 BURNETT WAY ATLANTA METRO 300
ALPHARETTA GA 30009



details.
to address
location.
cheduled

JIM KOZA
1720 OLD MILTON PKWY
ALPHARETTA, GA 30009



In Regard to a "Special Use" Zoning Request for 1720 Old Milton Pkwy, Alpharetta, GA 30009

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☐ I OBJECT to the plan (Please, list your objections or concerns below.)

☐ I am UNDECIDED, and would like to learn more first (Please, list information you wish below.)

Owner Remarks: Nicely presented and looks well done.
Good luck!

Owner Name(s) [Printed] Kevin Hatch

Owner Address 160 Burnett Way, Alpharetta, GA 30009

Phone _____ Email _____

ERLENE WHITE
120 BURNETT WAY
ALPHARETTA, GA 30009

ATLANTA METRO 300

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cheduled

JIM KOZA
1720 OLD MILTON PKWY
ALPHARETTA, GA 30009



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☐ I am UNDECIDED, and would like to learn more first (Please, list information you wish below.)

Owner Remarks: _____

Owner Name(s) [Printed] ERLENE WHITE

Owner Address 120 BURNETT WAY, Alpharetta, GA 30009

Phone _____ Email _____

CAROL HOOD
130 BURNETT WAY
ALPHARETTA, GA 30009

LANTA METRO 300
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to address
location
cheduled

JIM KOZA
1720 OLD MILTON PKWY
ALPHARETTA, GA 30009



In Regard to a "Special Use" Zoning Request for 1720 Old Milton Pkwy, Alpharetta, GA 30009

- ☒ I am OKAY with the plan (Have some positive thoughts you'd like to share? Please include them below.)
- ☐ I OBJECT to the plan (Please, list your objections or concerns below.)
- ☐ I am UNDECIDED, and would like to learn more first (Please, list information you wish below.)

Owner Remarks: _____

Owner Name(s) [Printed] CAROL HOOD
Owner Address 130 BURNETT WAY, Alpharetta, GA 30009
Phone 770-864-5048 Email chood130@yahoo.com

REBECCA PARK
140 WILLS RD ATLANTA METRO 30009
ALPHARETTA, GA 30009



For details,
visit atlantametrolinks.com
to address
mailing
application
status
scheduled.

JIM KOZA
1720 OLD MILTON PKWY
ALPHARETTA, GA 30009



In Regard to a "Special Use" Zoning Request for 1720 Old Milton Pkwy, Alpharetta, GA 30009

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☐ I OBJECT to the plan (Please, list your objections or concerns below.)

☐ I am UNDECIDED, and would like to learn more first (Please, list information you wish below.)

Owner Remarks: Hi Jim! We support you 100%
and think your plan for the community
is great!
We would love to watch a match
when Spring arrives. Best of luck!

Owner Name(s) [Printed] Rebecca Park
Owner Address 140 Wills Rd., Alpharetta, GA 30009
Phone 770-630-4610 Email rlpark.cpa@gmail.com

Note: *This is Not Your Final Say!* ☺ There will be a Public Hearing to assure you get full details. This is to find out if you have any serious objections or concerns now, so I have a chance to try to address them to your satisfaction, and prior to investing the time and expense of the Public Hearing application. *I hope to hear back from everyone quickly, since it takes up to three months to get a hearing scheduled.*

[Yellow boxes indicate location of courts and parking]



In Regard to a "Special Use" Zoning Request for 1720 Old Milton Pkwy, Alpharetta, GA 30009

☒ I am OKAY with the plan (Have some positive thoughts you'd like to share? Please include them below.)

☐ I OBJECT to the plan (Please, list your objections or concerns below.)

☐ I am UNDECIDED, and would like to learn more first (Please, list information you wish below.)

Owner Remarks: We Support this idea.

Owner Name(s) [Printed]

Meredith + Michael Reddy

Owner Address

1600 Wills Road

, Alpharetta, GA 30009

Phone

770-833-0271

Email

mercatoats@gmail.com

TODD A. BREINER
170 WILLS RD
ALPHARETTA, GA 30009-3449

ATLANTA METRO 300

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JIM KOZA
1720 OLD MILTON PKWY
ALPHARETTA, GA 30009



In Regard to a "Special Use" Zoning Request for 1720 Old Milton Pkwy, Alpharetta, GA 30009

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☐ I OBJECT to the plan (Please, list your objections or concerns below.)

☐ I am UNDECIDED, and would like to learn more first (Please, list information you wish below.)

Owner Remarks: _____

Owner Name(s) [Printed] TODD A. BREINER

Owner Address 170 WILLS RD, Alpharetta, GA 30009

Phone 678/777-3111 Email BREINER@MINDSPRING.COM

DERREKA PAIGE
180 WILLS ROAD
ALPHARETTA, GA 30009

ATLANTA METRO 300

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JIM KOZA
1720 OLD MILTON PKWY
ALPHARETTA, GA 30009



In Regard to a "Special Use" Zoning Request for 1720 Old Milton Pkwy, Alpharetta, GA 30009

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☐ I OBJECT to the plan (Please, list your objections or concerns below.)

☐ I am UNDECIDED, and would like to learn more first (Please, list information you wish below.)

Owner Remarks: Jim and his company or friends
have been very respectful in the
past, we have no problem with him
moving forward with his plan.

Owner Name(s) [Printed] Frankie And Derreka

Owner Address 180 Wills Rd., Alpharetta, GA 30009

Phone 404-271-0882 Email _____

CHRIS & PAM LANE
190 WILLS ROAD
ALPHARETTA, GA 30009

ATLANTA METRO EXPRESS

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JIM KOZA
1720 OLD MILTON PKWY
ALPHARETTA, GA 30009

30009180720



In Regard to a "Special Use" Zoning Request for 1720 Old Milton Pkwy, Alpharetta, GA 30009

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☐ I OBJECT to the plan (Please, list your objections or concerns below.)

☐ I am UNDECIDED, and would like to learn more first (Please, list information you wish below.)

Owner Remarks: We live behind Jim's property and can
say we are not hearing the play as we did
when play was in the back arease Some
sounds are heard better in the yard but for
the most part not a problem.

Owner Name(s) [Printed] Chris & Pam Lane

Owner Address 190 Wills Road, Alpharetta, GA 30009

Phone 770-475-1118 Email plane259@bellsouth.net

KELLY VEGA
210 WILLS RD
ALPHARETTA, GA 30009

ATLANTA METRO 270

ST. MARY'S OLD PRISON



details.
to address
location
cheduled

JIM KOZA
1720 OLD MILTON PKWY
ALPHARETTA, GA 30009



In Regard to a "Special Use" Zoning Request for 1720 Old Milton Pkwy, Alpharetta, GA 30009

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- ☐ I OBJECT to the plan (Please, list your objections or concerns below.)
- ☐ I am UNDECIDED, and would like to learn more first (Please, list information you wish below.)

Owner Remarks: _____

Owner Name(s) [Printed] Kelly Vega

Owner Address 210 Wills Rd, Alpharetta, GA 30009

Phone 404-287-5627 Email KellyVega@gmail.com

RICHARD & CHRISTOPHER BULLOCK
400 FARNAM ST 813
OMAHA, NE 68102

FEB 2015 PM 11



I details.
to address
lication
scheduled.

JIM KOZA
1720 OLD MILTON PKWY
ALPHARETTA, GA 30009



In Regard to a "Special Use" Zoning Request for 1720 Old Milton Pkwy, Alpharetta, GA 30009

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☐ I am UNDECIDED, and would like to learn more first (Please, list information you wish below.)

Owner Remarks: I'm currently in the military, but plan on returning to Alpharetta. Last time I was at my house, I heard the continuous thumping of the wall being hit when I was in my yard and sometimes when I was in my house. While I don't know if moving the courts to the front of your house has dampened the noise, you may want to consider installing a sound attenuating privacy fence, so you can enjoy your possession while allowing your neighbors to enjoy peace and quiet in their yards.

Owner Name(s) [Printed] Richard K. Bullock

Owner Address 151 Burnett Way, Alpharetta, GA 30009

Phone 402-738-0897 Email kelly.bullock@gmail.com

From: **Richard Bullock** kelly.bullock@gmail.com
Subject: Re: Volleyball Courts UPDATE
Date: April 24, 2015 at 10:17 AM
To: Jimlarsinkoza@mindspring.com jimlarsinkoza@mindspring.com

Jim,

I heard from the tenant. She confirmed what you said about not being able to hear any noise since moving activity to the sand lots, so, I'll trust that is the case.

All I'll ask is that as the popularity of the sand lots grow, that those awaiting to play in them don't spill over into the backyard grass lots to start playing, otherwise, I have no objection to your proposal.

Richard

On Sat, Apr 18, 2015 at 1:42 PM, Jimlarsinkoza@mindspring.com <[jimlarsinkoza@mindspring.com](mailto:Jimlarsinkoza@mindspring.com)> wrote
Hi Richard,

I wrote you earlier that I was going to be speaking with the other neighbors, and have positive news to report. The noise that you were justifiably concerned about from our previous play on the grass in the backyard is now a "a non-issue" since moving the activity to the new sand courts in the front yard.

I realized that there were two reasons the noise was so dramatically reduced:

- As you addressed in your note to me, the courts are in fact significantly farther away. My yard is 350 feet deep from Old Milton Pkwy, and we used to play way in the back of the yard (nearest to you) because that is where it was most level and the grass has always been the thickest. The new sand courts are just shy of a football field farther from your backyard (about 85 yards), and probably 80% obscured behind my two story house (line of sight from your home).
- The second reason it would be quieter is because we're playing on "deep" sand now, and I know very few players that can hit the ball straight down in the sand like we can jumping on grass. I am a perfect example of this "jump-killing" effect. I can crush the ball on grass, but mostly have to "roll" the ball for placement shots in the sand (meaning the ball has to arc up a bit to cross the net). There are almost zero big hitters that would ever play here (those kinds of players are called "open level" and they have their own exclusive high-level courts they play on in Virginia Highlands, and Buford).

As of now, out of 32 neighbors within 500' of my property, I have 25 "no-objections" with only a few more owners that I'm still trying to connect with before making application with the Alpharetta city council.

While I was visiting other neighbors on Burnett Way, I popped by your home too and asked Jenny if she could hear us at all. Jenny (cc'd in this note) indicated she can't, and had also noticed that before as she would run by my home on Old Milton and would see and hear the activity from the street, then arrive back at home and hear nothing at all.

I hope I wasn't overstepping my bounds trying to satisfy your concerns by speaking with your tenant. If so, I apologize. I just thought she would be in the very best position to let you know if noise from the courts was negatively impacting your backyard living environment.

Jenny said she would let you know her thoughts in her own note to you.

After you hear from Jenny, can I ask if you could write me to let me know if you now feel more comfortable with my plans?

Thank you again for responding to my original note with your concerns.

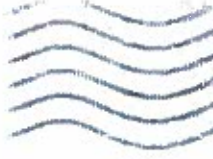
Sincerely,

Jim Koza - Owner
The AtlantaPros Team
Atlanta Real Estate Pros, Inc.
www.AtlantaPros.com
[770-346-9000](tel:770-346-9000)

GARY & BONNIE SHORT
181 BURNETT WAY
ALPHARETTA, GA 30009

ATLANTA METRO 300

18 MAR 2015 PM 7:1



details
to address
location
scheduled

JIM KOZA
1720 OLD MILTON PKWY
ALPHARETTA, GA 30009



In Regard to a "Special Use" Zoning Request for 1720 Old Milton Pkwy, Alpharetta, GA 30009

☒ I am OKAY with the plan (Have some positive thoughts you'd like to share? Please include them below.)

☐ I OBJECT to the plan (Please, list your objections or concerns below.)

☐ I am UNDECIDED, and would like to learn more first (Please, list information you wish below.)

Owner Remarks: I think having Volleyball opportunity here
in Alpharetta would be beneficial to our town. The
location so close to Mills Park is advantageous. Sports
are such a positive choice for young and old to stay
active, healthy and socialized.

Owner Name(s) [Printed] Bonnie Short

Owner Address 181 Burnett Way, Alpharetta, GA 30009

Phone 678-982-3550 Email bonnie.short DL@gmail.com

JIM COBB

191 BURNETT WAY

ALPHARETTA, GA 30009

ATLANTA METRO 300

24 FEB 2015 PM 5:1



details.
to address
ication.
cheduled.

JIM KOZA
1720 OLD MILTON PKWY
ALPHARETTA, GA 30009



In Regard to a "Special Use" Zoning Request for 1720 Old Milton Pkwy, Alpharetta, GA 30009

☒ I am OKAY with the plan (Have some positive thoughts you'd like to share? Please include them below)

☐ I OBJECT to the plan (Please, list your objections or concerns below.)

☐ I am UNDECIDED, and would like to learn more first (Please, list information you wish below.)

Owner Remarks: _____

Owner Name(s) [Printed] James R. Cobb

Owner Address 191 Burnett Way, Alpharetta, GA 30009

Phone (678) 491-0046 Email jcobb1955@aol.com

JAMES WYATT
72 NATHAN CIRCLE
ALPHARETTA, GA 30009

ATLANTA METRO 300
FEB 2015 PM 11



details.
to address
location.
cheduled.

JIM KOZA
1720 OLD MILTON PKWY
ALPHARETTA, GA 30009



In Regard to a "Special Use" Zoning Request for 1720 Old Milton Pkwy, Alpharetta, GA 30009

- ☒ I am OKAY with the plan (Have some positive thoughts you'd like to share? Please include them below.)
- ☐ I OBJECT to the plan (Please, list your objections or concerns below.)
- ☐ I am UNDECIDED, and would like to learn more first (Please, list information you wish below.)

Owner Remarks: _____

Owner Name(s) [Printed] J R WYATT
Owner Address 72 Nathan Cir, Alpharetta, GA 30009
Phone N.A. Email None

RON & LEZITA BRADLEY
1730 OLD MILTON PKWY
ALPHARETTA, GA 30009

ATLANTA, GEORGIA 30009

26 FEB 2015 PM 4 L



details.
to address
ication.
cheduled.

JIM KOZA
1720 OLD MILTON PKWY
ALPHARETTA, GA 30009



In Regard to a "Special Use" Zoning Request for 1720 Old Milton Pkwy, Alpharetta, GA 30009

☒ I am OKAY with the plan (Have some positive thoughts you'd like to share? Please include them below.)

☐ I OBJECT to the plan (Please, list your objections or concerns below.)

☐ I am UNDECIDED, and would like to learn more first (Please, list information you wish below.)

Owner Remarks: My wife and I do not have any
concerns thus far. Mr. Koza have been a very
considerate neighbor and we know he loves
his property by the care thats given to it.
Please feel comfortable to contact us at any
time for more feedback on this matter.
No disturbances thus far.

Owner Name(s) [Printed] Ronald W & Lezita B Bradley

Owner Address 1730 Old Milton Parkway, Alpharetta, GA 30009

Phone 404-429-5899-Ron Email r.bradley0413@gmail.com
404-934-9071-Lezita l.bradley5251@gmail.com

From: Chrisann Johnson chrisann.johnson@eme.com
Subject: Enclave at Wills Park
Date: April 18, 2015 at 12:10 PM
To: koza@mindspring.com



Please contact Neville Allison at
<tel:678.223.8978>
Nallison@acadiahomes.com

Call me if you need further assistance.

All My Best!

ChrisAnn Johnson
Neighborhood Sales Manager
2100 Powers Ferry Rd
Suite 300
Atlanta, Ga 30339
Cell 404.374.7878
Acadiahomes.com

SPOKE ON PHONE WITH NEVILLE WHO SAID HE
THOUGHT IT WOULD BE A NICE EXTRA ACTIVITY
FOR THE COMMUNITY AND HAD NO OBJECTION.

5200 Hunters Oaks Dr, Alpharetta, GA 30009-3458, Fulton County



5	2,107	14,898	\$255,500
MLS Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
2	1991	SFR	05/21/2010
MLS Baths	Yr Built	Type	Sale Date

HAS TENANT IN PROPOSE
LISA CALLED ME & FINE W/ IT

Owner Information

Owner Name:	Whalen Brian J	Tax Billing Zip:	30004
Owner Name 2:	Whalen Lisa A	Tax Billing Zip+4:	4528
Tax Billing Address:	14624 Timber Pt	Owner Occupied:	No
Tax Billing City & State:	Milton, GA		

Location Information

Subdivision:	Hunters Oaks Un 01	Neighborhood Code:	24022-24022
Township:	Alpharetta	Topography:	Flat/Level
Census Tract:	116.10	Location Influence:	Neighborhood
Carrier Route:	C006	Zoning:	R15

Tax Information

Tax ID:	22-4664-1272-032	% Improved:	75%
Parcel ID:	22 46641272032	Tax Area:	10
Alt APN:	2467291	Tax Appraisal Area:	01
Lot No.:	72	County Tax:	\$2,586
Legal Description:	72		

Assessment & Tax

Assessment Year	2014	2013	2012
Assessed Value - Total	\$84,360	\$84,080	\$84,080
Assessed Value - Land	\$21,040	\$21,040	\$21,040
Assessed Value - Improved	\$63,320	\$63,040	\$63,040
YOY Assessed Change (\$)	\$280	\$0	
YOY Assessed Change (%)	0.33%	0%	
Market Value - Total	\$210,900	\$210,200	\$210,200
Market Value - Land	\$52,600	\$52,600	\$52,600
Market Value - Improved	\$158,300	\$157,600	\$157,600
Tax Year	Total Tax	Change (\$)	Change (%)
2012	\$2,460		
2013	\$2,450	-\$10	-0.41%
2014	\$2,586	\$136	5.57%

Characteristics

Land Use - Universal:	SFR	Fireplaces:	1
Land Use - State:	Residential Lot	Heat Type:	Warm Air
Land Use - County:	Res 1 Family	Heat Fuel Type:	Gas
Lot Acres:	0.342	Cooling Type:	Central
Lot Area:	14,898	Other Rooms:	Family Room
# of Buildings:	1	Exterior:	Frame
Year Built:	1991	No. Parking Spaces:	MLS: 2
Stories:	2	Parking Type:	On & Off Street
Style:	Traditional	Garage Type:	Parking Avail
Building Sq Ft:	2,107	Garage Capacity:	2

Courtesy of SANDY KOZA, First Multiple Listing Service

The data within this report is compiled by CoreLogic from public and private real estate information and is not intended to be used for any purpose other than for informational purposes only. This report is not a legal document and should not be used as such. The information is provided for informational purposes only and is not intended to be used for any purpose other than for informational purposes only.

Property Detail

Generated on: 04/18/2015

Page: 1 of 1

Note: This is Not Your Final Say! ☺ There will be a Public Hearing to assure you get full details. This is to find out if you have any serious objections or concerns now, so I have a chance to try to address them to your satisfaction, and prior to investing the time and expense of the Public Hearing application. *I hope to hear back from everyone quickly, since it takes up to three months to get a hearing scheduled.

[Yellow boxes indicate location of courts and parking]



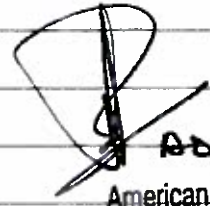
In Regard to a "Special Use" Zoning Request for 1720 Old Milton Pkwy, Alpharetta, GA 30009

☒ I am OKAY with the plan (Have some positive thoughts you'd like to share? Please include them below.)

☐ I OBJECT to the plan (Please, list your objections or concerns below.)

☐ I am UNDECIDED, and would like to learn more first (Please, list information you wish below.)

Owner Remarks: This should have no negative impact
on our property and mission.


Adjutant
American Legion Post 201
201 Wills Road
Alpharetta, GA 30009

Owner Name(s) [Printed] ALPHARETTA POST 201, THE AMERICAN LEGION

Owner Address 201 WILLS ROAD, Alpharetta, GA 30009

Phone 770-475-9023 Email ALPHARETTA POST 201 @ GMAIL.COM.

Support the Alpharetta Sand Volleyball Courts

To the City of Alpharetta:

I am including my name below to show my enthusiastic support

for the "Special Use" rezoning request of 1720 Old Milton Pkwy, 30009.

Should you approve this request, there is no doubt that two of North Atlanta's highest quality and most beautiful sand volleyball courts along with their charming and inviting Alpharetta Landmark setting, will be highly appreciated by both recreational and competitive adult and junior beach volleyball players. Thank you for your thoughtful consideration.

First Name*

Last Name*

Date of Birth*

(Must be 18 or older)

Month  Day  2015  

I am a City of Alpharetta Registered Voter.*

(Being a registered voter is not required to show support)

☐ Yes

☐ No

Your Street Address*

(Use Voter Registration Address, if answered "Yes" above)

City*

Zip Code*

Phone*

Email*

If approved, who would enjoy using these Alpharetta sand volleyball courts?*

(Please, check all that apply)

☐ Me

☐ Other Adult(s) in my home

☐ Junior(s) in my home

☐ Other Adult(s)/Junior(s) I know

Alpharetta Beach Volleyball Supporters

Timestamp	First Name	Last Name	Date of Birth	Alpharetta Registered Voter	Your Street Address	City	Zip Code	Phone	Email	If approved, who would enjoy using these Alpharetta sand volleyball courts?
6/4/2015 16:39:48	Christine	Warnes	10/29/1979	Yes	1124 Preakness Drive	Alpharetta	30022	2177143892	owarnes79@msn.com	Me
6/4/2015 16:53:21	Rudy	abarca	4/22/1960	No	4504 South Landing Dr	manetta	30066	404-805-0413	rudylabarca@hotmail.com	Me
6/4/2015 16:54:05	matthew	naoli	2/18/1969	No	3116 caldwell rd ne	atlanta	30319	3155934126	matthew.naoli@gmail.com	Me, Other Adult(s) in my home, Other Adult(s)/Junior(s) know
6/4/2015 16:58:05	Kendall	Rawls	8/15/1980	No	261 Iswell Street	Atlanta	GA	30316	kendallrawls@gmail.com	Me, Other Adult(s)/Junior(s) know
6/4/2015 16:58:06	Jamie	Johnson	7/2/1981	No	730 greenwood dr nw	manetta	30064	4046498454	jamesstud035@yahoo.com	Me, Other Adult(s) in my home, Junior(s) in my home, Other Adult(s)/Junior(s) know
6/4/2015 16:58:26	Paul	Supek	12/14/1960	No	5940 Greenbrier Road	Sandy Springs	30328	770-550-9002	pstupek@towerconstruction.com	Me, Other Adult(s) in my home, Junior(s) in my home, Other Adult(s)/Junior(s) know
6/4/2015 17:01:23	Danny	Melo	7/17/1966	No	N/A	Alpharetta	30009	6783130547	dani.melo@gmail.com	Me, Junior(s) in my home, Other Adult(s)/Junior(s) know
6/4/2015 17:01:29	Kendall	Reardon	1/3/1966	No	1065 Wyle Street SE	Atlanta	30316	4043748634	kendall.reardon@bopaint.com	Me, Other Adult(s) in my home, Junior(s) in my home, Other Adult(s)/Junior(s) know
6/4/2015 17:02:03	Ryan	Nix	11/28/1966	No	435 leyland dr	canton	30114	7706104003	rvn120@hotmail.com	Me, Junior(s) in my home, Other Adult(s)/Junior(s) know
6/4/2015 17:02:15	Enc	Topper	9/25/1974	No	1190 Hill St SE	Smyrna	30080	4047845027	Eric.topper@gmail.com	Me, Other Adult(s) in my home, Other Adult(s)/Junior(s) know
6/4/2015 17:02:21	Jason	Clark	8/22/1970	Yes	180 Dorris Rd	Alpharetta	30004	4045567910	Jed82270@gmail.com	Me, Junior(s) in my home
6/4/2015 17:02:55	Selina	Chaney	8/5/1966	No	3026 Waterdance Dr	Kennesaw	30152	8154749419	Selina.oleary@gmail.com	Me, Other Adult(s) in my home, Junior(s) in my home, Other Adult(s)/Junior(s) know
6/4/2015 17:03:14	Mark	Wienberg	12/7/1964	No	2350 Flint Creek Dr	Cumming	30041	404-538-7469	mwienberg@gmail.com	Me, Other Adult(s)/Junior(s) know
6/4/2015 17:03:56	christina	nanci	12/22/1964	No	521 autumn walk	canton	30114	6782837602	chrisnanci@hotmail.com	Me, Other Adult(s)/Junior(s) know
6/4/2015 17:05:43	Al	Siebert	2/20/1974	No	3055 boles farm lane	Duluth	30066	706-289-6138	Artsiebert@gmail.com	Me, Junior(s) in my home
6/4/2015 17:06:14	Julie	Houser	10/6/1963	No	1921 Liac Ridge Dr	Woodstock	30189	678-521-7957	Tjeh@hotmail.com	Me, Junior(s) in my home, Other Adult(s)/Junior(s) know
6/4/2015 17:06:35	Andrew	Cowart	9/28/1978	Yes	260 Hepplewhite Dr.	Alpharetta	30022	770 641 9474	drew.cowart@gmail.com	Me, Other Adult(s) in my home, Junior(s) in my home, Other Adult(s)/Junior(s) know
6/4/2015 17:12:36	Cody	Reinhardt	12/23/1989	No	750 Dalfyemple rd Ne apt c3	Sandy Springs	30328	4046929310	kensaidorizzi@aol.com	Me
6/4/2015 17:13:16	Joanne	Brooks Helmke	4/5/1976	No	455 Other Creek Court NE	Atlanta	30004	770-988-5789	dave@mcphersonbeach.com	Me, Junior(s) in my home, Other Adult(s)/Junior(s) know
6/4/2015 17:15:35	David	McPherson	7/25/1969	No	4650 Oakhurst Ln	Alpharetta	30084	6789775476	jbeck21@gmail.com	Me, Other Adult(s) in my home
6/4/2015 17:23:33	Jon	Beck	6/30/1975	No	5927 Slow Dr	Tucker	30084	6789775476	jbeck21@gmail.com	Me, Other Adult(s)/Junior(s) know
6/4/2015 17:24:42	Lindsay	Paroczi	2/24/1967	No	1156 standard dr	Atlanta	30319	3107490718	Ljparoczi@gmail.com	Me, Other Adult(s) in my home, Other Adult(s)/Junior(s) know
6/4/2015 17:24:52	Adam	Duncan	7/30/1987	No	5860 Sterling dr	Cumming	30040	6789475537	Ced4130@gmail.com	Other Adult(s)/Junior(s) know
6/4/2015 17:33:07	Robert	Hume	3/24/1957	No	204 high creek drive	roswell	30076	770 310 3779	brhume@chisling.net	Me, Other Adult(s) in my home, Junior(s) in my home, Other Adult(s)/Junior(s) know
6/4/2015 17:34:02	Kelly	Cave	12/1/1987	No	2550 Alvers mill rd apt L9	Atlanta	30339	6504500775	Kcave87@gmail.com	Me, Other Adult(s)/Junior(s) know
6/4/2015 17:36:09	Katie	Lam	2/18/2015	No	822 Agnone Ave NE	Atlanta	30308	4433708220	Zacharylam@gmail.com	Me, Other Adult(s) in my home, Junior(s) in my home, Other Adult(s)/Junior(s) know
6/4/2015 17:37:44	Chuck	Adams	4/13/1961	No	5110 Green Summers Drive	Cumming	30028	770-880-2136	adamc@comcast.net	Me, Other Adult(s)/Junior(s) know
6/4/2015 17:40:09	Laura	McLaughlin	4/25/1979	Yes	1670 briers chute	Alpharetta	30004	4046875963	Laura_jane_harper@hotmail.com	Me, Other Adult(s) in my home, Junior(s) in my home, Other Adult(s)/Junior(s) know
6/4/2015 17:41:48	Chris	Alenand	5/2/1961	No	1820 Davis Drive	Cumming	30041	770-490-4199	cajunman13@live.com	Me, Other Adult(s) in my home, Junior(s) in my home, Other Adult(s)/Junior(s) know
6/4/2015 17:44:50	Rusty	Carter	3/6/1975	No	2457 N Forest Dr	Manetta	30062	770-500-0277	Rustycarter@hotmail.com	Me, Other Adult(s) in my home, Junior(s) in my home, Other Adult(s)/Junior(s) know
6/4/2015 17:45:06	John	hachney	2/25/1968	No	5066 BROAD GREEN DR	Norcross	30092	4047501263	basshachney@gmail.com	Me, Other Adult(s) in my home, Junior(s) in my home, Other Adult(s)/Junior(s) know
6/4/2015 17:46:41	Chris	Shelton	9/18/1979	No	1814 Pine Heights Dr NE	Atlanta	30324	4043880634	foreverdepressed@gmail.com	Me, Other Adult(s)/Junior(s) know
6/4/2015 17:47:52	Aj	Kumar	8/1/1960	No	3324 peach tree road ne	Atlanta	30326	9784956990	Aj_montreal@yahoo.com	Me, Other Adult(s) in my home, Other Adult(s)/Junior(s) know
6/4/2015 17:52:19	Belinda	Jackson	10/8/1980	No	6175 Heard's Creek Dr	Atlanta	30328	678-617-4785	belinda.landers@gmail.com	Me, Junior(s) in my home, Other Adult(s)/Junior(s) know
6/4/2015 18:06:30	Keith	Lender	3/24/1972	Yes	4104 Masters Way	alpharetta	30005	5163681242	Keithgood@yahoo.com	Me, Other Adult(s) in my home, Junior(s) in my home, Other Adult(s)/Junior(s) know
6/4/2015 18:22:22	Mary	Scharf	12/13/1966	No	2426 Woodbridge Dr	Manetta	30066	7709281225	maryscharf@gmail.com	Me, Other Adult(s) in my home, Junior(s) in my home, Other Adult(s)/Junior(s) know
6/4/2015 18:32:23	Matthew	Van Dyne	8/27/1977	No	2722 Wood Hollow Dr	Atlanta	30360	8139256443	Matvandynne@gmail.com	Me, Other Adult(s) in my home, Junior(s) in my home, Other Adult(s)/Junior(s) know
6/4/2015 18:34:27	Tracey	Gauer	10/24/1978	No	1925 Gregory Run	Atlanta	30345	7703306007	Traceygauer@gmail.com	Me, Other Adult(s) in my home, Junior(s) in my home, Other Adult(s)/Junior(s) know
6/4/2015 18:34:56	Luciano	Dasiva	6/25/1975	No	1814 sandalwood dr	atlanta	30350	7708453568	Ludshonitz@yahoo.com	Me, Other Adult(s) in my home, Junior(s) in my home, Other Adult(s)/Junior(s) know
6/4/2015 18:36:07	Kerry	Seir	9/24/1967	Yes	225 Eden Bridge Plaza	Alpharetta	30022	678-04-8580	kerryseir@gmail.com	Me, Junior(s) in my home
6/4/2015 18:39:44	Missy	Benjamin	1/22/1966	No	2996 Nestle Creek D	Manetta	30062	4048406891	Missy_benjamin@yahoo.com	Me, Other Adult(s) in my home, Junior(s) in my home, Other Adult(s)/Junior(s) know
6/4/2015 18:44:15	Maureen	Brittan	7/19/1966	No	14345 morning mountain way	Milton	30004	7706845801	Mobrittan@me.com	Me, Junior(s) in my home
6/4/2015 19:10:48	Andrew	Kuchar	11/4/1969	No	302 Moss Court	Woodstock	30188	7708569687	apluchar@gmail.com	Me, Junior(s) in my home, Other Adult(s)/Junior(s) know
6/4/2015 19:18:24	Richard	Walker	8/1/1969	No	3103 Kirkwood Dr	Kennesaw	30144	404-272-7001	rwalker@yahoo.com	Me, Junior(s) in my home
6/4/2015 19:22:23	Bryan	Mavs	3/7/1973	No	4050 Lyman Way	Gainesville	30507	6786176740	coachmavs@yahoo.com	Me, Other Adult(s)/Junior(s) know

Alpharetta Beach Volleyball Supporters

Timestamp	First Name	Last Name	Date of Birth	Registered Voter	Your Street Address	City	Zip Code	Phone	Email	If approved, who would enjoy using these Alpharetta sand volleyball courts?
6/4/2015 19:29:45	Kerri	Hallahan	12/22/1968	No	1285 Knoll Woods Court	roswell	30075	7705950160	pkmkhallahan@gmail.com	Junior(s) in my home. Other Adult(s)/Junior(s) know
6/4/2015 19:37:04	Mike	Dean	9/27/2015	No	1604 woodlands drive	Snmya	30080	404-399-3433	Noreal@notreal.com	Me, Other Adult(s) in my home, Junior(s) in my home, Other Adult(s)/Junior(s) know
6/4/2015 19:37:23	Wes	Fincher	4/23/1983	No	1007 Winston Way	Acworth	30102	4047317187	wesfincher@gmail.com	Me, Other Adult(s) in my home, Other Adult(s)/Junior(s) know
6/4/2015 19:52:53	Alejandro	Rosa	5/27/1985	No	2134 Maple Ln	Buford	30519	7709105421	arj99@gmail.com	Me, Other Adult(s) in my home, Other Adult(s)/Junior(s) know
6/4/2015 20:03:36	Steven	Crawford	4/11/1960	No	1280 west peachtree st	Atlanta	30309	7708560088	stevenscrawford@att.net	Me
6/4/2015 20:05:02	Rachel	puleski	5/19/1982	No	315 martins trail	roswell	30076	4043248646	repulski@gmail.com	Me, Other Adult(s)/Junior(s) know
6/4/2015 20:08:36	Lesh	Mihm	6/29/1980	No	5633 Roberts Drive	Atlanta	30338	9412237661	leah529@gmail.com	Me, Other Adult(s) in my home, Other Adult(s)/Junior(s) know
6/4/2015 20:10:06	Katie	Booth	5/4/1981	No	3865 Palisade Park Dr	Duluth	30086	404-409-5402	kerodele@hotmail.com	Me, Other Adult(s) in my home, Junior(s) in my home, Other Adult(s)/Junior(s) know
6/4/2015 20:30:39	M'Neal	Fudge	12/25/1966	No	525 Old Charwell Crossing	Johns Creek	30022	770-569-8141	mnealjdge@comcast.net	Me
6/4/2015 20:33:28	Austin	Ennis	7/12/1984	No	1205 pine heights drive	atlanta	30324	4043107719	ausenr@gmail.com	Me, Other Adult(s) in my home, Other Adult(s)/Junior(s) know
6/4/2015 20:37:57	John	Schroeder	12/8/1969	No	211 DeGress ave	atlanta	30307	4045567350	johnschroeder@gmail.com	Me, Junior(s) in my home, Other Adult(s)/Junior(s) know
6/4/2015 20:54:04	Kip	Buss	3/15/1959	No	322 chastain manor dr	norcross	30071	770-448-1585	obuss@bellsouth.net	Junior(s) in my home, Other Adult(s)/Junior(s) know
6/4/2015 21:09:43	Brad	Williams	5/4/1988	No	4710 Connie Mara	Suwanee	30024	6786428168	brad@snasu.com	Me, Other Adult(s) in my home, Junior(s) in my home, Other Adult(s)/Junior(s) know
6/4/2015 21:19:59	Stephanie	Finn	7/20/1976	No	234 Overlook Dr.	Dallas	30157	6788601345	stephfinn2@gmail.com	Me, Other Adult(s)/Junior(s) know
6/4/2015 21:24:24	Charles	Gozder	12/11/1961	No	2908 Willowstone Dr	Duluth	30086	7703301364	cpozder@summittechconsulting.com	Me, Other Adult(s)/Junior(s) know
6/4/2015 21:28:36	Jimmy	Bassett	5/29/1964	No	1622 Liberty Lane	Roswell	30075	706319-0309	miraclesla@aol.com	Me, Other Adult(s) in my home, Junior(s) in my home, Other Adult(s)/Junior(s) know
6/4/2015 21:53:39	Melanie	Vance	1/25/1988	No	1012 Rock Springs Ct	Atlanta	30306	4044032372	Melanievance@gmail.com	Me, Other Adult(s)/Junior(s) know
6/4/2015 22:30:56	Ron	Werling	3/9/1981	No	8898 Carroll Manor Drive	Sandy Springs	30350	404-667-9194	Ronman81@yahoo.com	Me
6/4/2015 22:33:53	David	Russell	5/5/1974	No	1790 Bramble Bush Way	Suwanee	30024	6788770752	djinvestigator@yahoo.com	Me
6/4/2015 22:44:09	Rino	Poli	8/4/1969	No	5818 buckner creek dr	mableton	30126	6788654032	policharo@hotmail.com	Me
6/4/2015 22:47:18	Jonathan	Zarley	7/28/1984	No	2105 Powers Ferry Rd Apt A	Marionetta	30667	7088889379	zarleyj@gmail.com	Me
6/4/2015 23:26:32	jeremah	remick	4/29/1976	No	610 emerald dr	Villa Rica	30180	6786978638	jeremahremick@yahoo.com	Me
6/4/2015 23:47:00	Jeff	McLaughlin	9/29/1973	Yes	1670 briers chide	Alpharetta	30004	4047291662	Jeff.laughlin@gmail.com	Me
6/4/2015 23:47:24	pete	long	6/20/1982	Yes	2890 georgian manor dr	alpharetta	30022	40489-3985	plong02@gmail.com	Me, Other Adult(s) in my home, Junior(s) in my home, Other Adult(s)/Junior(s) know
6/4/2015 23:50:30	Anna	Leslie-Brown	5/26/1983	No	2317 Windcliff Dr SE	Marionetta	30067	4044381699	leslieanna1@gmail.com	Me, Other Adult(s)/Junior(s) know
6/4/2015 23:52:28	Duane	Heuben	10/27/1987	No	149 N. Peachtree St	Norcross	30071	4045509250	duaneheub@gmail.com	Me, Other Adult(s) in my home, Junior(s) in my home
6/4/2015 23:58:57	Angelica	Rivera	5/27/1977	No	Preakness dr	Alpharetta	30022	6787552522	Angelica@yahoo.com	Me, Junior(s) in my home
6/5/2015 0:54:28	TIN	Murray	6/7/1993	No	180 putnam cir	Atlanta	30342	7706302757	Zoro2020@yahoo.com	Other Adult(s)/Junior(s) know
6/5/2015 7:00:08	Jacqueline	Welch	4/30/1985	No	700 Clubside Drive	Roswell	30076	4049444638	Jjensen65@yahoo.com	Me, Other Adult(s) in my home, Other Adult(s)/Junior(s) know
6/5/2015 7:39:20	Robin	Montri	8/17/1971	No	5247 fox hill court	norcross	30092	6784653622	Robin.montri@aol.com	Me, Junior(s) in my home, Other Adult(s)/Junior(s) know
6/5/2015 8:15:53	Nicole	christner	2/3/1970	No	1070 oakhaven drive	roswell	30075	404-423-9973	bb2nicole@yahoo.com	Me, Other Adult(s) in my home, Junior(s) in my home, Other Adult(s)/Junior(s) know
6/5/2015 8:51:42	joel	becker	6/26/1972	No	cunningg	cunningg	30041	7345469282	na	Me, Other Adult(s) in my home, Junior(s) in my home, Other Adult(s)/Junior(s) know
6/5/2015 8:51:56	steve	williams	9/17/1965	No	3059 lee circle	buford	30501	678-313-0902	jaznc02@gmail.com	Me, Other Adult(s) in my home, Junior(s) in my home, Other Adult(s)/Junior(s) know
6/5/2015 9:04:17	Ralph	Jones	4/26/1969	No	460 Guildhall Grove	John's Creek	30022	404-277-9968	Rjones@boltongroup.com	Me
6/5/2015 9:30:46	Alexander	Nguyen	8/25/1994	No	2175 Marshes Glenn Dr.	Norcross	30071	7706907137	oralexan@gmail.com	Other Adult(s)/Junior(s) know
6/5/2015 10:31:37	Aison	Bossanas	4/22/1962	No	335 Waverly Hall Drive	Roswell	30075	678-571-0347	abossanas@gmail.com	Other Adult(s) in my home, Junior(s) in my home, Other Adult(s)/Junior(s) know
6/5/2015 10:43:41	shrine	anderson	1/30/1975	No	3185 Carmick Rd	Cumming	GA	5617146922	winbywo22@gmail.com	Me
6/5/2015 10:45:30	Bob	Anderson	1/7/1957	No	3195 Carmick Rd	Cumming	GA	5617146922	venmabob@aol.com	Other Adult(s) in my home
6/5/2015 10:55:54	Cynthia	Johnson	2/21/1969	No	5254 fox hill drive	peachtree corners	30062	678-468-2415	cvolley@mac.com	Me, Junior(s) in my home, Other Adult(s)/Junior(s) know
6/5/2015 11:10:51	Amy	Todd	6/25/1964	No	315 Glen Hampton Place	Milton	30004	404-213-9918	toddfrn@comcast.net	Junior(s) in my home
6/5/2015 11:13:59	Amanda	Lane	11/16/1994	No	190 wilds road	alpharetta	30009	770-475-1118	Amendaburkanneline@gmail.com	Other Adult(s)/Junior(s) know
6/5/2015 11:49:58	Jason	Dunaway	2/28/1973	No	1156 Standard dr	Brookhaven	30318	770-773-0045	dunaway_jason@yahoo.com	Me
6/5/2015 12:03:05	James	Sapp II	12/23/1966	No	2155 McFarlin Lane	Milton	30004	7704421244	jappe@cdc.gov	Me, Junior(s) in my home, Other Adult(s)/Junior(s) know
6/5/2015 12:17:31	Steve	Boesing	2/24/1961	Yes	1405 Queens Ln	Alpharetta	30004	6782960177	kansdad1995@yahoo.com	Me, Other Adult(s)/Junior(s) know
6/5/2015 12:41:27	Christine	McLean	9/19/1984	No	2632 Peyton Rd NW	Atlanta	GA	5868643518	cmanbey@mac.com	Me, Other Adult(s) in my home, Junior(s) in my home, Other Adult(s)/Junior(s) know
6/5/2015 12:47:18	Angela	Nix	5/27/1981	No	435 Leyland Dr	Canton	30114	4042470174	Agattis@hotmail.com	

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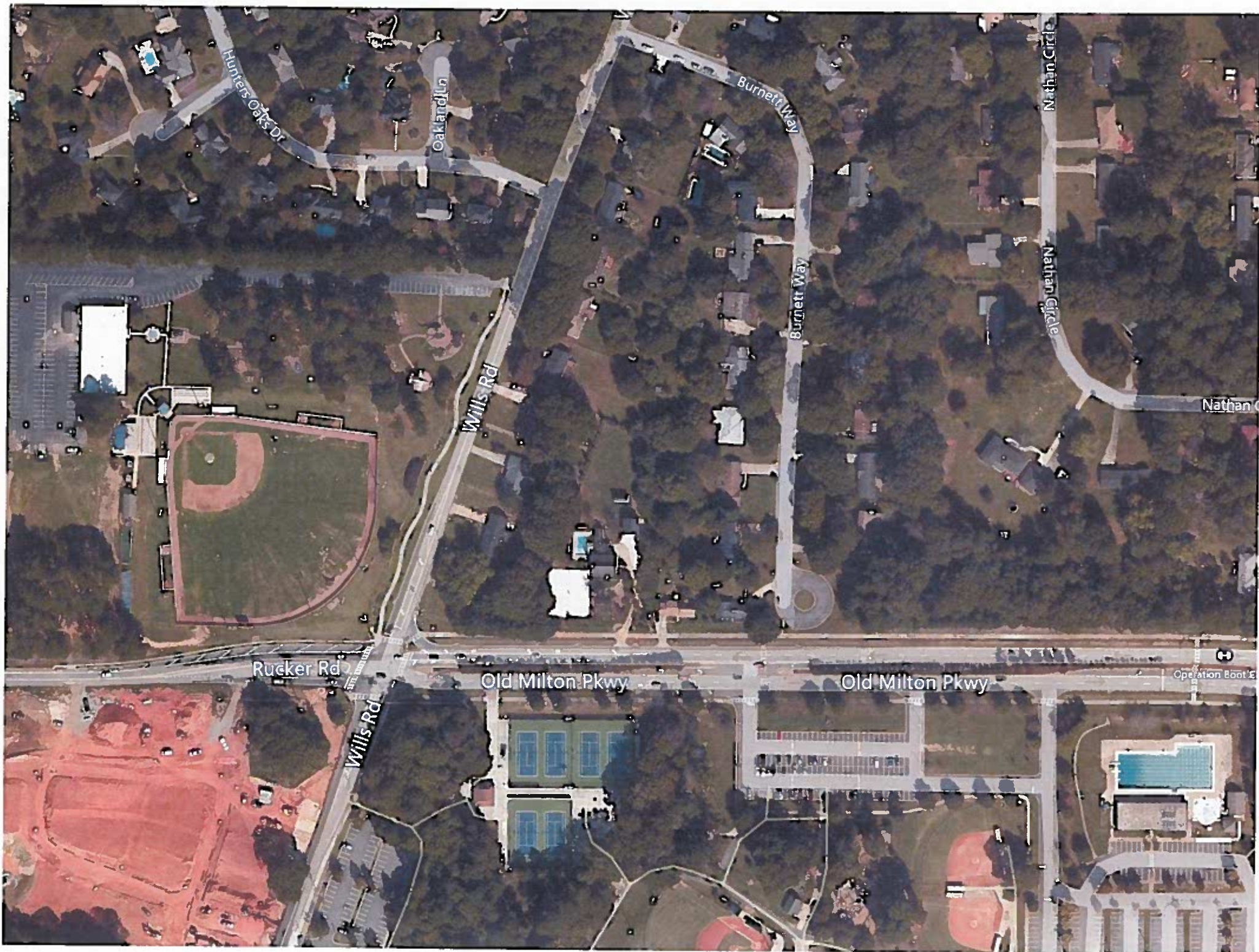
Timestamp	First Name	Last Name	Date of Birth	Alpharetta Registered Voter	Your Street Address	City	Zip Code	Phone	Email	If approved, who would enjoy using these Alpharetta sand volleyball courts?
6/5/2015 13:07:24	Lisa	Inthavong	2/27/1983	No	1140 Bordeaux Ct	Atlanta	30338	6152186078	Isanthavong@hotmail.com	Me, Other Adult(s) in my home, Other Adult(s)/Junior(s) know
6/5/2015 13:48:34	Ashenafi	Gebrehiwot	2/27/1985	No	210 Auburn Ave NE	Atlanta	30303	404-916-6392	ashenafi2100@yahoo.com	Me, Other Adult(s) in my home
6/5/2015 15:32:26	Pike	Hightower	10/8/1970	No	27 Autumn PL NE	White	30184	8789237617	coachpike@bellsouth.net	Me, Other Adult(s) in my home
6/5/2015 15:46:06	Jack	Ichu	6/10/1976	No	8305 JEFFERSON CIR N	CHAMBLEE	30341	4048368380	jack.ichu76@gmail.com	Me, Other Adult(s)/Junior(s) know
6/5/2015 15:58:24	Kiana	demarian	7/29/1987	No	1502 monteney parkway	sandy springs	30350	4047234531	demarian87@yahoo.com	Me, Other Adult(s) in my home
6/5/2015 16:05:21	Joy	Corrista	8/7/1974	No	1500 Koranda cl	Woodstock	30188	404-617-3398	Joyannycorrista@yahoo.com	Me
6/5/2015 16:12:50	Rex	Reid	12/18/1961	No	3445 Indian Hills Dr	Marietta	30068	4049645565	rex1961@bellsouth.net	Me, Other Adult(s) in my home, Other Adult(s)/Junior(s) know
6/5/2015 17:21:52	Mane	McGlynn	6/5/1979	No	825 Saddle Hill Rd	Roswell	30075	678-793-3904	moncoglynn@yahoo.com	Other Adult(s)/Junior(s) know
6/5/2015 17:22:25	Laune	Leonard	7/21/1987	No	1100 Vernon Springs Court	Atlanta	30327	404-731-1963	laune.leonard@outlook.com	Junior(s) in my home
6/5/2015 17:44:25	Bailey	Reardon	3/2/1999	No	655 Summer Grass Lane	Roswell	30075	404-6109758	bayreardon2@gmail.com	Me, Other Adult(s) in my home, Junior(s) in my home
6/5/2015 17:45:43	Taylor	Reardon	1/30/1987	No	655 Summer Grass Lane	Roswell	30075	4047177728	tayreardon@gmail.com	Me, Other Adult(s) in my home, Junior(s) in my home, Other Adult(s)/Junior(s) know
6/5/2015 17:54:06	Raymond	Touvor	8/22/1981	No	1132 Oakwood Manor Court	Decatur	30032	404-4515889	raytouvor@hotmail.com	Me, Other Adult(s)/Junior(s) know
6/5/2015 20:16:10	John	frederick	12/26/1960	No	1036 creek shire cv	lawrenceville	30043	404-354-0644	fred@spr.org	Me, Other Adult(s)/Junior(s) know
6/5/2015 20:52:22	Greg	Lomax	7/29/1987	No	2012 Manchester Way	Roswell	30075	6783889613	lomax_gae@gmail.com	Junior(s) in my home
6/5/2015 23:52:46	Genevieve	Barros	9/27/1974	No	7860 Highland Bluff	Sandy Springs	30328	9199436027	genevieve@hotmail.com	Me, Other Adult(s)/Junior(s) know
6/6/2015 0:17:20	David	Burch	7/12/1969	No	223 W. Cherokee Ave	Cartersville	30120	404-431-6321	dburch7@gmail.com	Me, Other Adult(s) in my home, Junior(s) in my home, Other Adult(s)/Junior(s) know
6/6/2015 4:48:07	Scott	steffens	4/17/1982	No	1386 castle berry dr	buford	30518	7705576509	scottval82@gmail.com	Me, Other Adult(s)/Junior(s) know
6/6/2015 14:48:36	Christine	Hibbin	3/29/1980	No	1842 marlbrook drive ne	Atlanta	30307	6318076903	Christine_r_oakeefe@yahoo.com	Me, Other Adult(s)/Junior(s) know
6/6/2015 22:49:54	Lynn	Shivers	9/23/1969	No	3255 Moorstead Way	Cumming	30041	404-663-8025	lynnshivers1@gmail.com	Me, Junior(s) in my home, Other Adult(s)/Junior(s) know
6/7/2015 8:30:56	Lisa	Stasewich	1/22/1985	No	4113 Gold Mill Ridge	Canton	30114	7703647309	Lisa@yourdigitalsource.net	Me, Junior(s) in my home, Other Adult(s)/Junior(s) know
6/7/2015 14:30:59	Sandra	Koza	12/20/1969	No	502 Weatherstone Court	Woodstock	30186	404-944-4678	kozas@mandspinning.com	Other Adult(s)/Junior(s) know
6/7/2015 19:08:28	Kathi	Wong	7/5/1984	No	98 Skyland Drive	Roswell	30075	6787014821	kathwong@gmail.com	Me, Other Adult(s) in my home, Other Adult(s)/Junior(s) know
6/7/2015 21:01:31	Leslie	Wagner	11/11/2015	No	3445 Smittown Rd	Suwanee	30024	7702861105	wagnersleslie@yahoo.com	Me, Other Adult(s) in my home, Other Adult(s)/Junior(s) know
6/8/2015 10:04:10	Damon	maier	11/6/1964	No	567 Chantarella Toad	Liberty	30047	770-717-1143	maier13@aol.com	Junior(s) in my home
6/8/2015 13:07:03	Joshua	Milroy	10/8/1976	No	5633 Robata DR	Dunwoody	30338	4049887316	joshua.milroy@gmail.com	Me, Other Adult(s) in my home, Junior(s) in my home, Other Adult(s)/Junior(s) know
6/8/2015 20:20:35	Simona	Cushman	8/31/1981	No	2844 ridgepointe rd	atlanta	30318	4049554388	Simona11@yahoo.com	Me, Other Adult(s) in my home, Junior(s) in my home, Other Adult(s)/Junior(s) know
6/9/2015 10:13:48	Denis	Kim	8/10/1977	No	1125 Hammond drive #672	Atlanta	30328	2483163351	deniskim@unicon.edu	Me
6/9/2015 18:22:02	vas	uppal	3/21/1963	No	316 damming oaks	roswell	30075	4802250974	juniyee@yahoo.com	Me, Other Adult(s) in my home, Junior(s) in my home, Other Adult(s)/Junior(s) know
6/10/2015 14:25:51	Rajne	Svenssohn	3/18/1978	No	70 pennmar center E	Atlanta	30464	8175532024	rajnevsensohn@hotmail.com	Me
6/11/2015 8:13:02	Tracey	Harper	10/20/1959	Yes	714 Noltaway Lane	Alpharetta	30009	770-265-2838	traceyharpers9@gmail.com	Other Adult(s)/Junior(s) know
6/11/2015 10:54:28	Darin	Cohen	6/9/1971	Yes	158 Taylor Ridge Way	Alpharetta	30004	4047964306	darrins33@yahoo.com	Me, Other Adult(s)/Junior(s) know
6/11/2015 11:32:57	Tonya	Boyes	2/8/1975	No	5600 the twelfth fairway	Suwanee	30024	678-467-0914	Tonya0208@yahoo.com	Other Adult(s)/Junior(s) know
6/11/2015 14:37:50	Kris	Carler	10/19/1963	Yes	4090 Bellflower Drive	Alpharetta	30065	770-772-0247	kris@carler.net	Other Adult(s)/Junior(s) know
6/11/2015 21:28:00	Lisa	Karamallakis	12/9/2012	Yes	10780 Carrara cove	Alpharetta	30022	7707521722	Zaluc@yahoo.com	Junior(s) in my home, Other Adult(s)/Junior(s) know
6/14/2015 16:34:49	Ramin	Kazemi	3/30/1975	No	2990 Chadbourne Trail	Alpharetta	30004	6782543679	rk324@yahoo.com	Me, Other Adult(s)/Junior(s) know
6/15/2015 17:49:57	Terri	Dixon	7/18/1962	No	9124 Branch Valley Way	Roswell	30076	404-401-8731	Haalid@charter.net	Me, Other Adult(s) in my home, Junior(s) in my home, Other Adult(s)/Junior(s) know
6/16/2015 23:02:21	Kirkland	Boyle	7/8/1966	No	1838 browbridge cove	Dunwoody	30338	6789771425	Kirklandb4@gmail.com	Junior(s) in my home
6/16/2015 23:08:19	Kelly	Spangler	9/18/1970	No	9025 Halstead dr	Suwanee	30024	6789772802	Thiapsang@me.com	Junior(s) in my home, Other Adult(s)/Junior(s) know
6/16/2015 23:52:04	Theresa	Bailey	12/6/1960	No	4820 Peachtree Parkway	Duluth	30097	780-598-3083	Thrsbailey@gmail.com	Junior(s) in my home
6/17/2015 6:07:53	Kealani	Kukahiko	4/17/1975	No	1145 Arya Drive	Roswell	30076	404-805-2923	klukakuhiko@yahoo.com	Me, Junior(s) in my home
6/17/2015 6:43:37	Sharon	Mkonrich	11/24/1964	No	1631 Flyway Drive	Marietta	30068	404-308-0735	mzwalk@comcast.net	Junior(s) in my home, Other Adult(s)/Junior(s) know
6/17/2015 7:57:05	Lori	Walker	3/17/1970	Yes	915 Brookline Way	Alpharetta	30022	6786378139	rmzwalk@comcast.net	Me, Junior(s) in my home, Other Adult(s)/Junior(s) know
6/17/2015 8:13:36	Renee	Maples	5/19/1974	No	12464 Denefted dr	Milton	30004	678-366-0428	Renee.maples@comcast.net	Me, Junior(s) in my home, Other Adult(s)/Junior(s) know
6/17/2015 8:19:48	Christine	Nix	1/9/1970	No	312 Hill Top Overlook	Canton	30114	770-598-8105	Valliamonn@gmail.com	Junior(s) in my home, Other Adult(s)/Junior(s) know
6/17/2015 9:05:55	Sue	Manzo	6/10/1966	No	5296 weather wood trace	Marietta	30068	7706529016	smanzo@bellsouth.net	Me, Junior(s) in my home, Other Adult(s)/Junior(s) know
6/17/2015 9:29:25	Melinda	Hovell	2/6/2015	No	2789 long grove dr	Roswell	30062	2145050143	Melindahovell@yahoo.com	Junior(s) in my home
6/17/2015 9:29:30	Jill	Sutkus	8/4/1970	No	115	Roswell	30075	7705524078	Mjsutkus@bellsouth.net	Junior(s) in my home

Alpharetta Beach Volleyball Supporters

Timestamp	First Name	Last Name	Date of Birth	Alpharetta Registered Voter	Your Street Address	City	Zip Code	Phone	Email	If approved, who would enjoy using these Alpharetta sand volleyball courts?
6/17/2015 9:47:45	Melessa	Drudge	12/18/1975	Yes	1890 Mayfield Rd	Alpharetta	30009	404-388-7138	melessa.drudge@me.com	Junior(s) in my home, Other Adult(s)/Junior(s) know
6/17/2015 9:51:39	Ann	Nelson	8/18/1974	No	9120 Twelvestones Drive	Roswell	30075	7706407222	annelson2000@hotmail.com	Junior(s) in my home, Other Adult(s) in my home, Junior(s) in my home, Other Adult(s)/Junior(s) know
6/17/2015 9:52:37	Traci	Pearson	10/3/1987	Yes	1680 Broadwell Oaks Drive	Alpharetta	30004	678-777-0755	dluciper@att.net	Junior(s) in my home, Other Adult(s)/Junior(s) know
6/17/2015 11:02:22	Km	Ryan	1/18/1961	No	1569 Ashford Drive	Manetta	30068	678-447-2030	Kirryan22@gmail.com	Junior(s) in my home
6/17/2015 13:25:06	Dan	Harris	7/12/1966	No	435 Ashford Drive	Alpharetta	30022	770-645-0003	danharris@yahoo.com	Junior(s) in my home, Other Adult(s)/Junior(s) know
6/17/2015 14:27:54	Suzanne	miller	1/12/1974	No	749 Sienna Valley Drive	Braselton	30517	770-375-9277	zwmlle22@yahoo.com	Junior(s) in my home
6/17/2015 22:09:47	Peter	McCowan	12/27/1943	Yes	1180 Jennifer Oaks Drive	Alpharetta	30004	770-664-0515	3mcgowan@bellsouth.net	Other Adult(s)/Junior(s) know
6/18/2015 8:16:44	Staci	McCravy	7/14/1964	No	2620 Springmonte lane	Cumming	30041	405-556-2057	Sd_mccravy@yahoo.com	Other Adult(s)/Junior(s) know
6/19/2015 3:52:28	Laura	Nunnally	12/16/1968	No	1389 Wesley Circle NW	Atlanta	30327	404-352-5659	lunnally@mac.com	Junior(s) in my home, Other Adult(s)/Junior(s) know
6/20/2015 17:05:11	Pamela	Kuchar	6/20/1969	No	302 Moss Ct	Woodstock	30188	7706560166	Pkuchar@yahoo.com	Junior(s) in my home
6/21/2015 21:40:09	Kym	Yeatsman	10/3/1964	No	2816 Springmonte Lane	Cumming	30041	678-644-0012	Kym.Yeatsman@att.net	Junior(s) in my home, Other Adult(s)/Junior(s) know
6/23/2015 14:21:48	Dorothy	Davis	2/12/1969	No	570 Matterhorn Way	Johns Creek	30022	7709932128	dorothy2000@comcast.net	Me
6/23/2015 17:38:27	DAVID	SCHWARTZ	2/22/1953	No	GLENHURST PASS	JOHNS CREEK	30097	770-623-4424	SCHWARTZD@aol.com	Me, Other Adult(s) in my home, Junior(s) in my home, Other Adult(s)/Junior(s) know
6/23/2015 18:30:21	Daniel	Hersamb	7/14/1982	No	130 Weatherstone Square Dr	Woodstock	30188	678-404-0632	vbsal@heramb.net	Me, Other Adult(s) in my home, Junior(s) in my home, Other Adult(s)/Junior(s) know
6/24/2015 9:31:57	Joni	Anthony	4/29/1965	No	5033 Heartland Tr	Hoschton	30548	6782668664	janthony@comcast.net	Other Adult(s)/Junior(s) know
6/24/2015 9:56:53	Slacy	Walker	6/6/1971	No	1635 Alvecot Ct	Cumming	30041	6783872880	walkerslacy42@gmail.com	Me
6/24/2015 13:49:06	Ellen	Lewis	6/4/1970	No	2108 Queen Anne Court	atlanta	30350	404-578-6578	yankensouth@gmail.com	Me, Other Adult(s)/Junior(s) know
6/24/2015 16:55:32	Rebecca	Daniels	2/4/1977	No	9835 Lauren Hall Court	Alpharetta	30022	917-655-1540	rdaniels1977@hotmail.com	Other Adult(s)/Junior(s) know
6/24/2015 20:57:39	Enik	Eklund	6/5/1973	No	2751 Saddle Ridge Lake Drive	Manetta	30062	770-973-6357	enik.e@kfund@gmail.com	Me, Other Adult(s) in my home, Junior(s) in my home, Other Adult(s)/Junior(s) know
6/24/2015 21:44:00	cheryl	gedrats	8/23/1970	Yes	724 n park lane	Alpharetta	30004	6786942204	cheryl.gedrats@lexisnexis.com	Me
6/24/2015 23:08:37	Lindsay	Hines	1/21/1992	No	4400 N Cooperlake rd	Smyrna	30082	7704382018	Lindsay.hines@gmail.com	Me
6/24/2015 23:32:34	James	Willard	9/4/1971	No	2345 Dunwoody hollow ln	Atlanta	30360	4945105717	Jameswillard@yahoo.com	Me
6/25/2015 0:38:19	Elliot	Reid	7/20/2015	No	4485 leich rd	Johns Creek	30024	2292914866	Ereid@pospartners.com	Me
6/25/2015 7:26:29	Mama	moff	11/20/1981	No	328 Deerfield Point	Alpharetta	30004	4049251259	cdione_gr@hotmail.com	Me
6/25/2015 8:55:02	Bari	Ozdiar	9/7/1976	No	3171 Ashby Sq	Atlanta	30346	4043333711	ozdiar@yahoo.com	Me
6/25/2015 9:22:43	Kurt	Matthews	4/2/1969	No	189 Nantington Appeals dr	Athens	30606	704-48951155	kurtmatthews@southwesternvolleyball.co	Me, Other Adult(s) in my home, Junior(s) in my home, Other Adult(s)/Junior(s) know
6/27/2015 19:37:58	nick	matthews	12/23/1984	No	745 blue st	atlanta	30324	9197660006	nickmatth@mail.com	Me
7/12/2015 14:20:22	Adam	Sisavich	4/1/1996	No	4113 gold mill ridge	Canton	30114	6783278360	Sisavichadam@gmail.com	Me, Other Adult(s) in my home, Junior(s) in my home, Other Adult(s)/Junior(s) know
9/28/2015 13:34:48	Cathleen	McKernan	6/16/1986	No	3116 Caldwell Rd NE	Atlanta	30319	6785161288	cmckerna@yahoo.com	Me, Other Adult(s) in my home, Other Adult(s)/Junior(s) know
9/28/2015 13:42:53	Josh	Barr	12/19/1993	No	514 vine street	Chattanooga	37403	615-557-4698	Mhv217@moocs.etc.edu	Me, Other Adult(s)/Junior(s) know
9/28/2015 13:47:42	Chris	Regehr	2/12/1971	No	2106 Madison Drive	Atlanta	30346	7708550308	Creghehr@hotmail.com	Me, Other Adult(s)/Junior(s) know
9/28/2015 13:49:18	Michael	Davidson	10/21/1974	No	60 pennmeler center pl	Atlanta	30346	7705964331	Intensity122@hotmail.com	Me, Other Adult(s)/Junior(s) know
9/28/2015 14:01:06	Michael	Gordin	7/27/1987	No	8800 Glen Ferry dr.	Alpharetta	30022	7706427040	Magordin@gmail.com	Me, Other Adult(s)/Junior(s) know
9/28/2015 14:04:27	Annette	Barron	4/2/1976	No	250 Hollyridge Drive	Roswell	30076	770-298-3974	annettebarron@mac.com	Other Adult(s) in my home, Other Adult(s)/Junior(s) know
9/28/2015 14:12:03	Devin	Burke	6/9/1994	No	262 Lyrbrook Dr	Bloomington	60108	6305619037	Devin.burke@comcast.net	Me
9/28/2015 14:15:15	Marshall	Brook	2/7/1991	No	1220 Mecasin St NW	Atlanta	30318	4079703921	dmbrock12@gmail.com	Me, Other Adult(s)/Junior(s) know
9/28/2015 14:17:46	Sean	Koshy	2/25/1988	Yes	260 Morton Manor Ct	Alpharetta	30022	4046943903	Sean.koshy@gmail.com	Me, Other Adult(s) in my home
9/28/2015 14:49:24	Kristen	Zschau	10/12/1975	Yes	425 Canterbury Lake	Alpharetta	30004	678-586-1140	kzscha@hotmail.com	Me
9/28/2015 14:55:08	Alex	Pia	2/9/1995	No	9070 waits fern crossing	Johns creek	30097	6784880852	Alexpia47@gmail.com	Me, Other Adult(s) in my home, Junior(s) in my home, Other Adult(s)/Junior(s) know
9/28/2015 15:59:39	MANUEL	BERNUI	7/21/1976	No	1825 MILLSTONE CT	ALPHARETTA	30004	7705858901	Juanmabernui@hotmail.com	Me, Other Adult(s) in my home, Junior(s) in my home, Other Adult(s)/Junior(s) know
9/28/2015 16:08:49	Chris	Stoner	1/10/1969	No	3445 Smithtown Road	Suwanee	30024	404-642-3113	csnb39@gmail.com	Me, Other Adult(s) in my home, Other Adult(s)/Junior(s) know
9/28/2015 16:16:15	Monica	Griffin	11/23/1983	No	1670 Misty River Run	Roswell	30076	2489212238	MonicaGriffinRD@gmail.com	Me, Other Adult(s)/Junior(s) know
9/28/2015 16:46:32	Bill	McGoldrick	8/13/2015	No	2754 Ringwood Drive NE	Atlanta	30345	678-691-6297	balmage@yahoo.com	Me, Junior(s) in my home, Other Adult(s)/Junior(s) know
9/28/2015 17:33:29	Scott	Coffari	12/18/1977	No	208 buckland dr	Alpharetta	30022	9193572955	Scott@a5volleyball.com	Me, Other Adult(s) in my home, Other Adult(s)/Junior(s) know
9/28/2015 17:43:57	Emma	Bivings	6/4/1997	No	6210 blackberry hall	Norcross	30092	7703305967	Elvings@me.com	Me, Other Adult(s) in my home, Other Adult(s)/Junior(s) know
9/28/2015 18:26:11	Ann	skuba	10/15/1969	No	102 medalist	monroe	71203	6783608154	annsm07@aol.com	Me, Other Adult(s)/Junior(s) know

Alpharetta Beach Volleyball Supporters

Timestamp	First Name	Last Name	Date of Birth	Alpharetta Registered Voter	Your Street Address	City	Zip Code	Phone	Email	If approved, who would enjoy using these Alpharetta sand volleyball courts?
9/28/2015 18:35:00	Jason	McInney	1/30/1989	No	3057 pharr court north nw apt d	Atlanta	30305	4043889771	McInneymon189@gmail.com	Me, Other Adult(s) in my home
9/28/2015 18:50:18	Megan	Maluck	11/11/1992	No	1635 Misty Oaks Dr	Atlanta	30350	404-519-0895	Megan.maluck@gmail.com	Me, Other Adult(s)/Junior(s) I know
9/28/2015 18:53:55	Derek	Koth	2/28/1980	No	3201 1st Ave	Columbus	31904	865-356-6064	Derek_C_Koth@yahoo.com	Me, Other Adult(s)/Junior(s) I know
9/28/2015 19:34:39	Marcel	Olanu	2/17/1973	No	366 Auburn Road	Columbus	30043	678-873-6487	Marcel@jungdomwoodworks.com	Me, Junior(s) in my home
9/28/2015 19:35:15	Bryan	Cardozo	4/18/1996	No	2362 Morning Dew Place	Lawrenceville	30044	678-335-289	bcardozo@erikline.edu	Me, Other Adult(s)/Junior(s) I know
9/28/2015 19:52:10	Patty	mackey	4/6/1976	No	1290 Atlantic drive	Atlanta	30318	504-253-3533	patty.mackey76@gmail.com	Me
9/28/2015 20:11:34	Devin	Landers	10/4/1989	No	2118 Ashley Run drive	Norcross	30092	317-592-125	Devind89@hotmail.com	Me, Other Adult(s)/Junior(s) I know
9/28/2015 20:11:53	Randy	Etheridge	4/12/1955	No	2644 majestic way	Lawrenceville	30044	7703158670	Randyetheridge@outlook.com	Other Adult(s) in my home
9/28/2015 20:46:53	Aliza	Ton	9/27/1991	No	5827 Slow Dr	Tucker	30084	678-462-173	afon_1108@hotmail.com	Me, Other Adult(s) in my home, Junior(s) in my home, Other Adult(s)/Junior(s) I know
9/28/2015 20:50:35	Christopher	Sipes	9/31/1987	No	1619 Piedmont Avenue	Atlanta	30324	573-333-0525	crispes3@yahoo.com	Me, Other Adult(s) in my home, Junior(s) in my home, Other Adult(s)/Junior(s) I know
9/28/2015 21:32:22	Mijana	Price-Williams	6/9/1979	No	91 Geraldine Drive	Smyrna	30082	404-550-7665	mijanapw@yahoo.com	Me
9/28/2015 22:01:23	Maria	Van Dwyne	5/18/1978	No	2722 wood hollow Dr	atlanta	30360	7706244639	marivanandwyne@gmail.com	Me, Other Adult(s) in my home, Other Adult(s)/Junior(s) I know
9/28/2015 22:14:11	amanda	youell	11/9/1987	No	11215 orange habiscus ln	palm beach gardens	33418	9042146331	amandayouell@me.com	Me, Other Adult(s) in my home, Other Adult(s)/Junior(s) I know
9/28/2015 22:36:24	donald	miller	2/14/1973	No	317 fortune st ne	atlanta	30312	770-361-6603	donald.conly1@yahoo.com	Me, Other Adult(s) in my home, Other Adult(s)/Junior(s) I know
9/28/2015 22:56:25	Cristina	Calleyon	12/31/1977	No	735 Woodscape Trail	Alpharetta	30022	6782322731	Ccalleyon88@gmail.com	Me, Junior(s) in my home, Other Adult(s)/Junior(s) I know
9/28/2015 23:03:36	Tom	Peden	12/3/1955	No		Marletta	30060	770-485-3468	tpeden132@gmail.com	Me
9/29/2015 0:11:12	Nadia	Afridi	10/8/1980	No	1035 cathedral dr	Alpharetta	30004	5163141716	Afridin@gmail.com	Me
9/29/2015 0:20:42	David	Ottmann	5/25/1987	No	5673 Denton Circle	Norcross	30092	404-593-3950	Swaybreeze@yahoo.com	Me, Junior(s) in my home, Other Adult(s)/Junior(s) I know
9/29/2015 7:47:39	Enc	Smith	1/2/1991	No	4014 Gables Lane	Atlanta	30350	2526222479	ems9538@gmail.com	Me, Other Adult(s) in my home
9/29/2015 8:28:20	Brandon	Addison	8/12/1975	No	232 hunt st	Marletta	30060	7705965524	Brandond@searchsocial.com	Me, Other Adult(s) in my home, Junior(s) in my home, Other Adult(s)/Junior(s) I know
9/29/2015 11:23:32	OA	Nguyen	1/11/1981	No	211 Northbrooke Ct	Woodstock	30188	7705951884	gtsam@hotmail.com	Me, Other Adult(s)/Junior(s) I know
9/29/2015 12:25:48	Michael	Savage	1/5/1960	No	4109 W Osage	Spokane	99208	5096445776	Mlsavage@gmail.com	Other Adult(s)/Junior(s) I know
9/29/2015 14:23:18	Hiedi	Molyneux	2/28/1969	No	7260 N. Seymour Rd.	Flushing	49433	8105770022	hedi@mstglobal.net	Other Adult(s)/Junior(s) I know
9/29/2015 14:50:57	Lauren	Ward	8/24/2015	No	3107 Briandiff Gables Circle NE	Atlanta	30329			Me
9/29/2015 17:42:31	Chrissy	Hoffman	3/19/1978	No	4491 callumet drive nw	Kennesaw	30152	7705280864	Chrissy_hoffman@yahoo.com	Me
9/29/2015 17:54:17	Enik	Corwin	1/10/1973	No	856 St Charles Ave	Atlanta	30306	404-897-2350	enikcorwin@yahoo.com	Me, Other Adult(s)/Junior(s) I know
9/29/2015 21:59:44	Tim	Murray	9/11/1945	No	180 Putnam cir	Atlanta	30342	4049034150	zoro2020@yahoo.com	Me, Other Adult(s)/Junior(s) I know
9/29/2015 22:44:27	Cynthia	Johnson	2/21/1969	No	5254 fox hall drive	norcross	30093	678-468-2415	Cvolley@mac.com	Me, Other Adult(s) in my home, Junior(s) in my home, Other Adult(s)/Junior(s) I know
9/30/2015 6:31:22	David	Van Houten	4/2/1957	No	829 Rocky Peak Dr	Suwanee	30024	6787446013	dnhouten@gmail.com	Me, Other Adult(s) in my home, Other Adult(s)/Junior(s) I know
9/30/2015 7:18:41	Claudia	Bravo	7/31/1958	No	155 pebble trail	Alpharetta	30009	7708536713	Bravobunch@comcast.net	Me, Other Adult(s) in my home, Junior(s) in my home, Other Adult(s)/Junior(s) I know



R-15

R-15

SU

R-8D

SU

Alpharetta
Property

Rucker Rd

Old Milton Pkwy

Old Milton Pkwy

Operation Root &

Hurricane Dr

Oakland Ln

Wills Rd

Burnett Way

Burnett Way

Nathan Circle

Nathan Circle

Nathan Circle

Wills Rd



Wills Rd

Wills Rd

Burnett Way

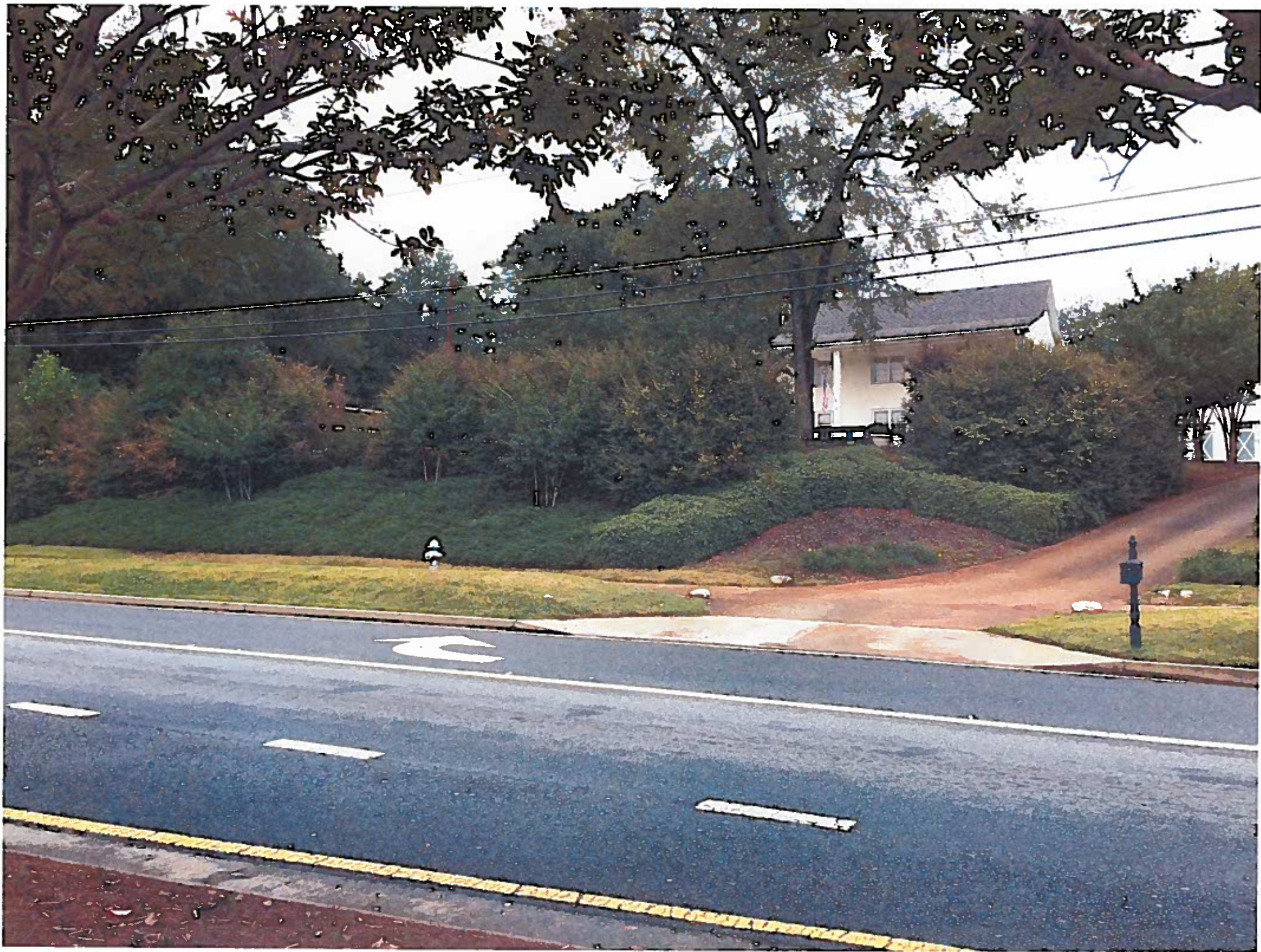
Old Milton Pkwy

Old Milton Pkwy









Special Land Use Request Site Plan

1720 Old Milton Parkway

City of Alpharetta, Georgia Land Lot 1272, 2nd District, 2nd Section

prepared for:

Mr. Jim Koza

1720 Old Milton Parkway

Alpharetta, Georgia 30009

DGM

LAND PLANNING
CONSULTANTS



975 Con Lane
Boca Raton, FL 33432
305-995-1111
770-511-9000
Fax 511-9191

July 1, 2015



Special Land Use Request:

*to allow a volleyball facility residence on site
currently zoned R-15

Site Data

Total Site Area: 1.22 AC

Existing Zoning: R-15

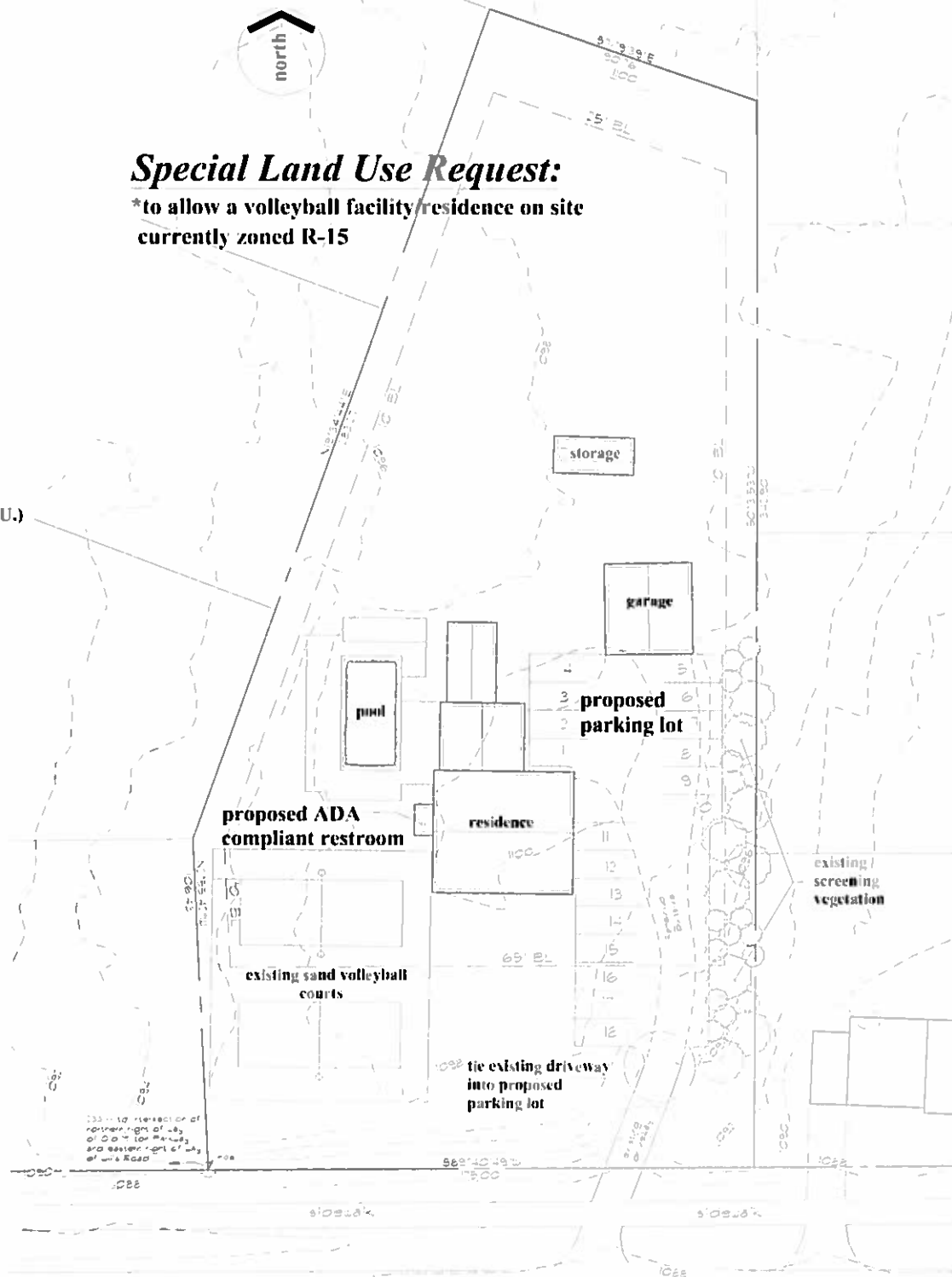
Proposed Zoning: R-15 (w/S.L.U.)

R-15 Building Setbacks:

front: 65' (collector)

side: 10'

rear: 25'



Notes:

1. Boundary and topographic information from Fulton County GIS
2. According to Flood Insurance Rate Map (FIRM) 3067001000 December 1, 2005 no portion of the site contains floodwater
3. No cemeteries are known to exist on site
4. No streets or alleys are known to exist on site
5. No archeological or architectural landmarks are known to exist on site
6. No utility easements are known to exist on site

Old Milton Parkway
(variable r/w)



COUNCIL AGENDA REPORT

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

SUBJECT: PH-15-26 Update to Downtown Master Plan Map

PLANNING COMMISSION: January 7, 2016

CITY COUNCIL: January 25, 2016

RECOMMENDATION

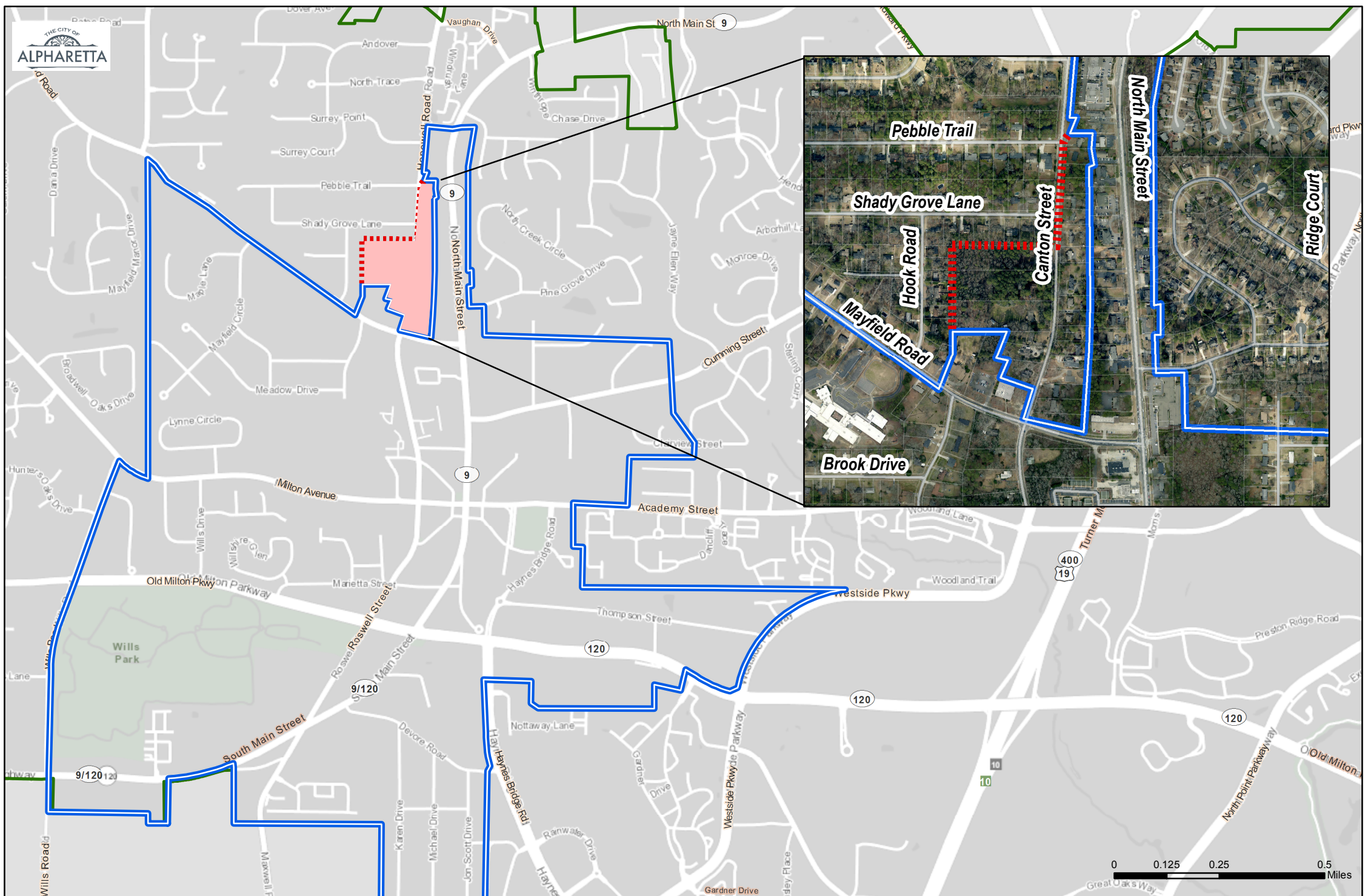
Staff requests to amend the Downtown Master Plan Map adopted February 23, 2015 in order to incorporate additional portions along Canton Street.

REPORT-IN-BRIEF

Staff is recommending a change to the Downtown Master Plan map to the north to incorporate Canton Street. Properties along Canton Street are part of the Garden District and re-development should follow architectural guidelines established within the Downtown Master Plan. This change does not impact current zoning.

ATTACHMENTS

Downtown Master Plan Map with Proposed Changes



City of Alpharetta Downtown Master Plan Map

Map Provided by
Community Development GIS



COUNCIL AGENDA REPORT

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

SUBJECT: PH-15-24 UDC Changes-Sign Ordinance and Text Amendments

PLANNING COMMISSION: January 7, 2016

CITY COUNCIL: January 25, 2015

RECOMMENDATION:

Approve PH-15-24 UDC Changes- Sign Ordinance and Text Amendments.

REPORT-IN-BRIEF

Several changes are proposed by Staff and the City Attorney's office as a result of use trends and clarifications needed in the Unified Development Code. The text amendments were approved at the last meeting in December.

DISCUSSION

Sign Ordinance changes are proposed that provide for the modifications, deletions and/or add definitions and addition of other provisions related to certain types of signs, and for other purposes.

Key:

~~Strikethrough~~ = deletions

Underlined = additions

SECTION 2.6 - SIGNS

2.6.1 Findings, purpose and intent.

A. Findings.

1. The City of Alpharetta finds that signs are a proper use of private property, are a means of personal free expression and a necessary component of a commercial environment. As such, signs are entitled to the protection of the law. In the absence of regulation, however, the number of such signs tends to proliferate, with property owners' desiring ever increasing numbers and sizes of signs, leading to cluttered and aesthetically blighted thoroughfares and properties. In addition, the competition among competing sign owners for visibility of their signs contributes to safety hazards for both vehicles and pedestrians and undermines the sign owners' original purpose of presenting a clear message of its idea or identification of its premises.
2. The City of Alpharetta~~further~~ finds that the ~~number~~, size, height, number, design characteristics, spacing and ~~locations~~ of signs in the City directly affect the public health, safety and, welfare and property values.
3. The City further finds that the regulation of the size, height, number, design characteristics, spacing and location of signs is necessary to protect the public safety, to assure compatibility of signs with surrounding land uses, to enhance the business and economy of the City, to protect the public investment in the streets and highways, to maintain the tranquil environment of residential areas, to promote industry and commerce, to eliminate visual clutter and blight, to provide an aesthetically appealing environment, and to provide for the orderly and reasonable display of both advertising and non-commercial messages for the benefit of all the City's citizens.
4. The City further finds that there is a substantial difference between signs erected by public authority and signs erected by private citizens or businesses. Signs erected by public authority are virtually all erected for the purpose of maintaining the public safety either through direct control of traffic or through provision of such type signage as street signs which enable the traveling public to know where they are located and to find where they are going. As such, with the exception of limited signs serving other purely public purposes, such as identifying government buildings or conveying government speech, virtually all government signs are erected purely for public safety purposes. Moreover, their use in the public right-of-way is necessary to ensure their visibility to the motoring public. The City finds that public utility signs are frequently of the same nature as those signs erected by governmental entities in that they provide necessary information to safeguard the public from downed power lines and from street excavations. Even where signs serve a propriety purpose, such as identifying markings on utility poles, those signs are marked primarily for the purpose of benefiting the public generally through identification of locations where there may be temporary losses of power.

5. The City further finds that there is a substantial need directly related to the public health, safety and welfare to comprehensively address these concerns through adoption of the following regulations.

B. Purpose and Intent. The purpose and intent of the governing authority of the City of Alpharetta in enacting this Ordinance includes, are as follows:

1. To protect the health, safety, general welfare and property values of the citizens of the City, and to implement the policies and objectives of the eComprehensive development pPlan of the City through enactment of a comprehensive set of regulations governing signs in the City_i:-
2. To regulate the erection and placement of signs within the City in order to provide safe operating conditions for pedestrian and vehicular traffic without unnecessary and unsafe distractions to drivers and pedestrians_i:-
3. To preserve the value of property on which signs are located and from which signs may be viewed_i:-
4. To maintain an aesthetically attractive city in which signs are compatible with the surrounding area_i:-
5. To maintain for the City's residents, workers and visitors a safe and aesthetically attractive environment and to advance the aesthetic interests of the City_i:-
6. To prevent the destruction of the natural beauty and environment of the City and ~~To~~-maintain and maximize tree coverage within the City_i:-
7. To establish comprehensive sign regulations which effectively balance the protection of legitimate business and development needs and the rights of individuals and businesses to convey their messages through signs with the promotion of a safe and aesthetically attractive environment for residents, workers and visitors to the City and the protection of the public health, safety, and general welfare_i:-
8. To ensure the protection of free speech rights under the State and United States Constitution within the City_i:-
9. To promote economic development_i:-
109. To establish a permit system to allow specific types of signs in zoning districts consistent with the uses, intent and aesthetic characteristics of the areas where the signs are to be located_i:-
110. To provide temporary signs in limited circumstances_i:-
124. To place reasonable controls on non-conforming signs that are by definition contrary to the public health, safety and welfare while protecting the constitutional rights of the owners of said non-conforming signs_i:-
12. ~~To prohibit all signs not expressly authorized by this Ordinance.~~
13. To provide for the maintenance of signs_i:-
14. To avoid the harmful aspects of the unrestricted proliferation of signs_i:- and
15. To ensure the fair and consistent enforcement of sign regulations.

2.6.2 Scope of regulations.

- A. The provisions and standards of this Ordinance shall apply to all signs located or erected within the corporate limits of the City. It shall be unlawful for any person to erect, construct, enlarge, move, alter or convert any sign or cause the same to be done within the City except in accordance with the provisions of this Ordinance.

- ~~B. Non-commercial speech protected under the First Amendment of the United States Constitution and the Constitution of the State of Georgia shall be regulated by this Ordinance only as to the size of signage containing such speech, the numerosity of such signs, and such other reasonable time, place and manner, restrictions as are set forth in this Ordinance. Any sign or structure used solely for the purpose of displaying a protected non-commercial message or protected non-commercial speech is exempt from all other aspects of this Ordinance. Except, however, all sign structures shall remain subject to the provisions of the City Zoning Ordinance, Building Codes and other relevant laws.~~
- ~~CB. Protected non-commercial speech shall be permitted in any place commercial speech is permitted under this Ordinance. Any sign provided for in any zoning district may contain non-commercial messages. To the extent any conflict arises between this provision and any other language found in this Ordinance, this provision shall control.~~
- ~~D. Any sign or structure erected for the purpose of displaying a protected non-commercial message or protected non-commercial speech shall not be used for a commercial message or commercial speech unless such sign or structure is erected in conformance with all requirements of this Ordinance and has received a sign permit as required under Section 2.6.4.~~
- ~~CE. For purposes of this Ordinance, a "non-commercial message" or "non-commercial speech" shall mean any message or speech that does not meet the definition of "commercial message or commercial sign" as set forth in Section 2.6.3 of this Ordinance. Nothing herein shall be construed to permit display of any message which is obscene, illegal or speech which is otherwise unprotected under the First Amendment of the United States Constitution. Nothing herein shall be construed to prohibit a prosecution for violation of a criminal statute by the City or other duly constituted government authority or a civil action by the City or other private person or entity.~~

2.6.3 Definitions.

As used in this Ordinance, unless the context indicates otherwise, the following terms shall have the meaning set forth below:

~~*Abandoned Sign.* Any sign that contains or exhibits broken panels, visible rust, visible rot, damaged support structures, or deteriorated copy through lack of maintenance, or which is otherwise dilapidated, unsightly, or unkempt, and for which no person accepts maintenance responsibility. A sign which refers to a use or activity that is no longer located on the property where the sign is located, or which has ceased to be used through the removal of its copy or the deterioration of its copy through lack of maintenance, but excluding temporary or short-term periods of remodeling, refurbishment or maintenance of the sign or temporary vacancy of the premises.~~

~~*Animated Sign.* Any sign, or part of a sign, that uses any movement or change of lighting or color to depict action or create a special effect or scene, which changes colors or physical position by movement or rotation, or which gives the visual impression of such movement or rotation. This includes signs that flash, blink, scroll, fade or rotate/revolve to display a message in more than one direction, and tri-vision signs, but does not include flags, banners, or canopies.~~

~~*Area of Sign.* The area of the largest single face of the sign within a perimeter which forms the outside shape including any frame which forms an integral part of the display, but excluding the necessary supports or uprights on which the sign may placed. If the sign consists of more than one section or module, all areas will be totaled. Where sections or modules are installed back to back, one face only is considered as area. If there is a difference, the larger face will be counted.~~

~~*Background Area.* The ~~entire~~ area of a sign ~~face~~ on which copy could be placed, as opposed to the copy area, where copy is in fact posted or painted. See also, "Face of Sign" (or "Sign Face").~~

~~*Banner.* Any sign of lightweight fabric, plastic or similar material that is intended to be hung either with a frame or without a frame. Neither flags nor canopy signs are considered banners. permanently mounted at one or more edges to a pole or other structure. National flags, state and municipal flags, and official flags of businesses, institutions or other organizations shall not be considered banners.~~

Beacon. Any light with one (1) or more beams which rotate, move or which are directed into the atmosphere or at one (1) or more points not on the same lot as the light source.

Canopy (or Marquee). A permanent roof-like shelter extending from part or all of a building face and constructed of some durable material such as fabric, metal, glass or plastic.

Canopy Sign. Any sign attached to or constructed in or on a canopy. For purposes of this Ordinance, this term includes Marquee Sign.

Changeable Copy Board. ~~A sign on which copy or sign panels may be changed, such as boards with changeable letters or changeable pictorial panels. Any sign or part of a sign face that incorporates changeable board or panels, each of which contain a number, letter, character, graphic, symbol or image, to form a sign message or messages ("changeable copy"), whether the changing of such panels or boards are accomplished electronically or manually. A tenant panel is not considered changeable copy.~~

City. The City of Alpharetta, Georgia.

~~*Commercial Message or Commercial Sign.* Any sign, wording, logo, or other visual representation that directly or indirectly identifies, names, advertises, or directs attention to a business operated for profit, or to a product, commodity commercial interest or activity, or is otherwise intended to induce the purchase of goods, commodities, products, property, or services.~~

Copy. The characters, symbols, graphics, images, letters, words, writing, and/or information or advertising display on a sign surface.

Copy Area. The area in square feet of the smallest ~~rectangle enclosing geometric figure which describes the area enclosed by~~ the actual copy of a sign. ~~For wall or canopy sign, the copy area limits refer to the message, not to the illuminated background.~~

Directory Sign. A single, permanent free-standing sign for multiple businesses, offices, professionals, industries or other entities located within a planned center.

Double-Faced Sign. A sign which has two (2) display areas against each other or where the interior angle formed by the display areas is sixty degrees (60°) or less, where one (1) face is designed to be seen from one (1) direction and the other face from another direction.

~~*Electrical Sign.* Any sign containing electrical wiring which is attached or intended to be attached to an electrical energy source.~~

Electronic sign. Any sign, or portion of a sign, whose message may be changed at intervals by electronic process or by remote control, including signs such as a tri-vision sign, LCD sign or LED sign.

Facade. The exterior front of a building or structure exposed to public view.

Face of Sign or Sign Face. That part of a sign that is or can be used to announce, direct attention to, identify, advertise or otherwise communicate information. The entire area of sign on which copy could be placed. See also, "Background Area." ~~The sign face may be composed of two or more modules on the same surface that are separated or surrounded by portions of a sign structure not intended to contain any advertising message or idea and are purely structural or decorative in nature.~~

Feather Sign. A temporary sign or device made of lightweight plastic, fabric, or other material, whether or not containing a message of any kind, attached to a single rod, stake or staff for support, and designed to move in the wind.

Flags. Any fabric, plastic-bunting or similar material containing distinctive colors, patterns, or symbols.

Flashing Sign. A sign, the illumination of which is not kept constant in intensity at all times when in use, and which exhibits marked changes in lighting effects. ~~Illuminated signs which indicate only the time, temperature, or date shall not be considered flashing signs.~~

Free-standing Sign. Any sign erected on a free-standing base, foundation, or frame, or otherwise supported by structures, supports or posts that are attached to, placed on, or anchored in the ground, and which are independent from and ~~mast or pole~~ not attached to any building or other structure. All permanent free-standing signs ~~or poles~~ shall be self-supporting structures erected on and permanently attached to solid bases or foundations. ~~Foundations shall be designed to carry weight and wind load of the sign, in soil which it is placed. Any poles or columns utilized for structural purposes shall be fabricated or covered so they may not be detected visually.~~

Ground Level. Street grade.

~~Ground Sign.~~ A free-standing sign (as defined previously) installed directly on the ground.

~~Height of Sign.~~ The vertical distance to the highest point of a sign from ground level.

Illuminated Sign, External. Any sign illuminated by an external light source. Such source cannot be a device that changes color, flashes or alternates.

Illuminated Sign, Internal. Any sign illuminated by an internal light source. Such source cannot be a device that changes color, flashes or alternates, which is lighted from within (direct) or without (indirect).

Lot or Parcel. A designed parcel, tract or area of land legally established by plat, subdivision or as otherwise permitted by law, to be separately owned, used, developed or built upon.

Monument Sign. A type of permanent free-standing sign that consists of a sign face attached on a solid base or foundation, designed in a manner such that the bottom (base) of the sign face is flush with the supporting solid base, which is directly mounted on and flush with the ground. The supporting base shall be at least as wide as the sign face and shall be constructed of brick, stone, or other architectural material as set forth herein. Also referred to as a "ground sign."

Non-conforming Sign. A sign erected or otherwise in use prior to the effective date of this Ordinance which fails in one or more respects to comply with all provisions of this Ordinance.

Obscene. Any form of speech which, taken as a whole, appeals to the prurient interest in sex, portrays sexual conduct in a patently offensive way, and which, taken as a whole, does not have serious literary, artistic, political, or scientific value. See *Miller v. California*, 413 U.S. 15, 93 S. Ct. 2607 (1973).

Outparcel. A portion of a larger parcel of land generally designed as a site for a separate structure and business from that of the larger main tract. To be recognized as an outparcel, the parcel must abut and be external to the larger main tract, have street frontage, and at the time of approval of the site plan for the larger main parcel be identified and delineated as a separate building site from that of the larger main parcel.

~~Owner.~~ The title owner and its agents and assignees.

Pennant or Streamer. A temporary sign or device made of lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in a series, designed to move in the wind.

Permanent Sign. Any sign affixed in manner that enables the sign and its copy to resist environment loads and precludes ready removal or movement of the sign, which is designed and constructed in a manner such that its intended use appears to be indefinite, and which, when installed, is intended for permanent use.

Perpendicular Sign. A sign that is placed perpendicular to the face of a wall and can be read on both sides. Such signs can be mounted to a wall or attached to the underside of an awning.

~~*Pole Sign.* A sign that is mounted on a free-standing pole or other support.~~

Portable Sign. Any sign which is designed to be transported, including, but not limited to, signs transported by trailer or its own wheels, even though the wheels of such sign may be removed and remaining chassis or support constructed without wheels is converted to an "A" or "T" frame sign or attached temporarily or permanently to the ground. Portable sign also means a sign carried by a person when that person's function is to display or convey a message as a pedestrian. Portable sign also means and includes a sign attached to, mounted on, posted on, painted or drawn on a motorized or drawn vehicle, when such vehicle is parked or placed in such a manner as to serve the purpose of an advertising device, or routinely parked at a location other than the location generally associated with the message conveyed or identified thereon, or when the primary purpose or function of such vehicle is to transport the message or messages conveyed or identified thereon. Portable signs shall not be deemed to include standard bumper stickers on vehicles, license plates, or signs that may be reflected on hats or other articles of clothing.

~~*Prohibited Sign.* Any sign, other than a nonconforming sign, which does not comply with this Section or is specifically restricted herein.~~

~~*Public Notice.* Any sign or notice posted by the City.~~

~~*Real Estate 'For-Sale', Lease or Rent.* For the purposes of this Ordinance, real estate is 'For-Sale', lease or rent when the real estate is being openly and actively marketed by the owner or a duly-licensed real estate agent or broker.~~

Roof Line. The top edge of the roof or the top of the parapet, whichever forms the top line of the building silhouette.

Roof Sign. Any sign erected upon, against or directly above a roof or on top of or above the parapet of a building.

Rotating Sign. Any sign or portion of a sign that moves in a revolving or similar manner.

Sidewalk or Sandwich Board Sign. A movable sign not secured or attached to the ground or surface upon which it is located.

~~*Sign.* Any identification, description, illustration, symbol, statue or device, fixture, structure, display or visual representation illuminated or non-illuminated, which is visible from any public place and affixed to, or supported or suspended by, a stationary object, structure, building or the ground that uses any color, form, character, symbol, graphic, image, illumination, or writing to announce, direct attention to, identify, or advertise an object, idea, location, place, person, institution, organization, business, product, service, activity or event or to otherwise visually communicate information, ideas or messages of any kind to the public. "Sign" includes the sign face and sign structure each designed to advertise, identify or convey information, including any landscaping where letters or numbers are used for the purpose of directing the public's attention to a product or location, with the exception of window displays and state or national flags. For the purpose of removal, sign shall also include all sign structures.~~

Sign Structure. Any structure, other than a building, which supports, has supported or is designed to support a sign. A decorative cover is part of a sign structure.

Site Plan. A scaled, legible drawing representing the parcel of land on which a sign is to be located showing at least the property lines, public street right-of-ways, drive entrances, buildings and the location of existing free-standing signs.

~~*Standard Informational Sign.* A non-illuminated, temporary free-standing sign, which shall contain no reflecting elements, flags, projections or unpainted wooden surfaces, mounted on a post, stake or metal frame (with a thickness or diameter not greater than three and one-half inches) that is attached to, or anchored in, the ground. Standard informational signs are limited per lot to either one (1) sign that is twelve (12) square feet in area or up to four (4) signs not to exceed an aggregate of twelve (12) square feet in area. In addition, each sign shall not exceed a height of five (5) feet. These signs shall be set back not less than~~

ten (10) feet from public right-of-way or ten (10) feet from the back of curb of a private roadway. Standard informational signs do not require a permit.

Strip Shopping Center. A multi-tenant retail center with less than fifty thousand square feet (50,000 sq. ft.) of enclosed, leasable space.

Subdivision Sign. A monument sign located at the vehicular entrance or exit ~~to-of~~ a platted residential subdivision.

Substandard Lot or Parcel. A lot or parcel that does not meet the lot area, width or public street frontage and access requirements of the City Zoning Ordinance~~this Code~~.

Swinging Sign. A hinged sign installed on an arm or spar, and which is not also permanently fastened to an adjacent wall, ceiling or upright pole or support.

Temporary Sign. Any sign ~~which-that~~ is not a permanently signaffixed.

Tenant Frontage or Tenant Space Frontage. The horizontal distance in feet between the left side wall and the right side wall or building end wall of a tenant space fronting on a street.

Tenant panel. A physically removable panel on a sign face that may be changed for different like-sized panels and which is at least two (2) square feet in area. Tenant panels do not include electronic signs, reader boards or changeable copy.

Tenant Space. The physical location within a building designed and intended to serve as the separate and exclusive premises for the operations of a business or entity, which has its own exclusive public entrance/exit from the exterior of the building, and which is occupied by a business or entity legally operating pursuant to all Federal, State, City or other applicable laws and regulations. The use of any such physical location by more than one (1) legally operating business or entity shall only constitute a single tenant space. In the event such a physical location is used or occupied by more than one (1) business or entity, in order for such physical location to constitute a "tenant space", all businesses and/or entities operating therein must be operating pursuant to all Federal, State, City or other applicable laws and regulations.

Under-canopy Sign. A sign suspended below the ceiling or roof of a canopy or marquee and perpendicular to the face of the building. For the purposes of this Ordinance, this term includes Under-marquee Sign.

Variable Message Board. A programmable sign that provides changing information.

Wall Sign. A sign attached to or erected against ~~the outside~~ wall of a building, with the face parallel to the building wall and extending not more than 1 foot (1 ft.) therefrom, and which displays only one sign face. For the purposes of this Section, this term includes Fascia Sign.

~~Weekend Signs. A temporary sign that is placed after 12:01 a.m. on Thursday and removed prior to 11:59 p.m. on Sunday.~~

Window Sign. A sign installed on or inside a window for purposes of viewing from outside the building. This term does not include merchandise located in window or similar window displays.

2.6.4 Permits and labels.

- A. PERMIT REQUIRED. Except as specifically exempted from the provisions of this Ordinance, it shall be unlawful for any person to post, display, materially change, or erect a sign in the City without first having obtained a sign permit. Notwithstanding the foregoing, signs which are not visible from a public right-of-way or from neighboring properties shall not be subject to the standards of this Ordinance. A change in only the copy of a sign shall not constitute a material change.

B. PERMIT REQUIREMENT AND APPLICATION. ~~Except as specifically exempted from the provisions of this Ordinance, it shall be unlawful for any person to post, display, substantially change, or erect a sign without a permit. A change in the copy only of a sign shall not constitute a substantial change.~~ Applications for sign permits shall be filed by the sign owner or its agent with the Director. The application shall describe and set forth the following:

1. The street address of the property upon which the subject sign is to be located and a site plan of the property which bears the scaled and labeled proposed location of the sign.
2. The aggregate area and copy area for all signs on the parcel.
3. The name(s) and address(es) of the owner(s) of the real property upon which the subject sign is to be located.
4. Name, address, telephone number, business license number and signature of the business owner authorizing placement of the sign.
5. Name, address, telephone number, fax number, business license number and signature of the sign contractor.
6. The type of sign to be erected, the area and copy area of the sign, the height of the sign, (if free-standing) the shape of the sign, the color(s) of the sign, the material of the sign and details showing how the sign will be mounted, installed or erected.
7. For permanent free-standing, ~~and~~ ground and monument signs only, show dimensioned sign location on site plan and include structural foundation and mounting details. Indicate the location and size of all existing permanent free-standing, ~~and~~ ground and monument signs on the property.
8. The cost of the sign (materials and installation).
9. ~~If an electrical sign, All applicants for signs which incorporate electricity must obtain an electrical permit or, if previously issued,~~ a copy of the electrical permit. Signs connected to an approved, existing wired outlet or junction box do not require electrical permits.

CB. PERMIT FEES, LABELS AND EXPIRATION DATE.

1. No permit shall be issued until the appropriate application has been filed with, and approved by, the Director and fees have been paid. Fees and any required deposits shall be established from time to time by resolution of the City Council. No application shall be deemed to be accepted by the Director unless and until all fees and deposits are paid and all information reasonably required by the Director is provided by the applicant.
2. The Director may inspect all existing signs in the City to determine if such signs conform to the provisions of the Ordinance. The Director is authorized and empowered to revoke any permit issued upon failure of the holder thereof to comply with any provision of this Ordinance or other Ordinances of the City, or to take other action lawful and necessary to assure correction of violations. Appeal from a revocation of a permit shall be in accordance with the provisions for appeal of a permit denial as set forth in paragraphs #5 and #6.
3. A sign permit shall become null and void if the sign for which the permit was issued has not been completed and erected within the time frame specified by the permit or six (6) months after the date of issuance.
4. A sign permit shall be issued or denied by the Director within 30 days of the filing of a complete and conforming permit application, payment of the appropriate deposits and fee(s), and compliance with all requirements under this Ordinance. If the City fails to act within the thirty-day period, the permit shall be deemed to have been granted.
5. In the event a permit application is denied, the Director shall provide the applicant a written denial, indicating the reason(s) for denial. The applicant may appeal a denial to the Board of Appeals by filing a notice of appeal with the Director within 10 days of written notice of the permit denial. The notice shall state the reasons for the appeal.

6. The Board of Appeals shall take final action on the appeal within 60 days of the notice. If the Board of Appeals fails to act within 60 days, the permit shall be deemed to have been granted. Should the Board of Appeals vote to uphold the denial, the Board of Appeals shall issue a written decision, indicating the reason(s) to the applicant. Appeal from the decision of the Board of Appeals is by writ of certiorari to the Fulton County Superior Court and must be filed within 30 days of the date of the Board's decision.

~~7. With each permanent sign permit, the director shall issue a sticker bearing the same number as the permit with which it is issued. It shall be the duty of the permittee or his agent to affix such sticker to the lower right sign face or sign edge so that it will be easily seen for inspection.~~

2.6.5 Variances.

- A. Where a literal application of terms of this Ordinance, due to special circumstances, would result in an unusual hardship in an individual case, a variance may be granted pursuant to procedures set forth in ~~the City Zoning Ordinance~~ this Code, where all the following conditions exist:

1. a. 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; or
b. The natural features of the lot on which the sign is located or to be located, or of the land immediately adjacent to the lot, impairs the visibility of the sign such that it cannot be seen;
2. The applicant would be deprived of rights that are commonly enjoyed by others similarly situated;
3. Granting the variance would not confer on the applicant any significant privileges which are denied to others similarly situated;
4. The exceptional circumstances are not the result of action by the applicant;
5. The requested variance is the minimum variance necessary to allow the applicant to enjoy the rights commonly enjoyed by others similarly situated;
6. Granting of the variance would not violate more than one standard of this Ordinance; and
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.

Notwithstanding the foregoing, no variance shall be granted as to the size (area) of a sign or number of signs exceeding the maximum size or number of signs, as applicable, within the subject property's zoning district. Further, no variance shall be granted to permit a type of sign that is not otherwise allowed in accordance with this Ordinance.

2.6.6 Non-conforming signs.

It is the policy of the City to encourage that all signs within the City be brought into compliance with the terms and requirements of this Ordinance.

- A. The City finds that non-conforming signs may adversely affect the public health, safety and welfare. Such signs adversely affect the aesthetic characteristics of the city and may adversely affect public safety due to the visual impact of said signs on motorists and the structural characteristics of said signs. Accordingly, the following registration requirements are found to be necessary in order to minimize these possible adverse effects through annual inspections and maintenance and allow the City to remain cognizant of the locations and maintenance of said signs.
- B. The owner(s) or authorized agent(s) of each non-conforming sign located within the City shall register said non-conforming sign with the Director no later than 90 days after the effective date

of this Ordinance and shall renew this registration annually thereafter. Any non-conforming sign that does not comply with the registration requirements herein shall be deemed to be an illegal sign and shall be subject to the regulations applicable to illegal signs and all other enforcement provisions of this Ordinance. The Director shall promulgate a form for the registration of non-conforming signs and shall annually inspect said signs to assure that they continue in all other respects in conformity with all other provisions of this Ordinance and any other applicable ordinance or regulation of the City.

- C. The Director may inspect existing signs in the City from time to time to determine if such signs conform to the provisions of this Ordinance.
- D. Any non-conforming sign which is not used or leased for a continuous period of 1 year shall not be reused for sign purposes unless and until it fully conforms with the terms and requirements of this Ordinance.
- E. No change in shape, size or design, shall be permitted except to make a non-conforming sign comply with all requirements of this Ordinance.
- F. A non-conforming sign may not be replaced by another non-conforming sign.

2.6.7 Exemptions from permit requirements signs.

~~A. Legally authorized public notices when posted by a government officer in the performance of his or her duties.~~

~~AB.~~ The following ~~types of~~ signs shall be exempt from the permit requirements of Section 2.6.4, provided all standards set forth in this Ordinance are met, including, but not limited to, the standards set forth below:

- ~~1A.~~ Standard informational signs~~Non-illuminated free-standing signs having an aggregate sign area of not more than 12 sq. ft., provided that no single sign shall exceed 4 ft. in height, have an area greater than 6 sq. ft., or be set back less than 10 ft. from the public right-of-way.~~
- ~~2B.~~ Signs~~Address numerals, not exceeding six (6) inches in height in residential districts and twelve (12) inches in height in non-residential districts,~~ for the sole purpose of displaying street numbers as may be required by other ordinances and other signs required by law.
- ~~3C.~~ Flags provided that the height of a flag pole shall not exceed the allowed height provided for a structure or a building in the applicable zoning district, or sixty (60) ft., whichever is less, and in residential districts shall not exceed twenty-five (25) ft. in height or the height of the primary structure on the lot, whichever is less. In addition, the maximum dimensions of any flag shall be proportional to the flag pole height and the hoist side of the flag shall not exceed twenty percent (20%) of the vertical height of the flag pole. Each lot shall be allowed a maximum of three (3) flag poles unless a special land use permit or variance is obtained. A maximum of 2 flags per pole is allowed.
- ~~4D.~~ Non-governmental traffic control devices in or adjacent to internal parking areas and driveways in private developments, such as entrance and exit signs located so as not to interfere with, or detract from, official traffic control devices, and which conform to MUTCD (current edition) standards, including, but not limited to, standards regarding size, height, design and location.
- ~~5E.~~ Window signs installed for the purpose of viewing from outside the premises. However, such signs shall not exceed 20% of the available window space meeting the standards of this Ordinance.
- ~~F.~~ Legally authorized public notices when posted by a government officer in the performance of his or her duties.

2.6.8 Prohibited signs and devices.

Except as otherwise provided, the following types of signs or ~~advertising attention-getting~~ devices are prohibited in all zoning districts of the City:

- ~~1. Roof signs, Balloons, pennants, streamers, feather signs, or air or gas filled figures, or similar attention-getting devices or wind-activated devices, excluding flags.~~
2. Swinging signs.
3. Rotating signs.
4. Animated signs, flashing signs, and intensely lighted signs ~~—no sign shall be permitted which is animated by means of flashing, blinking or traveling lights or any other means not providing constant illumination.~~
- ~~5. Beacons, search lights or laser lights or images.~~
- ~~56. Variable message boards used for purposes other than traffic management.~~
- ~~67. Signs which purport to be, or are an imitation of, or resemble an official traffic sign or signal.~~
- ~~7. Signs which are painted on or attached to any courtesy bench, trash can, or similar object on which advertising is displayed.~~
8. Window signs which, in aggregate, exceed 20% of the window area or otherwise fail to meet the standards of this Ordinance.
- ~~9. Wind-activated devices other than flags, banners and streamers.~~
- ~~109. A-frame signs, sandwich board, sidewalk or curb signs are prohibited except when placed within 5 ft. of the front door of a building.~~
- ~~11. Signs attached or painted onto balloons and other such devices, whether hot or cold air or gas filled.~~
- ~~102. Signs painted on or attached to utility poles, trees, rocks or other similar objects, except signs lawfully placed on utility poles by a government, public authority or public utility.~~
- ~~114. Signs which obstruct a fire escape, required exit, window or door opening used as a means of ingress or egress, or which interfere with any opening required for ventilation, or which violate any code of the City, including the Life Safety Code and the Fire Prevention Code.~~
- ~~125. Signs occupying a parking space required under the minimum parking requirements of this Ordinance, other than signs designating the space as reserved for handicapped or other use.~~
- ~~136. Signs which do not conform to City-adopted building and electrical codes.~~
- ~~147. Signs which emit audible sound, odor or visible matter.~~
- ~~158. Portable signs.~~
- ~~169. Signs directly painted on a wall.~~
- ~~1720. Signs set back less than 10 ft. from the pavement of any street (5 ft. within the Central Business District) or located in roadway medians. [Reserved].~~
- ~~1821. Signs attached to any street signs or any signs directing or controlling traffic control devices, or to any sign attached to a pole supporting such signs same, or any sign attached to any utility pole, tree, shrub or plant, other than those signs lawfully placed by a government, public agency, or public utility.~~
- ~~1922. Signs projected on a building.~~
- ~~203. Signs on in a public right-of-way other than publicly owned or maintained signs.~~

214. Signs which are in violation of the rules and regulations of any zoning overlay district presently existing or as may later be enacted.

~~25. Any sign constructed of non-durable material including, but not limited to, paper, cardboard or flexible plastic that has been displayed for more than 60 days and shows signs of damage from weather or the elements. Nothing herein shall prohibit such a sign from being replaced by an identical sign.~~

226. Signs located on any substandard lot.

27. Abandoned ~~commercial signs. Commercial signs (including sign structures) shall be deemed abandoned if the business, service or commercial transaction to which it relates has been discontinued for 30 days.~~

28. Any sign that is structurally unsound, or is a hazard to traffic or pedestrians.

29. Dilapidated or neglected signs. A sign (including sign structure) will be dilapidated or neglected if it does not present a neat and orderly appearance, which may be manifested by the following: rust or holes on or in the sign or sign structure, or broken, missing, loose or bent parts, faded or flaking paint, non-operative or partially non-operative illuminating or mechanical devices or missing letters in sign copy.

30. Signs exceeding 156 sq. ft. in copy area and/or signs and sign structures in excess of 15 ft. in height (measured from the ground to the highest point of the structure).

31. Signs in any area designated as an undisturbed buffer pursuant to a federal, state or local law, a condition of zoning, or approved plat.

32. Internally illuminated window signs, including neon or LED signs (except as otherwise permitted herein). Additionally, LED, string or similar lighting outlining the windows, doors or other similar building features shall be prohibited.

2.6.9 Remedies.

In case any sign covered by this Ordinance is or is proposed to be erected, constructed, altered, converted or used in violation of any provision of this Ordinance, the Director may, in addition to other remedies, and after due notice to the appropriate person(s), issue a citation for violation of this Ordinance requiring the presence of the violator in the municipal court or the Alpharetta Code Enforcement Board, or institute injunctive or other appropriate legal or administrative proceedings to prevent such unlawful erection, construction, alteration, conversion or use or to correct or abate such violation.

2.6.10 Severability.

In the event that any section, subsection, sentence or work of this Ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining provisions of this Ordinance, which shall remain in full force and effect as if such portion so declared or adjudged unconstitutional were not originally part of this Ordinance, even if the surviving parts of this Ordinance result in greater restrictions after any unconstitutional provisions are stricken. The Mayor and Council declare that they would have enacted the remaining parts of this Ordinance if they had known such portions thereof would be declared or adjudged unconstitutional or invalid. The Mayor and Council declare their intent that should this Ordinance be declared invalid, in whole or in part, signs are to continue to be subject to regulations applicable to "structures" contained in other city ordinances, including ~~the City Zoning Ordinance~~other sections of this Code.

2.6.11 General provisions.

Except as otherwise provided in this Ordinance, the following general regulations apply to all zoning districts in the City:

A. MAINTENANCE AND APPEARANCE OF SIGNS.

1. All signs shall be maintained in good condition and present a neat and orderly appearance. Any sign showing gross neglect, or which becomes dilapidated, or which is surrounded by an unmaintained ground area, or due to its condition which may pose a threat to the safety of the public may be required to be repaired or removed as set forth below.
2. The Director, upon finding any of the above conditions, will give the owner written notice which may be up to 10 days to correct the deficiencies or to remove the sign or signs. If the owner refuses to correct the deficiencies or remove the sign, the Director may issue a citation under the enforcement provisions of this Ordinance.

B. ILLUMINATION OF SIGNS.

1. The light from any illuminated sign shall not be of an intensity or brightness which will interfere with the peace, comfort, convenience, and general welfare of residents or occupants of adjacent properties.
2. No sign shall have blinking, flashing, or fluctuating lights or other illuminating devices which have a changing light intensity, brightness or color.
3. No color lights shall be used at any location or in any manner so as to be confused with or construed as traffic control devices.
4. Neither direct nor reflected light from primary light sources shall create a hazard to operators of motor vehicles.
5. Lighting for free-standing signs shall be located above the sign and aimed downward in order to minimize the brightness added to the night sky.

C. MEASUREMENT OF SIGN AREA.

1. Generally. Except as otherwise provided herein, the area of a sign shall be computed as the area within the smallest rectangle enclosing the limits of a sign face, together with any sign face cabinet, frame, material, texture, or color forming an integral part of the sign face used to differentiate the sign face from the structure upon which it is placed. The computation of the area of a sign face shall not include the structure, supports, or uprights on which the sign face is placed or any portions of a sign structure that are not intended to contain any copy or serve background, but rather are purely structural or architectural in nature, except as provided above.
2. Double-Faced Signs. For double-faced signs, when the sign face surfaces are parallel and are back to back, or where the interior angle formed by the faces is sixty (60) degrees or less, the area of the sign shall be taken as the areas on the largest side. For all other multi-faced signs, the area of the sign shall be the total area on all sides that can be viewed from any angle.
3. Monument Signs.
 - a. Area of Sign. For monument signs, the "sign area" or "area of the sign" shall mean the total area of the visible surface of the sign, including the base, sign structure, and sign face of the sign. The computation of the sign area of a monument sign shall include the entire surface of the base, sign structure and sign face, as measured from top to bottom and side to side. For monument signs that are double-faced, when the sign face surfaces are parallel and are back to back, or where the interior angle formed by the faces is sixty (60) degrees or less, the area of the sign shall be taken as the areas on the largest side.
 - b. Sign Face. For monument signs, the area of the sign face shall be measured in the same manner as provided for the measurement of the area of sign for all other signs.
 - c. Copy Area. For monument signs, the copy area shall be measured in the manner provided in the definition of "copy area."

- d. Tenant Panels and Changeable Copy Board. If a portion of a monument sign includes a sign face with tenant panels or changeable copy board, which is separated from another copy area on the sign by portions of a sign structure that are not intended to contain any copy, but rather are purely structural or architectural in nature, the portion of the sign containing tenant panels or changeable copy board shall be measured separately from the other copy area of the sign (i.e., the copy area of the monument sign is the total of (i) the area within the smallest rectangle enclosing the limits of the sign face comprised of tenant panels or changeable copy and (ii) the other (separated) copy area.

D. STANDARDS FOR MONUMENT SIGNS.

1. The base of a monument sign shall be at least as wide as the sign face. Unless otherwise specified in a Master Sign Plan or a condition of zoning approval, the base and structure of a monument sign shall be constructed of brick, stone, or other architectural materials matching the principal building's materials and color. Any poles or columns utilized for structural purposes shall be fabricated or covered so that they may not be detected visually. Foundations shall be designed to carry weight and wind load of the sign, in soil which it is placed
2. Any tenant panels or changeable copy on a monument sign shall have a uniform background color and material.
3. All monument signs shall display the property address in numbers at least six (6) inches in height. The numerical address shall not be considered part of the sign face and shall not count against the allowable sign square footage provided such numbers are not more than twelve (12) inches in height.
4. Except for subdivision signs, monument signs may not be constructed before the principal building is on a lot.

C. ~~WEEKEND SIGNS.~~ Weekend signs shall be permitted as follows:

1. ~~Weekend signs shall be permitted between 12:01 a.m. on Thursday Friday through 11:59 p.m. on Sunday. No weekend sign shall be placed for a period longer than ninety-six ~~seventy-two~~ (96 ~~72~~) hours.~~
2. ~~Weekend signs shall not be greater than 4 sq. ft.~~
3. ~~Weekend signs pertaining to the same property shall not be located within 1,000 ft. of each other.~~
4. ~~Weekend signs shall be permitted within any zoning district; however, such signs shall not be placed within the historic business district or on public right-of-way.~~

DE. ~~FLAGS, BANNERS AND STREAMERS.~~

Banners require a permit and are permitted in all zoning districts pursuant to the following standards:

1. Banners shall be allowed for a period not exceeding fourteen (14) days with no more than two (2) such fourteen (14) day periods being permitted per calendar year per lot. However, in the case of for lots which contain a shopping center (or strip shopping center) with multiple tenant spaces, each tenant space shall be allowed to erect or place a banner for one (1) fourteen (14) day period per calendar year. Banners shall be removed from the premises within fourteen (14) days from the date the device is first placed on the lot.

12. ~~Flags, In addition to the foregoing, banners, streamers, pennants and similar devices shall be permitted allowed on private property during an approved temporary use for the approved period of such temporary use, but not to exceed forty-five (45) days; provided, however, the placement of banners on lots during approved temporary uses shall not be permitted more than two (2) times per calendar year per lot. Any such banners shall be removed upon termination of the temporary use or within forty-five (45) days from the date it is first placed on the lot, whichever is first to occur. Upon removal, no banner shall be placed on the same lot for a period of sixty (60) days. or special event within thirty (30) days of the opening of a business on such property.~~
2. ~~No such device shall be erected or placed on any lot more than four times in any twelve-month period. Such devices shall be removed from the premises within thirty (30) days from the date the device is first placed on the lot. Upon removal, no such device shall be erected or placed on the same lot for a period of thirty (30) days from the removal.~~
3. Banners shall not exceed 48-24 sq. ft. total area in size.
4. ~~Wall mounted b~~Banners must either be free-standing or mounted to the wall of a tenant space or the lot's existing monument sign. If free-standing, the height of the banner shall not exceed five (5) above grade. If mounted to the wall of a tenant space, the width of the banner shall not exceed tenant frontage and shall not extend above the horizontal plane of the roof where the building wall and roof meet. Free-standing banners must be set back at least ten feet from the right-of-way. ~~If mounted to the lot's existing monument sign, the banner shall not extend beyond the sign face of the monument sign.~~
5. Banners shall be erected with supports or other means so that they do not sag or become dilapidated.
6. No more than two (2) banners shall be permitted on a lot at the same time.

~~EE~~. PLACEMENT OF SIGNS. Except within the Central Business District, all free-standing signs must be set back at least ten (10) ft. from the public right-of-way. Within the Central Business District, all free standing signs must be set back at least five (5) feet from the public right-of-way.

~~FG~~. CHANGEABLE COPYBOARD SIGNS. Any ~~ground—monument~~ sign permitted under this Ordinance may contain up to sixty-five percent (65%) changeable copy if the sign is located on a lot zoned and used (as its principal existing use) for an institutional, public or semi-public use and which includes an indoor public assembly place accommodating one hundred (100) or more persons.

2.6.12 Requirements for non-residential zoning districts.

A. Signs Permitted in Strip Shopping Centers (less than 50,000 sq. ft. enclosed leasable space).

1. Primary Free-standing Sign (Monument Sign). One (1) free-standing primary monument sign no greater than ten (10) ft. in height with no more than forty-two (42) sq. ft. of copy area shall be permitted in a strip shopping center. ~~If tenants are identified on the sign up to 4 tenants may be identified. The monument sign may have up to four (4) tenant panels, which shall be calculated as part of the copy area.~~ This sign shall be set back 20 ft. from the public right-of-way.
2. Wall Signs. One wall sign per road frontage for each tenant space no greater than one (1) sq. ft. of sign area per one (1) ln. ft. of tenant space frontage shall be permitted; provided, however, no more than two (2) wall signs shall be allowed for a tenant space. (i.e. Corner tenants within strip

shopping centers may have a wall sign on the end of the building in addition to the wall sign on the front of the building for a maximum of two (2) wall signs.).

3. Rear Entrance Sign. One (1) rear ~~door entrance~~ sign is allowed for each tenant space within the strip shopping center. Rear entrance signs shall be located on the tenant space's rear entrance door and shall not to exceed square two (2) sq. ft. in size ~~are~~shall be permitted. Rear entrance signs shall not require a permit from the Director.
 4. Window Signs. ~~Window signs not exceeding 20% of the glass area shall be allowed, and do not require a permit.~~ Window signs, as defined in this Ordinance, are permitted for each tenant space in a shopping center. The aggregate copy area of such signs, however, shall not exceed a maximum of twenty percent (20%) of the total window area of the subject tenant space. One (1) illuminated window sign is permitted for each tenant space provided that such sign does exceed a maximum of four (4) sq. ft. in area. Illuminated window signs shall be included in the maximum aggregate window sign area calculation. ~~Any illuminated window sign shall be constant in its light emission, shall not be animated, and shall not be so large or of character to obscure vision into the premises from the outside.~~ Window signs shall not require a permit from the Director. However, each tenant shall immediately remove any window sign upon receipt of written notification from the Director stating that such window sign obscures the vision of police or other security or safety personnel into the premises in a manner that endangers public safety.
 5. Under-Canopy Sign. One (1) under-canopy sign is permitted for each ~~per~~ tenant space within a strip shopping center, which shall not exceeding 28 sq. ft. in size ~~area~~.
 6. Sign During Construction. One (1) temporary free-standing sign per strip shopping center project ~~may be~~shall be permitted during the construction of the strip shopping center or the principal building of any outparcel. ~~erected no more than 15 days prior to~~ Such sign shall be allowed upon the commencement~~the beginning~~ of construction for which a valid ~~land disturbance~~ permit has been issued, and ~~removed terminating upon the issuance of a certificate of occupancy, installation of a permanent sign, or expiration/termination of the land development permit, whichever is first to occur within 30 days following the opening of the establishment.~~ The sign shall not exceed ten (10) ft. in height, thirty-two (32) sq. ft. in area, and must be set back ten (10) ft. from the public right-of-way (five (5) ft. in the Central Business District). Further, the location of the sign be confined to the site of construction, and only one (1) such sign may be permitted per project.
 7. Standard Informational Signs. Standard informational signs, as defined in this Section, shall be permitted for each lot. Standard informational signs do not require a permit from the Director. ~~However, standard information signs shall be removed upon receipt of written notification from the Director stating that.~~
 - ~~7. One sign when the real estate is 'For-Sale', lease or rent. The sign shall not exceed 10 ft. in height, 32 sq. ft. in area, and must be set back 10 ft. from the public right-of-way (5 ft. in the Central Business District).~~
 - ~~8. Tag signs shall not be permitted.~~
- B. Signs Permitted in Shopping Centers (more than 50,000 sq. ft. enclosed leasable space).
1. Primary Free-standing Signs (Monument Signs).
 - a. The maximum number of ~~free-standing~~primary monument signs permitted in a shopping center is as follows:

Size of Center (enclosed leasable space)	Total Number of Signs
50,000 sq. ft. to 150,000 sq. ft.	2

Over 150,000 sq. ft. to 200,000 sq. ft.	3
Over 200,000 sq. ft.	4

- b. ~~The monument sign may have up to four (4) tenant panels, which shall be calculated as part of the copy area. If tenants are identified on the sign, the major tenant and 3 other tenants may be identified.~~
- c. No ~~free-standing~~ such sign shall be located within twenty (20) ft. of the public right-of-way of the street which affords the principal means of access to the shopping center. The sight distance of each sign shall conform to City standards, and evidence of conformity shall be provided to the Director.
- d. ~~The width of the sign or its support shall not exceed the width of the free-standing sign structure.~~
- ed. The maximum height of any such sign shall be twelve (12) ft.~~permitted~~ and the maximum area permitted for any such free-standing signs within shopping centers is as follows:

Height	Area <u>of Sign</u>	Copy Area
10 feet or less	420 sq. ft.	78 sq. ft.
Over 10 ft. but not more than 12 ft.	360 sq. ft.	64 sq. ft.

- f. The name and street number of the shopping center may be set forth on the free-standing monument sign. The calculation of the permitted copy area shall not include the ~~name or~~ street number.
 - g. The owner or developer of a shopping center which exceeds 150,000 sq. ft. may elect to forego one or more free-standing of the monument signs otherwise permitted under this Ordinance subsection. For each sign that is foregone, the owner of or developer may elect to increase the copy area of one remaining sign up to 100% of the square footage that is otherwise permitted under this Ordinance subsection, or, in the event there is more than one remaining sign, this percentage may be allocated among the remaining signs. In no event shall the copy area of any sign be increased by more than 100%. By way of illustration, if an owner of a shopping center exceeding 200,000 sq. ft. elects to forego one of the four permitted free-standing monument signs, he might elect to increase the copy area of one of the remaining signs by 100%, or he might elect to increase the copy area of one remaining sign by 50% and the two other signs by 25% each, etc.
 - h. In addition to the free-standing monument signs permitted above, one (1) free-standing monument sign not exceeding 10 ft. in height and 32 sq. ft. in copy area is permitted for each out-parcel; provided, however, if the out-parcel is a corner lot, one (1) sign for each street frontage is permitted.
2. Canopy Signs and Wall Signs.
- a. One canopy sign or wall sign is permitted for each tenant space in the shopping center.

- b. No wall sign or canopy sign shall be located so that any part of the sign or its support extends above the top of the wall or canopy, and no copy shall be located within five (5) in. of the top of the sign.
- c. The area of a wall sign or canopy sign shall not exceed one (1) sq. ft. for each linear foot of tenant space frontage.

3. Under-Canopy Signs.

- a. ~~One (1) Under-canopy signs are-is~~ permitted for each tenant space within a shopping center.
~~Only 1 under-canopy sign shall be permitted per tenant.~~
- b. Under-canopy signs shall extend perpendicular to the wall of the tenant space, shall not exceed 2-8 sq. ft. in area, and shall be attached at a uniform height sufficient to assure the safety of pedestrians. Under-canopy signs shall match the wall or canopy signage for the subject tenant space in graphics and content unless otherwise approved by the Director.

4. Rear Entrance Sign.

- a. One rear entrance sign is permitted for each tenant space within the shopping center. The developer or owner of the shopping center shall be responsible to the City for proper rear entrance signage of tenant spaces, including proper maintenance.
- b. Rear entrance signs shall be located on the tenant space's rear door.
- c. The area of rear entrance signs shall not exceed 8 sq. ft.; however, the sign may not be less than 18 in. wide and 12 in. high.

~~5. Changeable Copy Board.~~

- ~~a. One (1) changeable copy board, as defined in this Ordinance, is permitted in a shopping center. Changeable copy board signs shall be attached to a wall or a canopy fascia of a structure unless it is used in conjunction with a movie theater. The area of a changeable copy board shall not exceed 30 sq. ft.~~
- ~~b. No changeable copy board sign shall be located so that any part of the sign or its support extends above the top of the wall or canopy, and no copy shall be located within 5 in. of the top of the sign.~~

~~65.~~ Signs During Construction.

- a. One (1) temporary free-standing sign per shopping center project shall be permitted during the construction of the shopping center or the principal building of any outparcel. Such signs shall be allowed upon erected no more than 15 days prior to the commencement beginning of construction for which a valid land disturbance permit has been issued, shall be confined to the site of construction, and shall be removed within 30 days following the and terminating upon the issuance of a certificate of occupancy, the installation of a permanent sign, or the expiration/termination of the land development permit, whichever is first to occur opening of the shopping center.
- b. The size of the sign shall not exceed thirty-two square feet (32 sq. ft.) in area and the height of such sign shall not exceed ten feet (10 ft.). and Further, the location of the sign shall be confined to the site of construction, and only one (1) such sign may be permitted per project.

7. Window Signs.

- a. Window signs, as defined in this Ordinance, are permitted for each tenant space in a shopping center. The aggregate copy area of such signs, however, shall not exceed a maximum of twenty percent (20%) of the total window area of the subject tenant space.

- b. ~~Neon~~ One (1) illuminated window signs ~~is are~~ permitted for each tenant space provided that such sign does not exceed four (4) sq. ft. in area ~~a maximum of 10% of the 20% total aggregate window signage permitted~~. Illuminated window signs shall be included in the maximum aggregate window sign area calculation. Any ~~neon illuminated~~ window sign shall be constant in its light emission, shall not be animated, and shall not be so large or of a character to obscure vision into the premises from the outside.
- c. Window signs shall not require a permit from the Director. However, each tenant shall immediately remove any window sign upon receipt of written notification from the Director stating that such window sign obscures the vision of police or other security or safety personnel into the premises in such a manner that endangers public safety.

8. ~~Signs When Real Estate is 'For-Sale', Lease or Rent.~~

- a. ~~When real estate within a shopping center is 'For-Sale', lease or rent, one (1) additional sign is permitted for the shopping center provided the sign is not located closer than one hundred linear feet (100 ft.) (or that number of linear feet constituting one-half (½) of the frontage, whichever is less) to any shopping center free-standing sign, is not illuminated, and does not exceed forty-eight square feet (48 sq. ft.) in area or ten feet (10 ft.) in height. Colors and textures of such signs shall be compatible with those of the shopping center free-standing sign or of the shopping center structure.~~
- b. ~~When there is vacant tenant space within a shopping center, one (1) additional wall or window sign not to exceed eight square feet (8 sq. ft.) may be located on each vacant tenant space.~~

9. Signs Permitted for Cinema Complexes ~~Changeable Copy Boards.~~

- a. In addition to the primary monument signs permitted for the shopping center, One (1) free-standing cinema monument sign, which may include changeable copy board, sign shall be permitted for each a lot containing a cinema complex; provided, however, if the cinema complex is located on an outparcel, any cinema monument signs erected shall be in lieu of the monument sign that is otherwise permitted for the outparcel pursuant to this subsection. ~~If the cinema complex is on a corner lot, one (1) cinema monument sign for each street frontage is permitted.~~
- b. ~~All free-standing cinema changeable copy board signs shall be self-supporting structures with a monument-type base (at least three feet (3 ft.) in height) erected on and permanently attached to solid foundations. Foundations shall be designed to carry weight and wind load of the sign in soil which it is placed. The changeable copy board shall be constructed in such a fashion to prevent wind, rain or other elements from altering the position of the copy.~~
- c. The height of a monument sign for a cinema complex ~~free-standing cinema changeable copy board sign~~ shall not exceed fifteen (15) ft.
- d. ~~The width of a free-standing cinema changeable copy board sign or its support shall not exceed the width of the free-standing sign structure.~~
- e. ~~The copy area of a free-standing cinema changeable copy board sign shall not include the cinema identification sign. The copy area of a monument sign for a cinema complex shall not exceed one-hundred-and-twenty (120) sq. ft.~~
- f. One (1) wall sign, which may include cinema changeable copy board, wall sign or canopy sign shall be permitted for each a cinema complex; provided, however, if theaters are contained within separate buildings then one such sign shall be permitted for each building. Signage for each building shall be treated as a separate sign. The aggregate area of wall signs or canopy signs for each a cinema complex shall not exceed 1 sq. ft. for each linear foot of building frontage.

- g. No wall sign or canopy sign shall be located so that any part of the sign or its support extends above the top of the wall or canopy, and no copy shall be located within five (5) in. of the top of the sign. The provisions of this Ordinance subsection pertaining to signage in cinema complexes shall also apply to cinemas not located within a shopping center.

10. Entry Wall Signs. A sign of up to three (3) sq. ft. is permitted on the wall above or adjacent to the entry of a business establishment tenant space located in a building without a common front entry.

11. Standard Informational Signs. Standard informational signs, as defined in this Section, shall be permitted for each lot. Standard informational signs do not require a permit from the Director.

C. Signs Permitted in Industrial and Office Parks.

1. Free-Standing Signs.

- a. Primary Free-Standing (Monument) Signs. A maximum of two (2) primary free-standing monument signs are permitted in an industrial or office park. No primary free-standing monument sign shall exceed 15 ft. in height. A changeable copy board is not permitted on an industrial or office park primary free-standing sign. No primary free-standing monument sign shall be located within 20 ft. of the public right-of-way of the street which affords the principal means of access to the industrial or office park. The permitted area for primary free-standing signs is as follows:

Frontage	Area	Copy Area
Up to 500 feet	75 square feet	60 sq. ft.
501—1,000 feet	100 square feet	75 sq. ft.
1,001—1,500 feet	150 square feet	100 sq. ft.
Over 1,500 feet	200 square feet	150 sq. ft.

- b. Secondary Free-Standing (Monument) Signs. One secondary free-standing monument sign shall be permitted for each building in the industrial or office park, not to exceed 32 sq. ft. in area. All secondary free-standing signs shall be self-supporting structures erected on or permanently attached to solid foundations. The height of a secondary free-standing monument sign shall not exceed 10 ft.
2. Wall Signs. Buildings of three two (2) stories or greater may have a wall sign located at the top of the building, and that is not greater than 48 sq. ft. in area. If a tenant is identified on the sign, no more than one tenant shall be identified. The maximum area of such sign shall not exceed 20 sq. ft. per floor or story above road grade, not to exceed 156 sq. ft.
3. Door or Wall Sign. One (1) sign of up to three square feet (3 sq. ft.) is permitted for each tenant space within a building. Such signs shall be located on the door of the suite, or on a wall immediately adjacent to the door of the suite for business establishments located in a building without a common front entry.

4. Directory Signs. Directory signs are permitted in industrial or office parks. Each exterior directory sign shall be a monument sign~~free-standing signs and may identify the suite numbers of the businesses located in the building or buildings included within the directory. If the copy identifies the suite numbers and businesses within the park, the copy on a directory sign may be changeable.~~ Height of a directory sign shall not exceed ten feet (10 ft.).

5. ~~Signs When Real Estate is 'For-Sale', Lease or Rent. When real estate within an industrial or office park is 'For-Sale', lease or rent, one (1) additional sign is permitted for each industrial or office park provided such sign is not located closer than one hundred linear feet (100 ln. ft.) (or that number of linear feet constituting one-half (½) of the frontage, whichever is less) to any office park identification sign and is not illuminated. The sign shall not exceed forty-eight square feet (48 sq. ft.) in area or ten (10 ft.) in height.~~

~~When a subdivided tract of real estate within an industrial or office park is 'For-Sale', lease or rent, one (1) additional sign is also permitted for each subdivided tract within an industrial or office park provided that such sign is confined to the subdivided tract. Such signs shall not be illuminated and shall be subject to the same size and distance limitations as set forth above.~~

6. Rear, Secondary or Delivery Entrance Signs. Rear, secondary or delivery entrance signs are permitted at appropriate locations within an industrial or office park. All such signs shall be free-standing and shall not exceed eight square feet (8 sq. ft.) in size and ten feet (10 ft.) in height.
7. Signs During Construction. One (1) additional sign~~temporary free-standing sign~~ for each subdivided tract within an industrial or office park is permitted during construction. Such signs shall be ~~erected no more than fifteen (15) days prior to the beginning~~allowed upon the commencement of construction for which a valid land disturbance permit has been issued, and terminating upon the issuance of a certificate of occupancy, the installation of a permanent sign, or the expiration/termination of the land development permit, whichever is first to occur. ~~shall be confined to the site of construction, and shall be removed within thirty (30) days following the opening of the industrial or office park.~~

The size of such signs shall not exceed ~~forty-eight~~thirty two square feet (~~48~~32 sq. ft.) and the maximum height of such sign shall be ten feet (10 ft.). Further, the location of the sign shall be confined to the site of construction.

8. Standard Informational Signs. Standard informational signs, as defined in this Section, shall be permitted for each lot. Standard informational signs do not require a permit from the Director.

D. Signs Permitted for Convenience Centers with Gasoline Pumps.

1. One ground-monument sign per road frontage not to exceed ten feet (10 ft.) in height and thirty-two square feet (32 sq. ft.) in area. The monument sign may include changeable copy board, not to exceed four (4) square feet in area, which shall be calculated as part of the copy area.
2. Wall signage for convenience store and accessory buildings shall not exceed an aggregate area of eighty square feet (80 sq. ft.).
3. One canopy sign per road frontage not to exceed twenty square feet (20 sq. ft.) per sign.
4. Signs on pumps shall not exceed three square feet (3 sq. ft.) per pump.
5. Window signs shall not exceed twenty percent (20%) of window area. Window signs, as defined in this Ordinance, are permitted. The aggregate copy area of such signs, however, shall not exceed a maximum of twenty percent (20%) of the total window area of the subject building or tenant space. One (1) illuminated window sign is permitted for each tenant space provided that such sign does not exceed four (4) sq. ft. in area.
6. Standard Informational Signs. Standard informational signs, as defined in this Section, shall be permitted for each lot. Standard informational signs do not require a permit from the Director.

~~6.—No changeable copy board shall be allowed except the ground sign.~~

E. Signs Permitted for Free-Standing Commercial Establishments not Located within a Shopping Center, Office Park or Industrial Park.

1. One (1) ~~ground-monument~~ sign per road frontage no greater than ten feet (10 ft.) in height with no more than thirty-two square feet (32 sq. ft.) of area. Each sign shall be set back not less than ten feet (10 ft.) from the public right-of-way, except in the Central Business District where the setback shall be not less than five feet (5 ft.) from the public right-of-way.
2. One (1) wall sign per ~~tenant for each~~ road frontage ~~for each tenant space~~ no greater than one square foot (1 sq. ft.) of area per one linear foot (1 ln. ft.) of tenant frontage; provided, however, no more than 2 wall signs shall be allowed for a tenant space.
3. One (1) rear door sign not to exceed three square feet (3 sq. ft.) in area.
4. Window signs not exceeding twenty percent (20%) of the glass area.
5. One (1) sign no greater than three square feet (3 sq. ft.) located on the front door or on a wall immediately adjacent to the front door.
6. Buildings of three (3) stories or greater may have a wall sign located at the top of the building and is not greater than forty-eight square feet (48 sq. ft.) in area. ~~if a tenant is identified on the sign, no more than one tenant shall be identified.~~
7. One (1) temporary free-standing sign shall be permitted during the construction of the principal building for the lot. Such sign shall be allowed upon the commencement of erected no more than fifteen (15) days prior to the beginning of construction for which a valid land disturbance or building permit has been issued, and terminating upon the issuance of a certificate of occupancy, the installation of a permanent sign, or the expiration/termination of the land development or building permit, whichever is first to occur. removed within thirty (30) days following the opening of the establishment. The sign shall not exceed ten feet (10 ft.) in height, thirty-two square feet (32 sq. ft.) in area, and must be set back ten feet (10 ft.) from the public right-of-way (five feet (5 ft.) in the Central Business District).
8. Standard Informational Signs. Standard informational signs, as defined in this Section, shall be permitted for each lot. Standard informational signs do not require a permit from the Director.

~~One (1) sign when the real estate is 'For Sale', lease or rent. The sign shall not exceed ten feet (10 ft.) in height, thirty-two square feet (32 sq. ft.) in area, and must be set back ten feet (10 ft.) from the public right-of-way or five feet (5 ft.) in the Central Business District.~~

~~F.—Other Signage Permitted in Non-Residential Zoning Districts. In addition to the signs authorized above, each non-residential lot or parcel may contain additional signage having an aggregate sign area of not greater than ten square feet (10 sq. ft.). No single sign shall exceed three feet (3 ft.) in height. Each sign shall be set back at least ten feet (10 ft.).~~

~~GF.~~ Signs permitted within the Historic Business District and MU zoned properties. In addition to the signs authorized under a designated category, each business in the Historic Business District and within MU zoned properties may utilize the following additional signage:

1. Each located on the ground floor of a building shall be permitted one (1) perpendicular sign which shall not exceed eight (8) square feet in size and shall be placed at least eight (8) feet, but no more than twelve (12) feet above sidewalk. In order to foster originality, the shape of the sign may not incorporate more than one set of parallel edges and words may only comprise up to 50% of the sign face area. The remaining sign face area must incorporate some form of graphic design. In addition, signs must be mounted on decorative black brackets.
2. Businesses located within the first two floors of a building that backs onto a parking lot, alley, park or other public space may have an additional wall sign up to twenty-four (24) square feet in

size. This additional wall sign shall be located on the back of the building facing the parking lot, alley, park or other public space and placed within general proximity of the associated business.

- HG.** Building Ground Signs (monument signs) within the Central Business District shall not be internally illuminated. Where illumination is needed, lighting fixtures may be placed at the top of the sign and aimed downward or may be placed on the ground and aimed in such a way as to illuminate the sign without creating spillover into the night sky. This regulation shall apply only to new signs. The changing of a sign face or panel shall not constitute a new sign.

2.6.13 Requirements for residential zoning districts.

- A. Standard Informational Signs. Each lot located in a dwelling, 'For-Sale', residential district may display standard informational signs, as defined in this Ordinance. is permitted an aggregate sign area of no greater than twelve square feet (12 sq. ft.), subject to exemptions contained elsewhere in this Ordinance. In apartment, condominium or townhouse developments, the permitted aggregate sign area is no greater than six square feet (6 sq. ft.) per unit. No single sign shall exceed four feet (4 ft.) in height. No sign shall be illuminated. All signs must be set back at least ten feet (10 ft.) from the right-of-way.
- B. Subdivision Signs. A maximum of two (2) subdivision ~~or entrance~~ signs per ~~entrance into any platted residential subdivision~~ entrance or residential real estate development is are permitted, which may be erected while the subdivision is under construction and being actively marketed 'For-Sale'. These signs shall be single-faced, not exceed ten feet (10 ft.) in height or thirty-two square feet (32 sq. ft.) in area, and must be set back at least ten feet (10 ft.) from the right-of-way. Subdivision signs shall not be included in the calculation of aggregate sign area for any lot. A subdivision sign ~~may be indirectly~~ shall not be internally illuminated.
- C. A maximum of two signs per subdivision entrance shall be permitted while the subdivision is under construction and being actively marketed 'For-Sale'. These signs shall not exceed ten feet (10 ft.) in height or thirty-two square feet (32 sq. ft.) in area, and must be set back at least ten feet (10 ft.) from the right-of-way.
- C. 'For-Rent' Dwelling Developments. One (1) monument sign shall be permitted for a planned 'for-rent' dwelling development. Such sign shall not exceed ten feet (10 ft.) in height or thirty-two square feet (32 sq. ft.) in area, and be set back at least ten feet (10 ft.) from the right-of-way. The sign shall not be internally illuminated.
- D. CUP Districts. Within CUP zoning districts, dwelling, 'For-Rent', dwelling developments shall also be permitted one permanent, free-standing, directional sign. Such sign shall be a monument sign and shall match the appearance of the primary sign on the site, be setback at least ten feet (10 ft.) from the public right-of-way, and shall be no greater than thirty-two square feet (32 sq. ft.) in area. If the sign lists subdevelopment names, no more than four subdevelopment names shall be listed.

SECTION 2.6 - SIGNS

2.6.1 Findings, purpose and intent.

A. Findings.

1. The City of Alpharetta finds that signs are a proper use of private property, are a means of personal free expression and a necessary component of a commercial environment. As such, signs are entitled to the protection of the law. In the absence of regulation, however, the number of such signs tends to proliferate, with property owners' desiring ever increasing numbers and sizes of signs, leading to cluttered and aesthetically blighted thoroughfares and properties. In addition, the competition among competing sign owners for visibility of their signs contributes to safety hazards for both vehicles and pedestrians and undermines the sign owners' original purpose of presenting a clear message of its idea or identification of its premises.
2. The City further finds that the size, height, number, design characteristics, spacing and location of signs in the City directly affect the public health, safety and welfare and property values.
3. The City further finds that the regulation of the size, height, number, design characteristics, spacing and location of signs is necessary to protect the public safety, to assure compatibility of signs with surrounding land uses, to enhance the business and economy of the City, to protect the public investment in the streets and highways, to maintain the tranquil environment of residential areas, to promote industry and commerce, to eliminate visual clutter and blight, to provide an aesthetically appealing environment, and to provide for the orderly and reasonable display of both advertising and non-commercial messages for the benefit of all the City's citizens.
4. The City further finds that there is a substantial difference between signs erected by public authority and signs erected by private citizens or businesses. Signs erected by public authority are virtually all erected for the purpose of maintaining the public safety either through direct control of traffic or through provision of such type signage as street signs which enable the traveling public to know where they are located and to find where they are going. As such, with the exception of limited signs serving other purely public purposes, such as identifying government buildings or conveying government speech, virtually all government signs are erected purely for public safety purposes. Moreover, their use in the public right-of-way is necessary to ensure their visibility to the motoring public. The City finds that public utility signs are frequently of the same nature as those signs erected by governmental entities in that they provide necessary information to safeguard the public from downed power lines and from street excavations. Even where signs serve a propriety purpose, such as identifying markings on utility poles, those signs are marked primarily for the purpose of benefiting the public generally through identification of locations where there may be temporary losses of power.
5. The City further finds that there is a substantial need directly related to the public health, safety and welfare to comprehensively address these concerns through adoption of the following regulations.

B. Purpose and Intent. The purpose and intent of the governing authority of the City of Alpharetta in enacting this Ordinance includes, are as follows:

1. To protect the health, safety, general welfare and property values of the citizens of the City, and to implement the policies and objectives of the Comprehensive Plan of the City through enactment of a comprehensive set of regulations governing signs in the City;

2. To regulate the erection and placement of signs within the City in order to provide safe operating conditions for pedestrian and vehicular traffic without unnecessary and unsafe distractions to drivers and pedestrians;
3. To preserve the value of property on which signs are located and from which signs may be viewed;
4. To maintain an aesthetically attractive city in which signs are compatible with the surrounding area;
5. To maintain for the City's residents, workers and visitors a safe and aesthetically attractive environment and to advance the aesthetic interests of the City;
6. To prevent the destruction of the natural beauty and environment of the City and maintain and maximize tree coverage within the City;
7. To establish comprehensive sign regulations which effectively balance the protection of legitimate business and development needs and the rights of individuals and businesses to convey their messages through signs with the promotion of a safe and aesthetically attractive environment for residents, workers and visitors to the City and the protection of the public health, safety, and general welfare;
8. To ensure the protection of free speech rights under the State and United States Constitution within the City;
9. To promote economic development;
10. To establish a permit system to allow specific types of signs in zoning districts consistent with the uses, intent and aesthetic characteristics of the areas where the signs are to be located;
11. To provide temporary signs in limited circumstances;
12. To place reasonable controls on non-conforming signs that are by definition contrary to the public health, safety and welfare while protecting the constitutional rights of the owners of said non-conforming signs;
13. To provide for the maintenance of signs;
14. To avoid the harmful aspects of the unrestricted proliferation of signs; and
15. To ensure the fair and consistent enforcement of sign regulations.

2.6.2 Scope of regulations.

- A. The provisions and standards of this Ordinance shall apply to all signs located or erected within the corporate limits of the City. .
- B. Protected non-commercial speech shall be permitted in any place commercial speech is permitted under this Ordinance. Any sign provided for in any zoning district may contain non-commercial messages. To the extent any conflict arises between this provision and any other language found in this Ordinance, this provision shall control.
- C. Nothing herein shall be construed to permit display of any message which is obscene, illegal or speech which is otherwise unprotected under the First Amendment of the United States Constitution. Nothing herein shall be construed to prohibit a prosecution for violation of a criminal statute by the City or other duly constituted government authority or a civil action by the City or other private person or entity.

2.6.3 Definitions.

As used in this Ordinance, unless the context indicates otherwise, the following terms shall have the meaning set forth below:

Abandoned Sign. Any sign that contains or exhibits broken panels, visible rust, visible rot, damaged support structures, or deteriorated copy through lack of maintenance, or which is otherwise dilapidated, unsightly, or unkempt, and for which no person accepts maintenance responsibility.

Animated Sign. Any sign, or part of a sign, that uses any movement or change of lighting or color to depict action or create a special effect or scene, changes colors or physical position by movement or rotation, or which gives the visual impression of such movement or rotation. This includes signs that flash, blink, scroll, fade or rotate/revolve to display a message in more than one direction, and tri-vision signs, but does not include flags, banners, or canopies.

Background Area. The area of a sign face on which copy could be placed, as opposed to the copy area, where copy is in fact posted or painted. See also, "Face of Sign" (or "Sign Face").

Banner. Any sign of lightweight fabric, plastic or similar material that is intended to be hung either with a frame or without a frame. Neither flags nor canopy signs are considered banners.

Beacon. Any light with one (1) or more beams which rotate, move or which are directed into the atmosphere or at one (1) or more points not on the same lot as the light source.

Canopy (or Marquee). A permanent roof-like shelter extending from part or all of a building face and constructed of some durable material such as fabric, metal, glass or plastic.

Canopy Sign. Any sign attached to or constructed in or on a canopy. For purposes of this Ordinance, this term includes Marquee Sign.

Changeable Copy Board. Any sign or part of a sign face that incorporates changeable board or panels, each of which contain a number, letter, character, graphic, symbol or image, to form a sign message or messages ("changeable copy"), whether the changing of such panels or boards are accomplished electronically or manually. A tenant panel is not considered changeable copy.

City. The City of Alpharetta, Georgia.

Copy. The characters, symbols, graphics, images, letters, words, writing, and/or information or advertising display on a sign surface.

Copy Area. The area in square feet of the smallest rectangle enclosing the actual copy of a sign.

Directory Sign. A single, permanent free-standing sign for multiple businesses, offices, professionals, industries or other entities located within a planned center.

Double-Faced Sign. A sign which has two (2) display areas against each other or where the interior angle formed by the display areas is sixty degrees (60°) or less, where one (1) face is designed to be seen from one (1) direction and the other face from another direction.

Electronic sign. Any sign, or portion of a sign, whose message may be changed at intervals by electronic process or by remote control, including signs such as a tri-vision sign, LCD sign or LED sign.

Facade. The exterior front of a building or structure exposed to public view.

Face of Sign or Sign Face. That part of a sign that is or can be used to announce, direct attention to, identify, advertise or otherwise communicate information. The entire area of sign on which copy could be placed. See also, "Background Area." The sign face may be composed of two or more modules on the same surface that are separated or surrounded by portions of a sign structure not intended to contain any advertising message or idea and are purely structural or decorative in nature.

Feather Sign. A temporary sign or device made of lightweight plastic, fabric, or other material, whether or not containing a message of any kind, attached to a single rod, stake or staff for support, and designed to move in the wind.

Flags. Any fabric, bunting or similar material containing distinctive colors, patterns, or symbols.

Flashing Sign. A sign, the illumination of which is not kept constant in intensity at all times when in use, and which exhibits marked changes in lighting effects.

Free-standing Sign. Any sign erected on a free-standing base, foundation, or frame, or otherwise supported by structures, supports or posts that are attached to, placed on, or anchored in the ground, and which are independent from and ~~mast or pole~~ not attached to any building or other structure. All permanent free-standing signs ~~or poles~~ shall be self-supporting structures erected on and permanently attached to solid bases or foundations.

Illuminated Sign, External. Any sign illuminated by an external light source. Such source cannot be a device that changes color, flashes or alternates.

Illuminated Sign, Internal. Any sign illuminated by an internal light source. Such source cannot be a device that changes color, flashes or alternates.

Lot or Parcel. A designed parcel, tract or area of land legally established by plat, subdivision or as otherwise permitted by law, to be separately owned, used, developed or built upon.

Monument Sign. A type of permanent free-standing sign that consists of a sign face attached on a solid base or foundation, designed in a manner such that the bottom (base) of the sign face is flush with the supporting solid base, which is directly mounted on and flush with the ground. The supporting base shall be at least as wide as the sign face and shall be constructed of brick, stone, or other architectural material as set forth herein. Also referred to as a "ground sign."

Non-conforming Sign. A sign erected or otherwise in use prior to the effective date of this Ordinance which fails in one or more respects to comply with all provisions of this Ordinance.

Obscene. Any form of speech which, taken as a whole, appeals to the prurient interest in sex, portrays sexual conduct in a patently offensive way, and which, taken as a whole, does not have serious literary, artistic, political, or scientific value. See *Miller v. California*, 413 U.S. 15, 93 S. Ct. 2607 (1973).

Outparcel. A portion of a larger parcel of land generally designed as a site for a separate structure and business from that of the larger main tract. To be recognized as an outparcel, the parcel must abut and be external to the larger main tract, have street frontage, and at the time of approval of the site plan for the larger main parcel be identified and delineated as a separate building site from that of the larger main parcel.

Pennant or Streamer. A temporary sign or device made of lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in a series, designed to move in the wind.

Permanent Sign. Any sign affixed in manner that enables the sign and its copy to resist environment loads and precludes ready removal or movement of the sign, which is designed and constructed in a manner such that its intended use appears to be indefinite, and which, when installed, is intended for permanent use.

Perpendicular Sign. A sign that is placed perpendicular to the face of a wall and can be read on both sides. Such signs can be mounted to a wall or attached to the underside of an awning.

Portable Sign. Any sign which is designed to be transported, including, but not limited to, signs transported by trailer or its own wheels, even though the wheels of such sign may be removed and remaining chassis or support constructed without wheels is converted to an "A" or "T" frame sign or attached temporarily or permanently to the ground. Portable sign also means a sign carried by a person when that person's function is to display or convey a message as a pedestrian. Portable sign also means and includes a sign attached to, mounted on, posted on, painted or drawn on a motorized or drawn vehicle, when such vehicle is parked or placed in such a manner as to serve the purpose of an

advertising device, or routinely parked at a location other than the location generally associated with the message conveyed or identified thereon, or when the primary purpose or function of such vehicle is to transport the message or messages conveyed or identified thereon. Portable signs shall not be deemed to include standard bumper stickers on vehicles, license plates, or signs that may be reflected on hats or other articles of clothing.

Roof Line. The top edge of the roof or the top of the parapet, whichever forms the top line of the building silhouette.

Roof Sign. Any sign erected upon, against or directly above a roof or on top of or above the parapet of a building.

Rotating Sign. Any sign or portion of a sign that moves in a revolving or similar manner.

Sidewalk or Sandwich Board Sign. A movable sign not secured or attached to the ground or surface upon which it is located.

Sign. Any identification, description, illustration, device, fixture, structure, display or visual representation, which is visible from any public place and affixed to, or supported or suspended by, a stationary object, structure, building or the ground that uses any color, form, character, symbol, graphic, image, illumination, or writing to announce, direct attention to, identify, or advertise an object, idea, location, place, person, institution, organization, business, product, service, activity or event or to otherwise visually communicate information, ideas or messages of any kind to the public. "Sign" includes the sign face and sign structure..

Sign Structure. Any structure, other than a building, which supports, has supported or is designed to support a sign. A decorative cover is part of a sign structure.

Site Plan. A scaled, legible drawing representing the parcel of land on which a sign is to be located showing at least the property lines, public street right-of-ways, drive entrances, buildings and the location of existing free-standing signs.

Standard Informational Sign. A non-illuminated, temporary free-standing sign, which shall contain no reflecting elements, flags, projections or unpainted wooden surfaces, mounted on a post, stake or metal frame (with a thickness or diameter not greater than three and one-half inches) that is attached to, or anchored in, the ground. Standard informational signs are limited per lot to either one (1) sign that is twelve (12) square feet in area or up to four (4) signs not to exceed an aggregate of twelve (12) square feet in area. In addition, each sign shall not exceed a height of five (5) feet. These signs shall be set back not less than ten (10) feet from public right-of-way or ten (10) feet from the back of curb of a private roadway. Standard informational signs do not require a permit.

Strip Shopping Center. A multi-tenant retail center with less than fifty thousand square feet (50,000 sq. ft.) of enclosed, leasable space.

Subdivision Sign. A monument sign located at the vehicular entrance or exit of a platted residential subdivision.

Substandard Lot or Parcel. A lot or parcel that does not meet the lot area, width or public street frontage and access requirements of this Code.

Swinging Sign. A hinged sign installed on an arm or spar, and which is not also permanently fastened to an adjacent wall, ceiling or upright pole or support.

Temporary Sign. Any sign that is not a permanent sign.

Tenant Frontage or Tenant Space Frontage. The horizontal distance in feet between the left side wall and the right side wall or building end wall of a tenant space fronting on a street.

Tenant panel. A physically removable panel on a sign face that may be changed for different like-sized panels and which is at least two (2) square feet in area. Tenant panels do not include electronic signs, reader boards or changeable copy.

Tenant Space. The physical location within a building designed and intended to serve as the separate and exclusive premises for the operations of a business or entity, which has its own exclusive public entrance/exit from the exterior of the building, and which is occupied by a business or entity legally operating pursuant to all Federal, State, City or other applicable laws and regulations. The use of any such physical location by more than one (1) legally operating business or entity shall only constitute a single tenant space. In the event such a physical location is used or occupied by more than one (1) business or entity, in order for such physical location to constitute a “tenant space”, all businesses and/or entities operating therein must be operating pursuant to all Federal, State, City or other applicable laws and regulations.

Under-canopy Sign. A sign suspended below the ceiling or roof of a canopy or marquee and perpendicular to the face of the building. For the purposes of this Ordinance, this term includes Under-marquee Sign.

Variable Message Board. A programmable sign that provides changing information.

Wall Sign. A sign attached to or erected against the outside wall of a building, with the face parallel to the building wall and extending not more than 1 foot (1 ft.) therefrom, and which displays only one sign face.

Window Sign. A sign installed on or inside a window for purposes of viewing from outside the building. This term does not include merchandise located in window or similar window displays.

2.6.4 Permits and labels.

- A. **PERMIT REQUIRED.** Except as specifically exempted from the provisions of this Ordinance, it shall be unlawful for any person to post, display, materially change, or erect a sign in the City without first having obtained a sign permit. Notwithstanding the foregoing, signs which are not visible from a public right-of-way or from neighboring properties shall not be subject to the standards of this Ordinance. A change in only the copy of a sign shall not constitute a material change.
- B. **PERMIT APPLICATION.** Applications for sign permits shall be filed by the sign owner or its agent with the Director. The application shall describe and set forth the following:
 - 1. The street address of the property upon which the subject sign is to be located and a site plan of the property which bears the scaled and labeled proposed location of the sign.
 - 2. The aggregate area and copy area for all signs on the parcel.
 - 3. The name(s) and address(es) of the owner(s) of the real property upon which the subject sign is to be located.
 - 4. Name, address, telephone number, business license number and signature of the business owner authorizing placement of the sign.
 - 5. Name, address, telephone number, fax number, business license number and signature of the sign contractor.
 - 6. The type of sign to be erected, the area and copy area of the sign, the height of the sign, (if free-standing) the shape of the sign, the color(s) of the sign, the material of the sign and details showing how the sign will be mounted, installed or erected.
 - 7. For permanent free-standing, ground and monument signs only, show dimensioned sign location on site plan and include structural foundation and mounting details. Indicate the location and size of all existing permanent free-standing, ground and monument signs on the property.
 - 8. The cost of the sign (materials and installation).

9. All applicants for signs which incorporate electricity must obtain an electrical permit or, if previously issued, a copy of the electrical permit. Signs connected to an approved, existing wired outlet or junction box do not require electrical permits.

C. PERMIT FEES, LABELS AND EXPIRATION DATE.

1. No permit shall be issued until the appropriate application has been filed with, and approved by, the Director and fees have been paid. Fees and any required deposits shall be established from time to time by resolution of the City Council. No application shall be deemed to be accepted by the Director unless and until all fees and deposits are paid and all information reasonably required by the Director is provided by the applicant.
2. The Director may inspect all existing signs in the City to determine if such signs conform to the provisions of the Ordinance. The Director is authorized and empowered to revoke any permit issued upon failure of the holder thereof to comply with any provision of this Ordinance or other Ordinances of the City, or to take other action lawful and necessary to assure correction of violations. Appeal from a revocation of a permit shall be in accordance with the provisions for appeal of a permit denial as set forth in paragraphs #5 and #6.
3. A sign permit shall become null and void if the sign for which the permit was issued has not been completed and erected within the time frame specified by the permit or six (6) months after the date of issuance.
4. A sign permit shall be issued or denied by the Director within 30 days of the filing of a complete and conforming permit application, payment of the appropriate deposits and fee(s), and compliance with all requirements under this Ordinance. If the City fails to act within the thirty-day period, the permit shall be deemed to have been granted.
5. In the event a permit application is denied, the Director shall provide the applicant a written denial, indicating the reason(s) for denial. The applicant may appeal a denial to the Board of Appeals by filing a notice of appeal with the Director within 10 days of written notice of the permit denial. The notice shall state the reasons for the appeal.
6. The Board of Appeals shall take final action on the appeal within 60 days of the notice. If the Board of Appeals fails to act within 60 days, the permit shall be deemed to have been granted. Should the Board of Appeals vote to uphold the denial, the Board of Appeals shall issue a written decision, indicating the reason(s) to the applicant. Appeal from the decision of the Board of Appeals is by writ of certiorari to the Fulton County Superior Court and must be filed within 30 days of the date of the Board's decision.

2.6.5 Variances.

- A. Where a literal application of terms of this Ordinance, due to special circumstances, would result in an unusual hardship in an individual case, a variance may be granted pursuant to procedures set forth in this Code where all the following conditions exist:
 1. a. 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; or
b. The natural features of the lot on which the sign is located or to be located, or of the land immediately adjacent to the lot, impairs the visibility of the sign such that it cannot be seen;
 2. The applicant would be deprived of rights that are commonly enjoyed by others similarly situated;
 3. Granting the variance would not confer on the applicant any significant privileges which are denied to others similarly situated;
 4. The exceptional circumstances are not the result of action by the applicant;

5. The requested variance is the minimum variance necessary to allow the applicant to enjoy the rights commonly enjoyed by others similarly situated;
6. Granting of the variance would not violate more than one standard of this Ordinance; and
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.

Notwithstanding the foregoing, no variance shall be granted as to the size (area) of a sign or number of signs exceeding the maximum size or number of signs, as applicable, within the subject property's zoning district. Further, no variance shall be granted to permit a type of sign that is not otherwise allowed in accordance with this Ordinance.

2.6.6 Non-conforming signs.

It is the policy of the City to encourage that all signs within the City be brought into compliance with the terms and requirements of this Ordinance.

- A. The City finds that non-conforming signs may adversely affect the public health, safety and welfare. Such signs adversely affect the aesthetic characteristics of the city and may adversely affect public safety due to the visual impact of said signs on motorists and the structural characteristics of said signs. Accordingly, the following registration requirements are found to be necessary in order to minimize these possible adverse effects through annual inspections and maintenance and allow the City to remain cognizant of the locations and maintenance of said signs.
- B. The owner(s) or authorized agent(s) of each non-conforming sign located within the City shall register said non-conforming sign with the Director no later than 90 days after the effective date of this Ordinance and shall renew this registration annually thereafter. Any non-conforming sign that does not comply with the registration requirements herein shall be deemed to be an illegal sign and shall be subject to the regulations applicable to illegal signs and all other enforcement provisions of this Ordinance. The Director shall promulgate a form for the registration of non-conforming signs and shall annually inspect said signs to assure that they continue in all other respects in conformity with all other provisions of this Ordinance and any other applicable ordinance or regulation of the City.
- C. The Director may inspect existing signs in the City from time to time to determine if such signs conform to the provisions of this Ordinance.
- D. Any non-conforming sign which is not used or leased for a continuous period of 1 year shall not be reused for sign purposes unless and until it fully conforms with the terms and requirements of this Ordinance.
- E. No change in shape, size or design, shall be permitted except to make a non-confirming sign comply with all requirements of this Ordinance.
- F. A non-conforming sign may not be replaced by another non-conforming sign.

2.6.7 Exemptions from permit requirements.

The following signs shall be exempt from the permit requirements of Section 2.6.4, provided all standards set forth in this Ordinance are met, including, but not limited to, the standards set forth below:

- A. Standard informational signs.
- B. Address numerals, not exceeding six (6) inches in height in residential districts and twelve (12) inches in height in non-residential districts, for the sole purpose of displaying street numbers as may be required by other ordinances and other signs required by law.

- C. Flags provided that the height of a flag pole shall not exceed the allowed height provided for a structure or a building in the applicable zoning district, or sixty (60) ft., whichever is less, and in residential districts shall not exceed twenty-five (25) ft. in height or the height of the primary structure on the lot, whichever is less. In addition, the maximum dimensions of any flag shall be proportional to the flag pole height and the hoist side of the flag shall not exceed twenty percent (20%) of the vertical height of the flag pole. Each lot shall be allowed a maximum of three (3) flag poles unless a special land use permit or variance is obtained. A maximum of 2 flags per pole is allowed.
- D. Non-governmental traffic control devices in or adjacent to internal parking areas and driveways in private developments, located so as not to interfere with, or detract from, official traffic control devices, and which conform to MUTCD (current edition) standards, including, but not limited to, standards regarding size, height, design and location.
- E. Window signs meeting the standards of this Ordinance.
- F. Legally authorized public notices when posted by a government officer in the performance of his or her duties.

2.6.8 Prohibited signs and devices.

Except as otherwise provided, the following types of signs or attention-getting devices are prohibited in all zoning districts of the City:

Balloons, pennants, streamers, feather signs, air or gas filled figures, or similar attention-getting devices or wind-activated devices, excluding flags.² Swinging signs.

- 3. Rotating signs.
- 4. Animated signs, flashing signs, and intensely lighted signs.
- 5. Beacons, search lights or laser lights or images.
- 6. Variable message boards used for purposes other than traffic management.
- 7. Signs which purport to be, or are an imitation of, or resemble an official traffic sign or signal.
- 8. Window signs which, in aggregate, exceed 20% of the window area or otherwise fail to meet the standards of this Ordinance.
- 9. A-frame signs, sandwich board, sidewalk or curb signs are prohibited except when placed within 5 ft. of the front door of a building.
- 10. Signs painted on or attached to utility poles, trees, rocks or other similar objects, except signs lawfully placed on utility poles by a government, public authority or public utility.
- 11. Signs which obstruct a fire escape, required exit, window or door opening used as a means of ingress or egress, or which interfere with any opening required for ventilation, or which violate any code of the City, including the Life Safety Code and the Fire Prevention Code.
- 12. Signs occupying a parking space required under the minimum parking requirements of this Ordinance, other than signs designating the space as reserved for handicapped or other use.
- 13. Signs which do not conform to City-adopted building and electrical codes.
- 14. Signs which emit audible sound, odor or visible matter.
- 15. Portable signs.
- 16. Signs directly painted on a wall.

17. [Reserved].
18. Signs attached to any street signs or traffic control devices, or to any pole supporting same, or any sign attached to any utility pole,, other than those signs lawfully placed by a government, public agency, or public utility.
19. Signs projected on a building.
20. Signs in a public right-of-way other than publicly owned or maintained signs.
21. Signs which are in violation of the rules and regulations of any zoning overlay district presently existing or as may later be enacted.
22. Signs located on any substandard lot.
27. Abandoned signs.
28. Any sign that is structurally unsound, or is a hazard to traffic or pedestrians.
29. Dilapidated or neglected signs. A sign (including sign structure) will be dilapidated or neglected if it does not present a neat and orderly appearance, which may be manifested by the following: rust or holes on or in the sign or sign structure, or broken, missing, loose or bent parts, faded or flaking paint, non-operative or partially non-operative illuminating or mechanical devices or missing letters in sign copy.
30. Signs exceeding 156 sq. ft. in copy area and/or signs and sign structures in excess of 15 ft. in height (measured from the ground to the highest point of the structure).
31. Signs in any area designated as an undisturbed buffer pursuant to a federal, state or local law, a condition of zoning, or approved plat.
32. Internally illuminated window signs, including neon or LED signs (except as otherwise permitted herein). Additionally, LED, string or similar lighting outlining the windows, doors or other similar building features shall be prohibited.

2.6.9 Remedies.

In case any sign covered by this Ordinance is or is proposed to be erected, constructed, altered, converted or used in violation of any provision of this Ordinance, the Director may, in addition to other remedies, and after due notice to the appropriate person(s), issue a citation for violation of this Ordinance requiring the presence of the violator in the municipal court or the Alpharetta Code Enforcement Board, or institute injunctive or other appropriate legal or administrative proceedings to prevent such unlawful erection, construction, alteration, conversion or use or to correct or abate such violation.

2.6.10 Severability.

In the event that any section, subsection, sentence or work of this Ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining provisions of this Ordinance, which shall remain in full force and effect as if such portion so declared or adjudged unconstitutional were not originally part of this Ordinance, even if the surviving parts of this Ordinance result in greater restrictions after any unconstitutional provisions are stricken. The Mayor and Council declare that they would have enacted the remaining parts of this Ordinance if they had known such portions thereof would be declared or adjudged unconstitutional or invalid. The Mayor and Council declare their intent that should this Ordinance be declared invalid, in whole or in part, signs are to continue to be subject to regulations applicable to "structures" contained in other city ordinances, including other sections of this Code.

2.6.11 General provisions.

Except as otherwise provided in this Ordinance, the following general regulations apply to all zoning districts in the City:

A. MAINTENANCE AND APPEARANCE OF SIGNS.

1. All signs shall be maintained in good condition and present a neat and orderly appearance. Any sign showing gross neglect, or which becomes dilapidated, or which is surrounded by an unmaintained ground area, or due to its condition which may pose a threat to the safety of the public may be required to be repaired or removed as set forth below.
2. The Director, upon finding any of the above conditions, will give the owner written notice which may be up to 10 days to correct the deficiencies or to remove the sign or signs. If the owner refuses to correct the deficiencies or remove the sign, the Director may issue a citation under the enforcement provisions of this Ordinance.

B. ILLUMINATION OF SIGNS.

1. The light from any illuminated sign shall not be of an intensity or brightness which will interfere with the peace, comfort, convenience, and general welfare of residents or occupants of adjacent properties.
2. No sign shall have blinking, flashing, or fluctuating lights or other illuminating devices which have a changing light intensity, brightness or color.
3. No color lights shall be used at any location or in any manner so as to be confused with or construed as traffic control devices.
4. Neither direct nor reflected light from primary light sources shall create a hazard to operators of motor vehicles.
5. Lighting for free-standing signs shall be located above the sign and aimed downward in order to minimize the brightness added to the night sky.

C. MEASUREMENT OF SIGN AREA.

1. Generally. Except as otherwise provided herein, the area of a sign shall be computed as the area within the smallest rectangle enclosing the limits of a sign face, together with any sign face cabinet, frame, material, texture, or color forming an integral part of the sign face used to differentiate the sign face from the structure upon which it is placed. The computation of the area of a sign face shall not include the structure, supports, or uprights on which the sign face is placed or any portions of a sign structure that are not intended to contain any copy or serve background, but rather are purely structural or architectural in nature, except as provided above.
2. Double-Faced Signs. For double-faced signs, when the sign face surfaces are parallel and are back to back, or where the interior angle formed by the faces is sixty (60) degrees or less, the area of the sign shall be taken as the areas on the largest side. For all other multi-faced signs, the area of the sign shall be the total area on all sides that can be viewed from any angle.
3. Monument Signs.
 - a. Area of Sign. For monument signs, the "sign area" or "area of the sign" shall mean the total area of the visible surface of the sign, including the base, sign structure, and sign face of the sign. The computation of the sign area of a monument sign shall include the entire surface of the base, sign structure and sign face, as measured from top to bottom and side to side. For monument signs that are double-faced, when the sign face surfaces are parallel and are back to back, or where the interior angle formed by the faces is sixty (60) degrees or less, the area of the sign shall be taken as the areas on the largest side.

- b. Sign Face. For monument signs, the area of the sign face shall be measured in the same manner as provided for the measurement of the area of sign for all other signs.
- c. Copy Area. For monument signs, the copy area shall be measured in the manner provided in the definition of "copy area."
- d. Tenant Panels and Changeable Copy Board. If a portion of a monument sign includes a sign face with tenant panels or changeable copy board, which is separated from another copy area on the sign by portions of a sign structure that are not intended to contain any copy, but rather are purely structural or architectural in nature, the portion of the sign containing tenant panels or changeable copy board shall be measured separately from the other copy area of the sign (i.e., the copy area of the monument sign is the total of (i) the area within the smallest rectangle enclosing the limits of the sign face comprised of tenant panels or changeable copy and (ii) the other (separated) copy area.

D. STANDARDS FOR MONUMENT SIGNS.

- 1. The base of a monument sign shall be at least as wide as the sign face. Unless otherwise specified in a Master Sign Plan or a condition of zoning approval, the base and structure of a monument sign shall be constructed of brick, stone, or other architectural materials matching the principal building's materials and color. Any poles or columns utilized for structural purposes shall be fabricated or covered so that they may not be detected visually. Foundations shall be designed to carry weight and wind load of the sign, in soil which it is placed
- 2. Any tenant panels or changeable copy on a monument sign shall have a uniform background color and material.
- 3. All monument signs shall display the property address in numbers at least six (6) inches in height. The numerical address shall not be considered part of the sign face and shall not count against the allowable sign square footage provided such numbers are not more than twelve (12) inches in height.
- 4. Except for subdivision signs, monument signs may not be constructed before the principal building is on a lot.

E. BANNERS

Banners require a permit and are permitted in all zoning districts pursuant to the following standards:

- 1. Banners shall be allowed for a period not exceeding fourteen (14) days with no more than two (2) such fourteen (14) day periods being permitted per calendar year per lot. However, in the case of for lots which contain a shopping center (or strip shopping center) with multiple tenant spaces, each tenant space shall be allowed to erect or place a banner for one (1) fourteen (14) day period per calendar year. Banners shall be removed from the premises within fourteen (14) days from the date the device is first placed on the lot.
- 2. In addition to the foregoing, banners shall be allowed on private property during an approved temporary use for the approved period of such temporary use, but not to exceed forty-five (45) days; provided, however, the placement of banners on lots during approved temporary uses shall not be permitted more than two (2) times per calendar year per lot. Any such banners shall be removed upon termination of the temporary use or within forty-five (45) days from the date it is first placed on the lot, whichever is first to occur. Upon removal, no banner shall be placed on the same lot for a period of sixty (60) days.
- 3. Banners shall not exceed 24 sq. ft. total area in size.

4. Banners must either be free-standing or mounted to the wall of a tenant space or the lot's existing monument sign. If free-standing, the height of the banner shall not exceed five (5) above grade. If mounted to the wall of a tenant space, the width of the banner shall not exceed tenant frontage and shall not extend above the horizontal plane of the roof where the building wall and roof meet. If mounted to the lot's existing monument sign, the banner shall not extend beyond the sign face of the monument sign.
 5. Banners shall be erected with supports or other means so that they do not sag or become dilapidated.
 6. No more than two (2) banners shall be permitted on a lot at the same time.
- F. **PLACEMENT OF SIGNS.** Except within the Central Business District, all free-standing signs must be set back at least ten (10) ft. from the public right-of-way. Within the Central Business District, all free standing signs must be set back at least five (5) feet from the public right-of-way.
- G. **CHANGEABLE COPY.** Any –monument sign permitted under this Ordinance may contain up to sixty-five percent (65%) changeable copy if the sign is located on a lot zoned and used (as its principal existing use) for an institutional, public or semi-public use and which includes an indoor public assembly place accommodating one hundred (100) or more persons.

2.6.12 Requirements for non-residential zoning districts.

- A. Signs Permitted in Strip Shopping Centers (less than 50,000 sq. ft. enclosed leasable space).
1. **Primary Free-standing Sign (Monument Sign).** One (1) primary monument sign no greater than ten (10) ft. in height with no more than forty-two (42) sq. ft. of copy area shall be permitted in a strip shopping center. The monument sign may have up to four (4) tenant panels, which shall be calculated as part of the copy area. This sign shall be set back 20 ft. from the public right-of-way.
 2. **Wall Signs.** One wall sign per road frontage for each tenant space no greater than one (1) sq. ft. of sign area per one (1) ln. ft. of tenant space frontage shall be permitted; provided, however, no more than two (2) wall signs shall be allowed for a tenant space (i.e. Corner tenants within strip shopping centers may have a wall sign on the end of the building in addition to the wall sign on the front of the building for a maximum of two (2) wall signs).
 3. **Rear Entrance Sign.** One (1) rear entrance sign is allowed for each tenant space within the strip shopping center. Rear entrance signs shall be located on the tenant space's rear entrance door and shall not exceed two (2) sq. ft. in area. Rear entrance signs shall not require a permit from the Director.
 4. **Window Signs.** Window signs, as defined in this Ordinance, are permitted for each tenant space in a shopping center. The aggregate copy area of such signs, however, shall not exceed a maximum of twenty percent (20%) of the total window area of the subject tenant space. One (1) illuminated window sign is permitted for each tenant space provided that such sign does exceed a maximum of four (4) sq. ft. in area. Illuminated window signs shall be included in the maximum aggregate window sign area calculation. Any illuminated window sign shall be constant in its light emission, shall not be animated, and shall not be so large or of character to obscure vision into the premises from the outside. Window signs shall not require a permit from the Director. However, each tenant shall immediately remove any window sign upon receipt of written notification from the Director stating that such window sign obscures the vision of police or other security or safety personnel into the premises in a manner that endangers public safety.

5. Under-Canopy Sign. One (1) under-canopy sign is permitted for each tenant space within a strip shopping center, which shall not exceed 8 sq. ft. in area.
6. Sign During Construction. One (1) temporary free-standing sign per strip shopping center project shall be permitted during the construction of the strip shopping center or the principal building of any outparcel. Such sign shall be allowed upon the commencement of construction for which a land disturbance permit has been issued, and terminating upon the issuance of a certificate of occupancy, installation of a permanent sign, or expiration/termination of the land development permit, whichever is first to occur. The sign shall not exceed ten (10) ft. in height, thirty-two (32) sq. ft. in area, and must be set back ten (10) ft. from the public right-of-way (five (5) ft. in the Central Business District). Further, the location of the sign be confined to the site of construction, and only one (1) such sign may be permitted per project.
7. Standard Informational Signs. Standard informational signs, as defined in this Section, shall be permitted for each lot. Standard informational signs do not require a permit from the Director.

B. Signs Permitted in Shopping Centers (more than 50,000 sq. ft. enclosed leasable space).

1. Primary Free-standing Signs (Monument Signs).

- a. The maximum number of primary monument signs permitted in a shopping center is as follows:

Size of Center (enclosed leasable space)	Total Number of Signs
50,000 sq. ft. to 150,000 sq. ft.	2
Over 150,000 sq. ft. to 200,000 sq. ft.	3
Over 200,000 sq. ft.	4

- b. The monument sign may have up to four (4) tenant panels, which shall be calculated as part of the copy area.
- c. No such sign shall be located within twenty (20) ft. of the public right-of-way of the street which affords the principal means of access to the shopping center. The sight distance of each sign shall conform to City standards, and evidence of conformity shall be provided to the Director.
- d. The maximum height of any such sign shall be twelve (12) ft. and the maximum area permitted for any such sign is as follows:

Height	Area of Sign	Copy Area
10 feet or less	420 sq. ft.	78 sq. ft.
Over 10 ft. but not more than 12 ft.	360 sq. ft.	64 sq. ft.

- f. The name and street number of the shopping center may be set forth on the monument sign. The calculation of the permitted copy area shall not include the street number.
 - g. The owner or developer of a shopping center which exceeds 150,000 sq. ft. may elect to forego one or more of the monument signs otherwise permitted under this subsection. For each sign that is foregone, the owner or developer may elect to increase the copy area of one remaining sign up to 100% of the square footage that is otherwise permitted under this subsection, or, in the event there is more than one remaining sign, this percentage may be allocated among the remaining signs. In no event shall the copy area of any sign be increased by more than 100%. By way of illustration, if an owner of a shopping center exceeding 200,000 sq. ft. elects to forego one of the four permitted monument signs, he might elect to increase the copy area of one of the remaining signs by 100%, or he might elect to increase the copy area of one remaining sign by 50% and the two other signs by 25% each, etc.
 - h. In addition to the monument signs permitted above, one (1) monument sign not exceeding 10 ft. in height and 32 sq. ft. in copy area is permitted for each out-parcel; provided, however, if the out-parcel is a corner lot, one (1) sign for each street frontage is permitted.
2. Canopy Signs and Wall Signs.
- a. One canopy sign or wall sign is permitted for each tenant space in the shopping center.
 - b. No wall sign or canopy sign shall be located so that any part of the sign or its support extends above the top of the wall or canopy, and no copy shall be located within five (5) in. of the top of the sign.
 - c. The area of a wall sign or canopy sign shall not exceed one (1) sq. ft. for each linear foot of tenant space frontage.
3. Under-Canopy Signs.
- a. One (1) under-canopy sign is permitted for each tenant space within a shopping center.
 - b. Under-canopy signs shall extend perpendicular to the wall of the tenant space, shall not exceed 8 sq. ft. in area, and shall be attached at a uniform height sufficient to assure the safety of pedestrians. Under-canopy signs shall match the wall or canopy signage for the subject tenant space unless otherwise approved by the Director.
4. Rear Entrance Sign.
- a. One rear entrance sign is permitted for each tenant space within the shopping center. The developer or owner of the shopping center shall be responsible to the City for proper rear entrance signage of tenant spaces, including proper maintenance.
 - b. Rear entrance signs shall be located on the tenant space's rear door.
 - c. The area of rear entrance signs shall not exceed 8 sq. ft.; however, the sign may not be less than 18 in. wide and 12 in. high.
5. Signs During Construction.
- a. One (1) temporary free-standing sign per shopping center project shall be permitted during the construction of the shopping center or the principal building of any outparcel. Such sign shall be allowed upon the commencement of construction for which a land disturbance permit has been issued, and terminating upon the issuance of a certificate of occupancy, the installation of a permanent sign, or the expiration/termination of the land development permit, whichever is first to occur.

- b. The size of the sign shall not exceed thirty-two square feet (32 sq. ft.) in area and the height of such sign shall not exceed ten feet (10 ft.). Further, the location of the sign shall be confined to the site of construction, and only one (1) such sign may be permitted per project.

7. Window Signs.

- a. Window signs, as defined in this Ordinance, are permitted for each tenant space in a shopping center. The aggregate copy area of such signs, however, shall not exceed a maximum of twenty percent (20%) of the total window area of the subject tenant space.
- b. One (1) illuminated window sign is permitted for each tenant space provided that such sign does not exceed four (4) sq. ft. in area. Illuminated window signs shall be included in the maximum aggregate window sign area calculation. Any illuminated window sign shall be constant in its light emission, shall not be animated, and shall not be so large or of a character to obscure vision into the premises from the outside.
- c. Window signs shall not require a permit from the Director. However, each tenant shall immediately remove any window sign upon receipt of written notification from the Director stating that such window sign obscures the vision of police or other security or safety personnel into the premises in such a manner that endangers public safety.

9. Signs Permitted for Cinema Complexes.

- a. In addition to the primary monument signs permitted for the shopping center, one (1) monument sign, which may include changeable copy board, shall be permitted for a lot containing a cinema complex; provided, however, if the cinema complex is located on an outparcel, any cinema monument signs erected shall be in lieu of the monument sign that is otherwise permitted for the outparcel pursuant to this subsection. If the cinema complex is on a corner lot, one (1) cinema monument sign for each street frontage is permitted.
- b. The changeable copy board shall be constructed in such a fashion to prevent wind, rain or other elements from altering the position of the copy.
- c. The height of a monument sign for a cinema complex shall not exceed fifteen (15) ft.
- d. The copy area of a monument sign for a cinema complex shall not exceed one-hundred-and-twenty (120) sq. ft.
- e. One (1) wall sign, which may include changeable copy board, or canopy sign shall be permitted for a cinema complex; provided, however, if theaters are contained within separate buildings then one such sign shall be permitted for each building. Signage for each building shall be treated as a separate sign. The aggregate area of wall signs or canopy signs for a cinema complex shall not exceed 1 sq. ft. for each linear foot of building frontage.
- f. No wall sign or canopy sign shall be located so that any part of the sign or its support extends above the top of the wall or canopy, and no copy shall be located within five (5) in. of the top of the sign. The provisions of this subsection pertaining to signage in cinema complexes shall also apply to cinemas not located within a shopping center.

10. Entry Wall Signs. A sign of up to three (3) sq. ft. is permitted on the wall above or adjacent to the entry of a tenant space located in a building without a common front entry.

11. Standard Informational Signs. Standard informational signs, as defined in this Section, shall be permitted for each lot. Standard informational signs do not require a permit from the Director.

C. Signs Permitted in Industrial and Office Parks.

1. Free-Standing Signs.

- a. Primary Free-Standing (Monument) Signs. A maximum of two (2) primary monument signs are permitted in an industrial or office park. No primary monument sign shall exceed 15 ft. in height. A changeable copy board is not permitted on an industrial or office park sign. No primary monument sign shall be located within 20 ft. of the public right-of-way of the street which affords the principal means of access to the industrial or office park. The permitted area for primary free-standing signs is as follows:

Frontage	Area	Copy Area
Up to 500 feet	75 square feet	60 sq. ft.
501—1,000 feet	100 square feet	75 sq. ft.
1,001—1,500 feet	150 square feet	100 sq. ft.
Over 1,500 feet	200 square feet	150 sq. ft.

- b. Secondary Free-Standing (Monument) Signs. One secondary monument sign shall be permitted for each building in the industrial or office park, not to exceed 32 sq. ft. in area. The height of a secondary monument sign shall not exceed 10 ft.
2. Wall Signs. Buildings of two (2) stories or greater may have a wall sign located at the top of the building. The maximum area of such sign shall not exceed 20 sq. ft. per floor or story above road grade, not to exceed 156 sq. ft.
 3. Door or Wall Sign. One (1) sign of up to three square feet (3 sq. ft.) is permitted for each tenant space within a building. Such signs shall be located on the door of the suite, or on a wall immediately adjacent to the door of the suite for business establishments located in a building without a common front entry.
 4. Directory Signs. Directory signs are permitted in industrial or office parks. Each exterior directory sign shall be a monument sign. Height of a directory sign shall not exceed ten feet (10 ft.).
 6. Rear, Secondary or Delivery Entrance Signs. Rear, secondary or delivery entrance signs are permitted at appropriate locations within an industrial or office park. All such signs shall be free-standing and shall not exceed eight square feet (8 sq. ft.) in size and ten feet (10 ft.) in height.
 7. Signs During Construction. One (1) temporary free-standing sign for each subdivided tract within an industrial or office park is permitted during construction. Such sign shall be allowed upon the commencement of construction for which a land disturbance permit has been issued, and terminating upon the issuance of a certificate of occupancy, the installation of a permanent sign, or the expiration/termination of the land development permit, whichever is first to occur.

The size of such sign shall not exceed thirty two square feet (32 sq. ft.) and the maximum height of such sign shall be ten feet (10 ft.). Further, the location of the sign shall be confined to the site of construction.
 8. Standard Informational Signs. Standard informational signs, as defined in this Section, shall be permitted for each lot. Standard informational signs do not require a permit from the Director.
- D. Signs Permitted for Convenience Centers with Gasoline Pumps.

1. One monument sign per road frontage not to exceed ten feet (10 ft.) in height and thirty-two square feet (32 sq. ft.) in area. The monument sign may include changeable copy board, not to exceed four (4) square feet in area, which shall be calculated as part of the copy area.
 2. Wall signage for convenience store and accessory buildings shall not exceed an aggregate area of eighty square feet (80 sq. ft.).
 3. One canopy sign per road frontage not to exceed twenty square feet (20 sq. ft.) per sign.
 4. Signs on pumps shall not exceed three square feet (3 sq. ft.) per pump.
 5. Window signs, as defined in this Ordinance, are permitted. The aggregate copy area of such signs, however, shall not exceed a maximum of twenty percent (20%) of the total window area of the subject building or tenant space. One (1) illuminated window sign is permitted for each tenant space provided that such sign does not exceed four (4) sq. ft. in area.
 6. Standard Informational Signs. Standard informational signs, as defined in this Section, shall be permitted for each lot. Standard informational signs do not require a permit from the Director.
- E. Signs Permitted for Free-Standing Commercial Establishments not Located within a Shopping Center, Office Park or Industrial Park.
1. One (1) monument sign per road frontage no greater than ten feet (10 ft.) in height with no more than thirty-two square feet (32 sq. ft.) of area. Each sign shall be set back not less than ten feet (10 ft.) from the public right-of-way, except in the Central Business District where the setback shall be not less than five feet (5 ft.) from the public right-of-way.
 2. One (1) wall sign per road frontage for each tenant space no greater than one square foot (1 sq. ft.) of area per one linear foot (1 ln. ft.) of tenant frontage; provided, however, no more than 2 wall signs shall be allowed for a tenant space.
 3. One (1) rear door sign not to exceed three square feet (3 sq. ft.) in area.
 4. Window signs not exceeding twenty percent (20%) of the glass area.
 5. One (1) sign no greater than three square feet (3 sq. ft.) located on the front door or on a wall immediately adjacent to the front door.
 6. Buildings of three (3) stories or greater may have a wall sign located at the top of the building and is not greater than forty-eight square feet (48 sq. ft.) in area. 7. One (1) temporary free-standing sign shall be permitted during the construction of the principal building for the lot. Such sign shall be allowed upon the commencement of construction for which a land disturbance or building permit has been issued, and terminating upon the issuance of a certificate of occupancy, the installation of a permanent sign, or the expiration/termination of the land development or building permit, whichever is first to occur. The sign shall not exceed ten feet (10 ft.) in height, thirty-two square feet (32 sq. ft.) in area, and must be set back ten feet (10 ft.) from the public right-of-way (five feet (5 ft.) in the Central Business District).
 8. Standard Informational Signs. Standard informational signs, as defined in this Section, shall be permitted for each lot. Standard informational signs do not require a permit from the Director.
- F. Signs permitted within the Historic Business District and MU zoned properties. In addition to the signs authorized under a designated category, each business in the Historic Business District and within MU zoned properties may utilize the following additional signage:
1. Each located on the ground floor of a building shall be permitted one (1) perpendicular sign which shall not exceed eight (8) square feet in size and shall be placed at least eight (8) feet, but no more than twelve (12) feet above sidewalk. In order to foster originality, the shape of the

sign may not incorporate more than one set of parallel edges and words may only comprise up to 50% of the sign face area. The remaining sign face area must incorporate some form of graphic design. In addition, signs must be mounted on decorative black brackets.

2. Businesses located within the first two floors of a building that backs onto a parking lot, alley, park or other public space may have an additional wall sign up to twenty-four (24) square feet in size. This additional wall sign shall be located on the back of the building facing the parking lot, alley, park or other public space and placed within general proximity of the associated business.
- G. Building Ground Signs (monument signs) within the Central Business District shall not be internally illuminated. Where illumination is needed, lighting fixtures may be placed at the top of the sign and aimed downward or may be placed on the ground and aimed in such a way as to illuminate the sign without creating spillover into the night sky. This regulation shall apply only to new signs. The changing of a sign face or panel shall not constitute a new sign.

2.6.13 Requirements for residential zoning districts.

- A. Standard Informational Signs. Each lot located in a residential district may display standard informational signs, as defined in this Ordinance. No single sign shall exceed four feet (4 ft.) in height. No sign shall be illuminated. All signs must be set back at least ten feet (10 ft.) from the right-of-way.
- B. Subdivision Signs. A maximum of two (2) subdivision signs per platted residential subdivision entrance are permitted, which may be erected while the subdivision is under construction and being actively marketed 'For-Sale'. These signs shall be single-faced, not exceed ten feet (10 ft.) in height or thirty-two square feet (32 sq. ft.) in area, and be set back at least ten feet (10 ft.) from the right-of-way. Subdivision signs shall not be included in the calculation of aggregate sign area for any lot. A subdivision sign shall not be internally illuminated.
- C. 'For-Rent' Dwelling Developments. One (1) monument sign shall be permitted for a planned 'for-rent' dwelling development. Such sign shall not exceed ten feet (10 ft.) in height or thirty-two square feet (32 sq. ft.) in area, and be set back at least ten feet (10 ft.) from the right-of-way. The sign shall not be internally illuminated.
- D. CUP Districts. Within CUP zoning districts, 'For-Rent' dwelling developments shall also be permitted one permanent, free-standing, directional sign. Such sign shall be a monument sign and shall match the appearance of the primary sign on the site, be setback at least ten feet (10 ft.) from the public right-of-way, and shall be no greater than thirty-two square feet (32 sq. ft.) in area.