



City Council Meeting & Public
Hearing
AUGUST 27, 2018

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

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE TO THE FLAG
- IV. PROCLAMATIONS AND PRESENTATIONS
 - A. Public Safety Presentation - K9 unit
 - B. Proclamation - National Payroll Week
- V. PUBLIC HEARING
 - A. **CLUP-18-04 / Z-18-06 / CU-18-06: 1150 Upper Hembree Road/Animal Hospital**
Consideration of a request to rezone approximately 2.48 acres from O-I (Office-Institutional) to C-1 (Neighborhood Commercial) and a conditional use to allow an existing structure to be used for an 'Animal Hospital, Small Animals'. A Comprehensive Land Use Plan amendment is requested to change the designation of the property from 'Professional Business Office' to 'Commercial'. The property is located at 1150 Upper Hembree Road and is legally described as being located in Land Lots 550 & 551, 1st District, 2nd Section, Fulton County, Georgia.
 - B. **PH-18-06: R.D. Manning House Historic Designation /10 Cumming Street**
Consideration of a request to designate this property as historic. The property is located at 10 Cumming Street and is legally described as being located in Land Lot 1253, 2nd District, 2nd Section, Fulton County, Georgia.
 - C. **PH-18-07: Lewis Manning House Historic Designation/40 Cumming Street**
Consideration of a request to designate this property as historic per zoning conditions of CLUP-17-02/Z-17-04 Taylor Morrison/40 Cumming Street on September 25, 2017. The property is located at 40 Cumming Street and is legally described as being located in land lots 1196 and 1253, 2nd District, 2nd Section, Fulton County, Georgia.
 - D. **PH-18-08: Troy Rucker House Historic Designation / 1080 Rucker Road**
Consideration of a request to designate this property as historic. The property is located at 1080 Rucker Road and is legally described as being located in Land Lot 1276, 2nd District, 2nd Section, Fulton County, Georgia.
 - E. **MP-18-06: Starbucks/Windward**
Consideration of a request to amend the Windward Master Plan to add 'Restaurant with Drive-thru Window' in Pod 4 for the purpose of converting an existing bank with drive-thru to a Starbucks with drive-thru. The property is located at 6197 Windward Parkway and is legally described as being located in Land Lots 1106 & 1107, 2nd District, 1st Section, Fulton County, Georgia.
 - F. **PH-18-AB-51 Minimum Distance Requirement Waiver Request - Chiringa**
- VI. NEW BUSINESS

A. Board And Commission Appointments: Alpharetta Development Authority

B. Morris Road Operational Improvements, ITB #18-009

C. E911 Prepaid and Postpaid Fee Resolutions

VII. WORKSHOP

A. Proposed Changes to PSC and MU Zoning Districts and North Point Overlay - Caleb Racicot, TSW

B. Buice Road - Replacement of Speed Tables

C. Downtown Alpharetta: Old Roswell Street Centralized Waste / Recycling Facility

VIII. PUBLIC COMMENT

IX. REPORTS

X. ADJOURNMENT



CITY COUNCIL MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: CLUP-18-04/Z-18-06/CU-18-06 1150 UPPER HEMBREE ROAD/ANIMAL HOSPITAL

CITY COUNCIL: AUGUST 27, 2018

This item was heard at the July 12, 2018 Planning Commission meeting. Staff recommended approval of the item subject to 8 conditions. Two people spoke in opposition to the request and Staff received two emails in opposition. The concerns were noise and precedence of allowing change in zoning. After discussion, the Planning Commission recommended to approve the item with an additional condition. Vote (5-1)

The applicant requested a deferral to the August 27, 2018 City Council meeting to allow them to meet with Birch Hollow residents to try to address their concerns.

II. RECOMMENDATION:

Approve CLUP-18-04/Z-18-06/CU-18-06 1150 Upper Hembree Road/Animal Hospital, subject to the following conditions:

1. 'Animal Hospital, Small Animals' shall be added as a conditional use at 1150 Upper Hembree Road and limited to no more than 4,162 square feet.
2. Conditional use approval shall be limited to Paw Patch Animal Clinic; no additional 'Animal Hospital, Small Animals' businesses or subleasing shall be permitted within the approved space.
3. Hours of operation shall be Monday – Saturday 7:00 AM – 7:00 PM.
4. The business shall not have boarding/kenneling facilities, except that animals may be kept over-night for care incidental to the hospital use.
5. Dumpster shall be maintained within a screened dumpster enclosure, as approved by Staff.
6. Grassed area between the sidewalk and parking lot shall be sodded or seeded to fill-in bare areas.
7. Exterior modifications to the existing structure shall be residential in character, as approved by Staff.
8. 50' undisturbed buffers on the north and east sides of the property shall be replanted where sparse, as approved by Staff.
9. The property shall be restricted to office or animal hospital, small animals uses.

III. REPORT IN BRIEF:

The applicant, Scott Hutchison, requests rezoning of 2.48 acres from O-I (Office-Institutional) to C-1 (Neighborhood Commercial) and a conditional use to allow an 'Animal Hospital, Small Animals' business in an existing free-standing structure. A Comprehensive Land Use Plan amendment is requested to change the designation of the property from 'Professional Business Office' to 'Commercial'. The property is located at 1150 Upper Hembree Road on the north side of Upper Hembree Road and west of Harris Road.

DISCUSSION

The submitted request, if approved, will allow the applicant to operate an 'Animal Hospital, Small Animals' business in a 4,162 square foot existing 1-story office building. The business is Paw Patch Animal Clinic,

which is a traditional animal hospital with no boarding or kenneling. The subject property is located at 1150 Upper Hembree Road on the north side of Upper Hembree and west of Harris Road.

The subject property is zoned O-I (Office-Institutional) and received conditional use approval in 2000 for Solutions Counseling Services, which was an adolescent counseling center. Surrounding properties are zoned R-12 (Dwelling, 'For-Sale', Residential) to the north, O-I to the west and south and R-15 (Dwelling, 'For-Sale', Residential) to the east. Birch Hollow subdivision is adjacent to the north, a single-family home to the east, former assisted living facility to the west and medical office and assisted living facility to the south. Upper Hembree Road is designated 'Professional Business Office' and 'Commercial' on the City's Future Land Use Map, with the subject property designated 'Professional Business Office'. The nearest home in the Birch Hollow subdivision is approximately 240', as measured in a straight line, from the applicant's requested location.

The property is developed with a 4,162 square foot 1-story office building, which was converted from a residence in 2000. Approximately 21 parking spaces are provided on the property, which exceeds the City's requirement of one (1) parking space per 200 square feet for the proposed use. The applicant intends to utilize the existing building with no planned exterior modifications. A privacy fence is proposed at the rear of the property for the purpose of providing a secured dog walking area. 50' undisturbed buffers are provided along the north and east sides of the property. If approved, staff recommends enhancement of the buffers where sparse.

Unified Development Code (UDC) Section 1.4.2 defines 'Animal Hospital, Small Animals' as follows:

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

There are currently no 'Animal Hospital, Small Animals' businesses on Upper Hembree Road corridor. The nearest similar use is North Roswell Veterinary Clinic located at the southwest corner of Alpharetta Highway and Hembree Road in the City of Roswell and approximately one (1) mile away from the subject property. The nearest similar use in the City is Country Place Animal Hospital, located at 2165 Old Milton Parkway.

The applicant's business is Paw Patch Animal Clinic, which is a traditional animal hospital serving dogs, cats and pocket pets. The business will provide inpatient, outpatient, surgery, radiology, preventive, wellness care and grooming services. The business will not provide boarding, kenneling or emergency care services. Hours of operation will not exceed Monday – Saturday 7:00 AM – 7:00 PM. The applicant anticipates three (3) employees, in addition to Dr. Banner.

CONDITIONAL USE REVIEW CRITERIA

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

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

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

Response: The subject property was developed in compliance with site access development standards. The proposed use should not have significant impacts on vehicular and pedestrian access.

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 subject property is in compliance with regard to parking, buffers and screening. If approved, staff recommends conditions to enhance the 50' undisturbed buffers, where sparse, and to provide a screened dumpster enclosure.

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 should not diminish or impair surrounding property values as the business will be conducted within the existing building and will not offer boarding or kenneling services.

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 proposed use should not impede the normal development of surrounding properties as the business will be conducted within the existing building and will not offer boarding or kenneling services.

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 proposed business will be conducted within the existing building and will not offer boarding or kenneling services. Therefore, the use would be consistent with the development pattern along Upper Hembree Road, which predominately consists of office-institutional and commercial uses.

COMPREHENSIVE LAND USE PLAN

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

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

Response: Not applicable.

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

Response: The proposal is consistent with the development pattern in the area, which predominately consists of office-institutional and commercial uses.

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

Response: Not applicable.

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

Response: The use should not have impacts to public health, safety and welfare as the proposed business will be conducted within the existing building and will not offer boarding or kenneling services.

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

Response: Not applicable.

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

Response: Not applicable.

CONCURRENCES

City Staff has reviewed the applicant's proposal and finds that it can generally support the request for comprehensive land use plan amendment, rezoning and conditional use. The proposal is consistent with the development pattern in the area, which predominately consists of office-institutional and commercial uses. The business will be conducted within the existing building and will not offer boarding or kenneling services. In addition, the applicant does not propose any exterior modifications and should not impact the quality of life for adjacent residential properties. However, conditions should be established as part of this application that regulate and limit expansion of the proposed use and require enhancement of landscape buffers and dumpster screening.

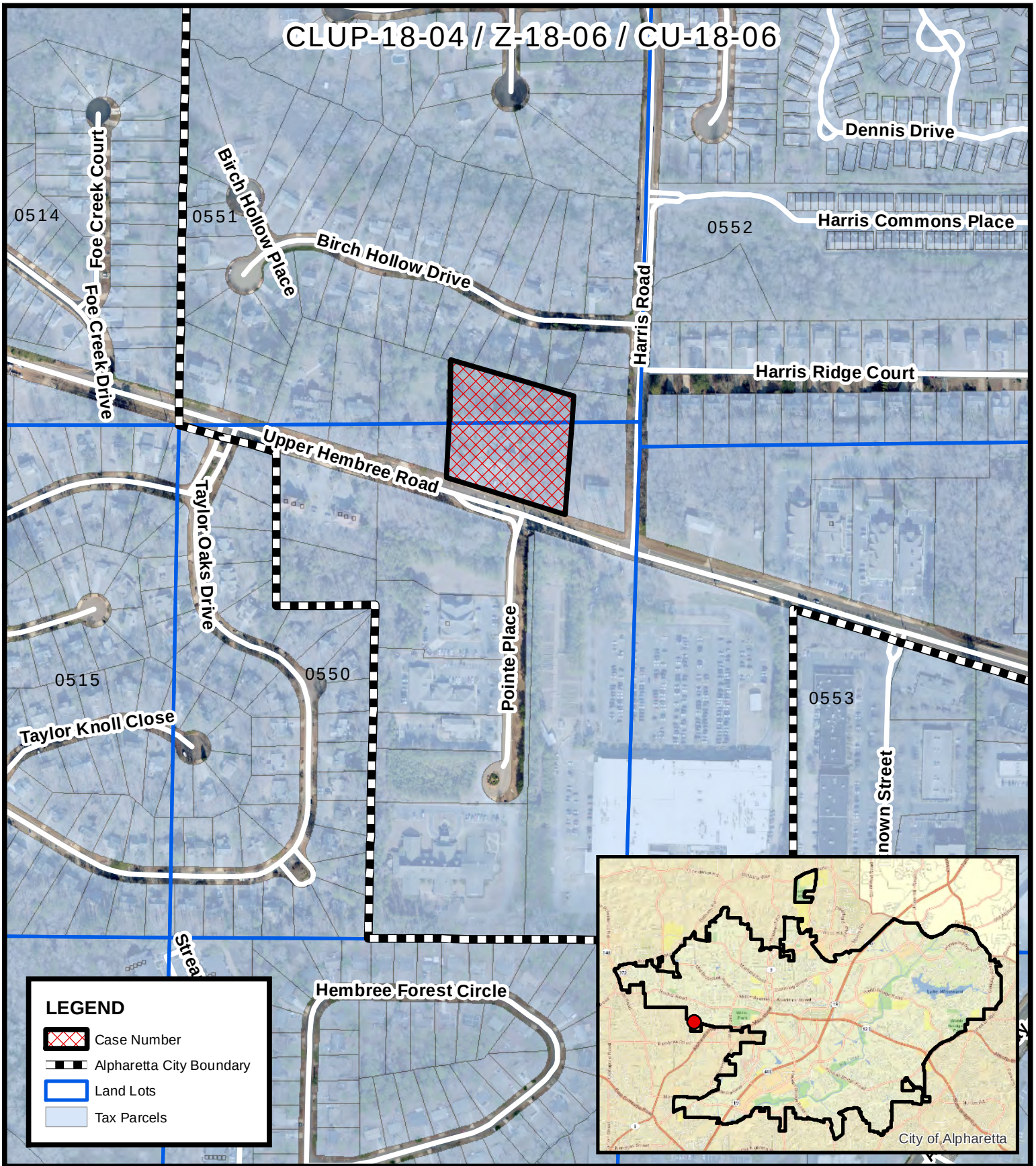
CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received. Staff received emails/calls from residents in the adjacent Birch Hollow subdivision with concerns over noise and change of zoning.

IV. ATTACHMENTS:

- Site Plan

CLUP-18-04 / Z-18-06 / CU-18-06



Location Map
Animal Hospital
1150 Upper Hembree Road

CLUP-18-04 / Z-18-06 / CU-18-06

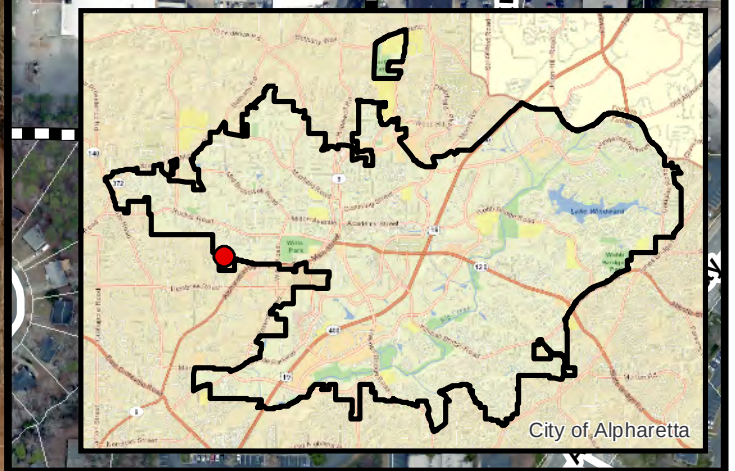
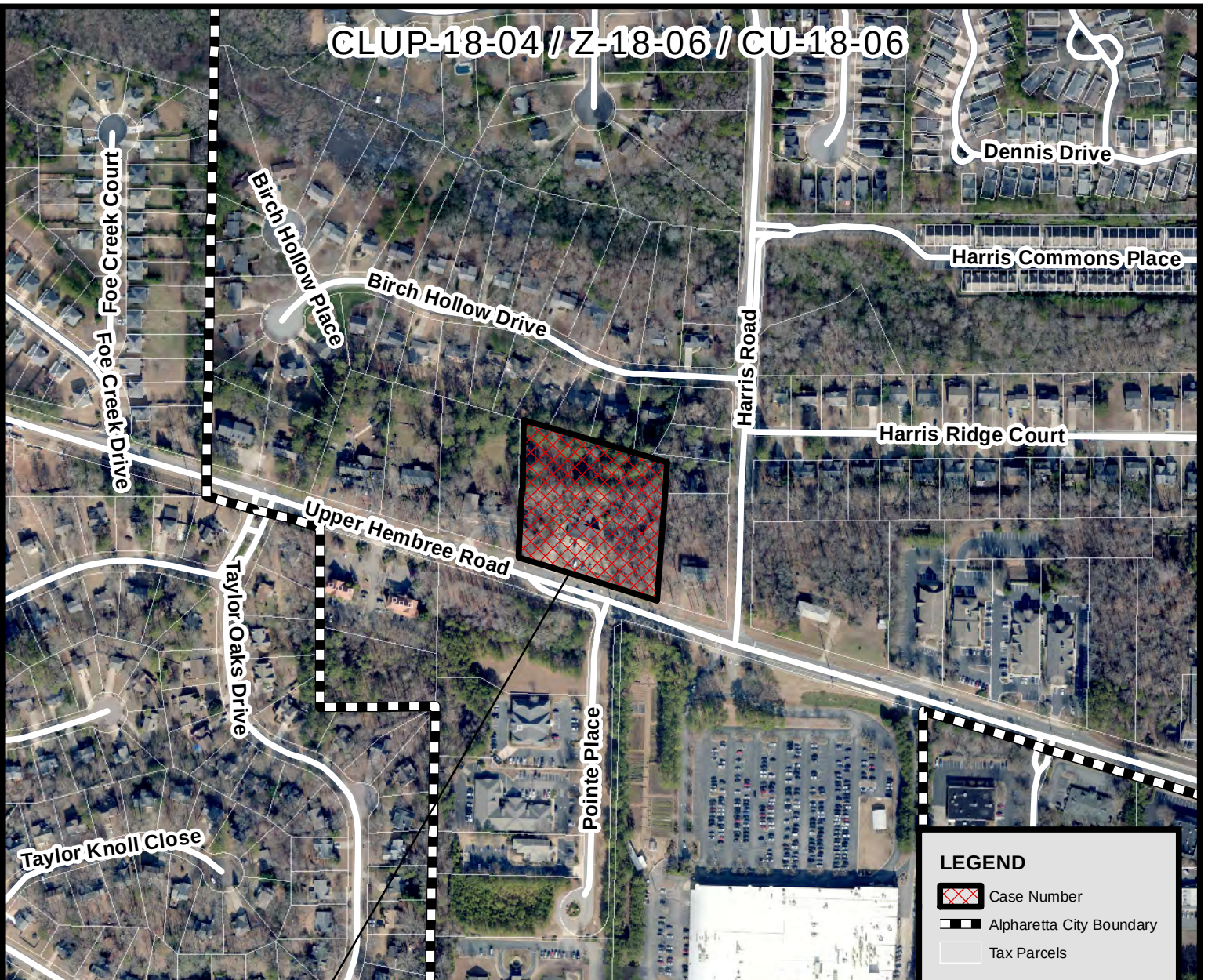
D/LL: 1/2/550,551

PC: 7/12/18

CC: 8/06/18

Location Map Provided by:
Community Development - GIS

CLUP-18-04 / Z-18-06 / CU-18-06



CLUP-18-04 / Z-18-06 / CU-18-06

D/LL: 1/2/550,551

PC: 7/12/18

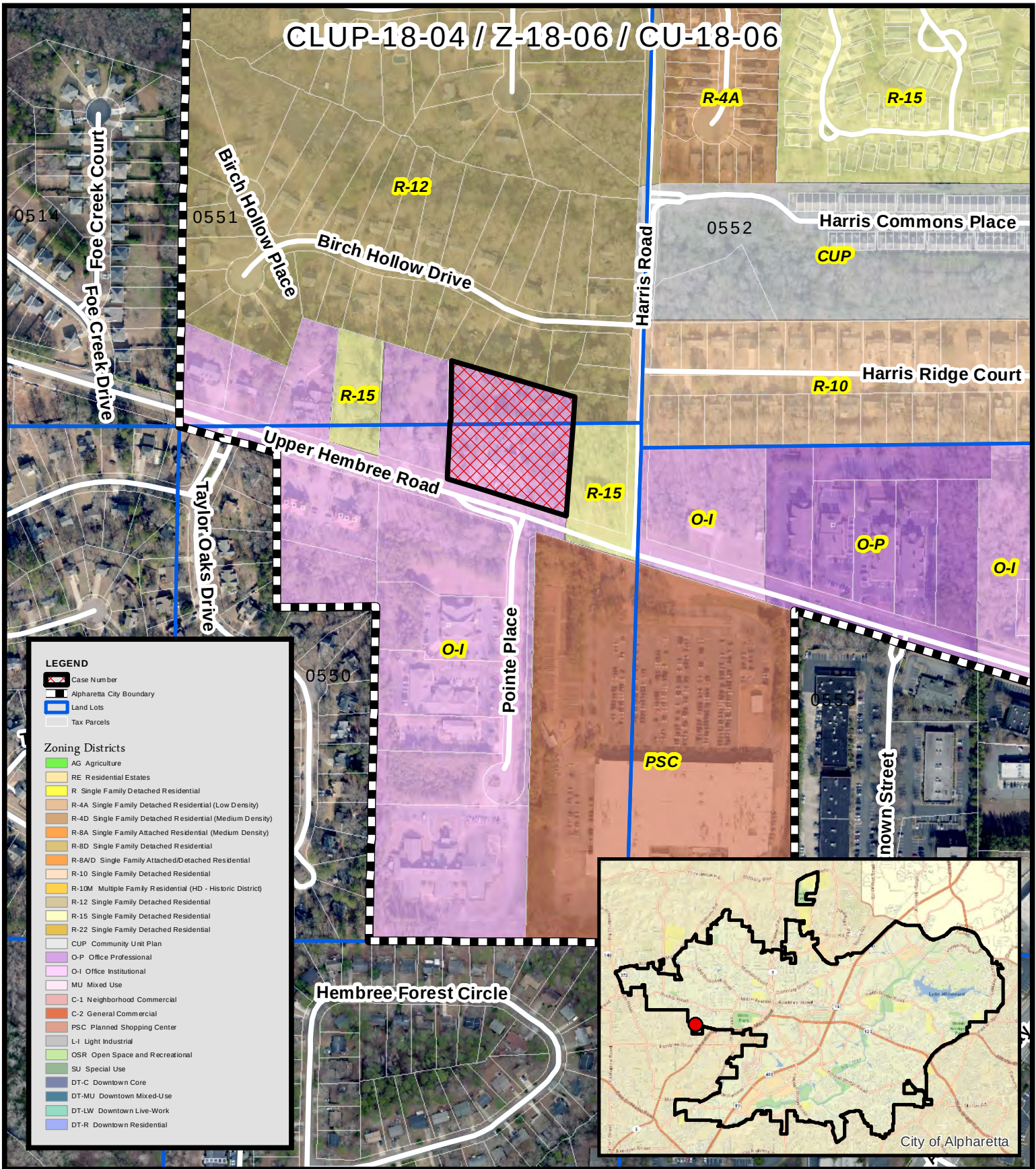
CC: 8/16/18



Aerial Map
Animal Hospital
1150 Upper Hembree Road

Location Map Provided by:
Community Development - GIS

CLUP-18-04 / Z-18-06 / CU-18-06



Zoning Map
Animal Hospital
1150 Upper Hembree Road

CLUP-18-04 / Z-18-06 / CU-18-06

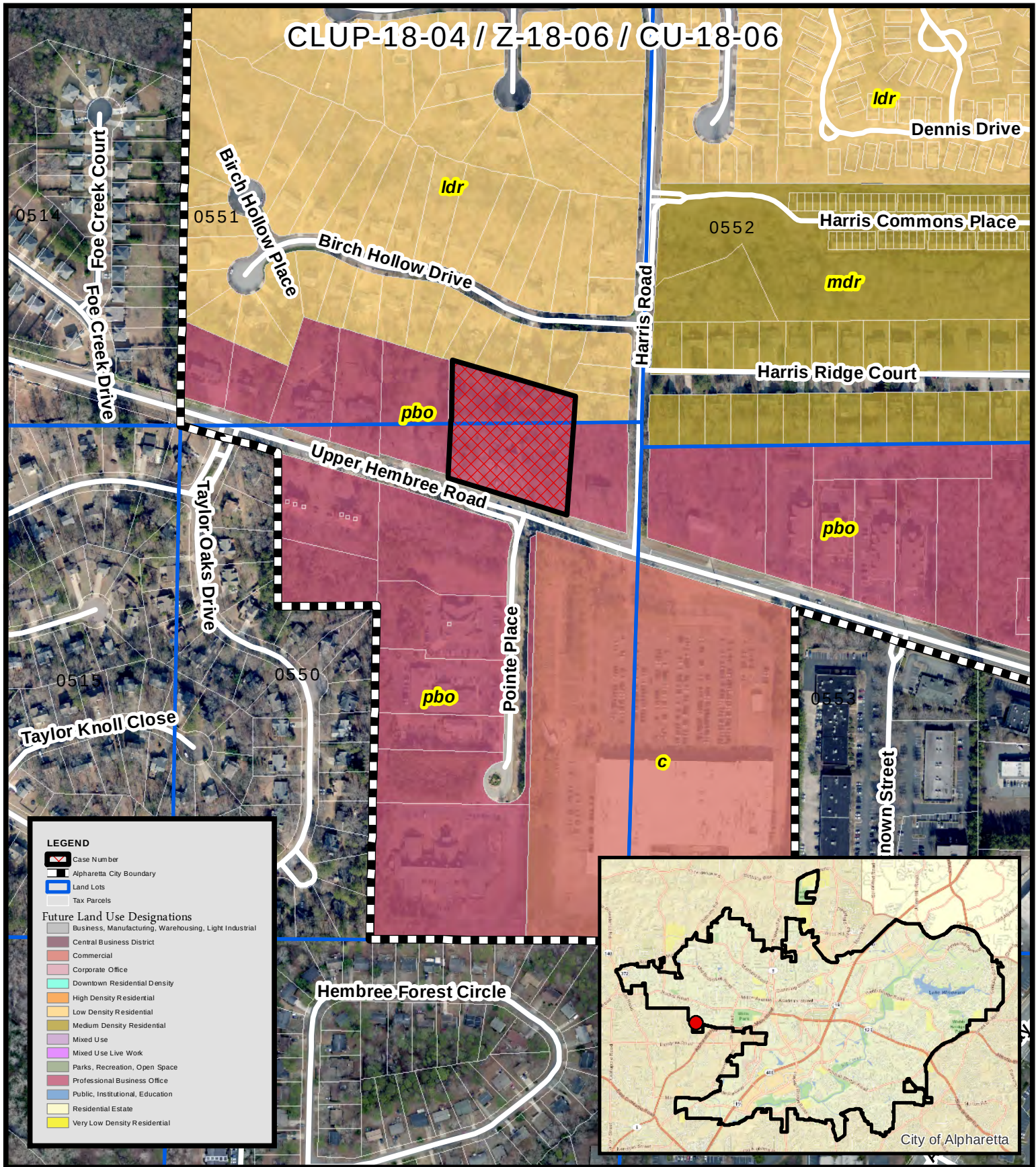
D/LL: 1/2/550,551

PC: 7/12/18

CC: 8/16/18

Location Map Provided by:
 Community Development - GIS

CLUP-18-04 / Z-18-06 / CU-18-06



Future Land Use
Animal Hospital
1150 Upper Hembree Road

CLUP-18-04 / Z-18-06 / CU-18-06

D/LL: 1/2/550,551

PC: 7/12/18

CC: 8/16/18

Location Map Provided by:
 Community Development - GIS

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: Scott Hutchison Telephone: 404-234-9740
Address: 5755 North Point Parkway Suite: 44
City: Alpharetta State: GA Zip: 30022 Fax: 678-325-4824
Mobile Tel: 404-234-9740 Email: SCOTT@Wilsonhutch.com

Subject Property Information:

Address: 1150 Upper Hembree Road Current Zoning: O-I
District: _____ Section: _____ Land Lot: _____ Parcel ID: 12 223005500460
Proposed Zoning: C-1 Current Use: Vacant - was therapy office

This Application For (Check All That Apply):

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

APPLICANT REQUEST AND INTENT

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

Veterinary Practice / Animal Hospital

Applicant's Request (Please itemize the proposal):

Applicant is requesting a change in zoning from OI to C1.
with a conditional use of an Animal Hospital.

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

Please see attached.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Robert Margolis Telephone: 404-234-3549
Address: 160 Oakhurst Leaf Drive Suite: _____
City: Alpharetta State: GA Zip: 30004

Authorization:

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

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

- | | |
|---|---|
| ☐ Annexation | ☐ Special Use |
| ☒ Rezoning | ☒ Conditional Use |
| ☐ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☒ Other <u>COMPREHENSIVE PLAN AMENDMENT</u> |

Identify Authorized Applicant:

Name of Authorized Applicant: Scott Hutchison Telephone: 404-234-9740
Address: 5755 North Point Parkway Suite: 44
City: Alpharetta State: GA Zip: 30022

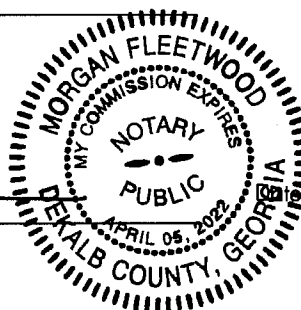
So Sworn and Attested:

Owner Signature: _____

Date: 5/3/18

Notary:

Notary Signature: _____



5/3/18

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: Scott Hutchison

Subject Public Hearing Case: 1150 Upper Hembree Road

Campaign Contribution Information:

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

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

Name of Official: David Belle Isle Position: Mayor

Description of Contribution: Georgians for Belle Isle, Inc. ²⁰¹⁷ Value: \$ 2,500

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Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: 

Date: 5/10/18

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The proposed new use will remain in the medical field and office component.

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

New zoning and use will bring activity to deserted area of Alpharetta. Proposed use should bring value to adjacent property owners neighborhood.

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

No. Due to the hospital and other closer buildings to the hospital absorbing all medical uses, the lack of Tenants and Buyers in the market has made subject property incredibly hard to sell or lease.

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

N/A

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

N/A

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

Needs to be amended.

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

Nothing outside of the building will need to be changed.

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:

1150 Upper Hembree Road

Contact Name:

Scott Hutchison

Telephone:

404-234-9740

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.

Carlos Castro & Rosa Perez

Cheryl L Gorman Revocable Trust

Elinor Hare

Gary & Mary Becker

Sairagvi
Kinney Matikeeva & Anthony Robert
Kinney

Jan Latka & Georgina Zambrana

Mark Barnett

Southfund Partners

Annelys & Greg Maguire

Whole Foods Market

Lynlee Garnett

Steven Turner & Jennifer Stewart

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

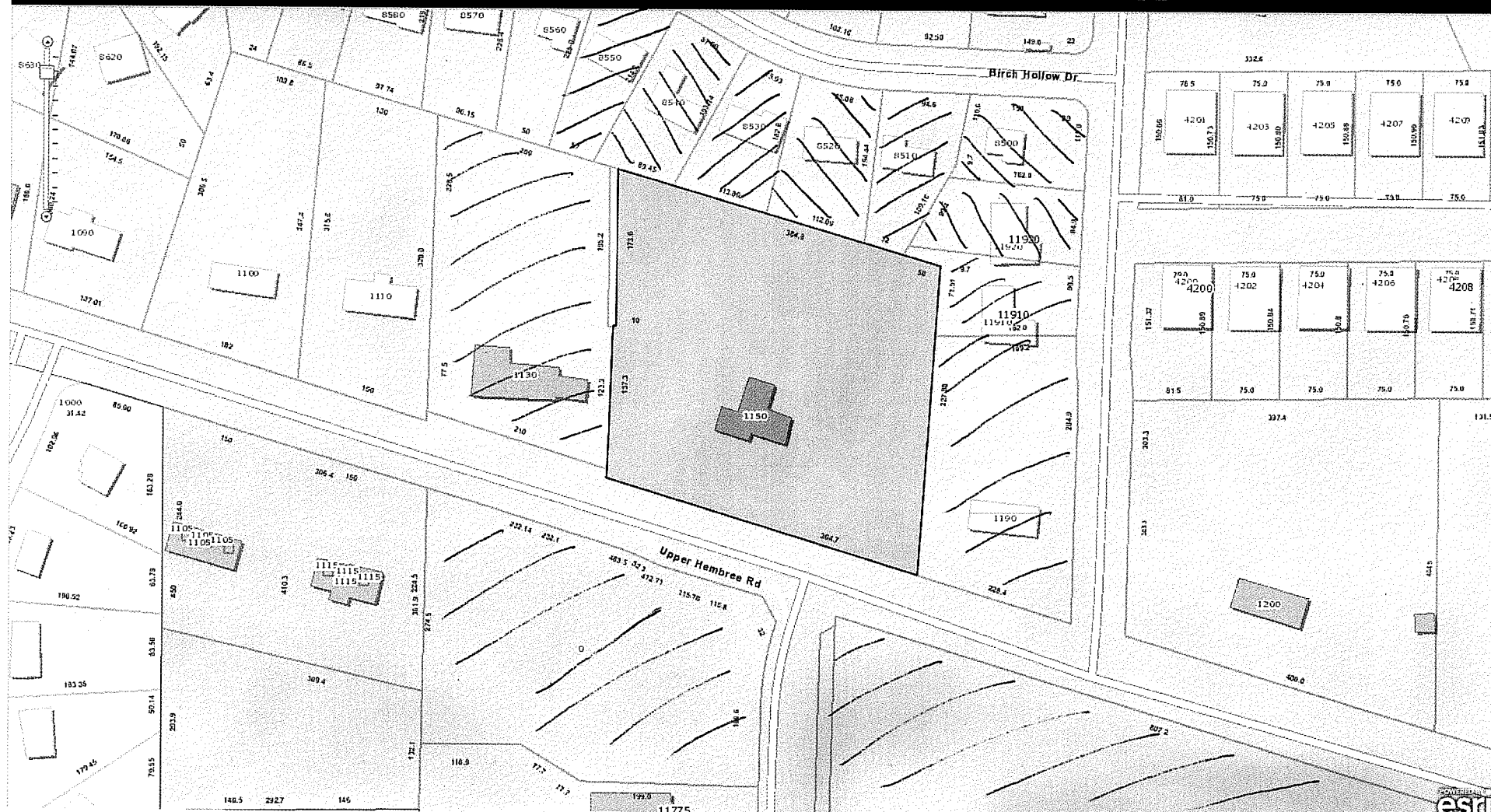


Email



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.



PROJECT:
SOLUTIONS
COUNSELING
SERVICES
1150 UPPER HEMBREE ROAD
ALPHARETTA, GA 30076
FULTON COUNTY, GEORGIA

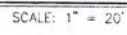
DR. BOB MARGOLIS
MS. KAREN MARGOLIS
(770) 643-1211
FAX (770) 643-0515

REVISIONS

[illegible]

99436PSI.DWG 10199

PRELIMINARY
SITE
PLAN



Property Profile for 1190 UPPER HEMBREE RD

Property Tax Information

Tax Year	2018
Parcel ID	12 223005500403
Property Address	1190 UPPER HEMBREE RD
Owner	CASTRO CARLOS M & PEREZ ROSAS ROSA M
Mailing Address	1190 UPPER HEMBREE RD ROSWELL GA 30076
Total Appraisal	\$228,000
Improvement Appraisal	\$129,400
Land Appraisal	\$98,600
Assessment	\$91,200
Tax District	10
Land Area	1.1528 ac
Property Class	Residential Lots
Land Use Class	Residential 1 family
TAD	
CID	

Zoning

Zoning Class	not available
Overlay District	
2035 Future Development	not available

Political

Municipality	Alpharetta
Commission District	2
Commission Person	Bob Ellis
Council District	LRG
Council Person	Dan Merkel, Jason Binder, Jim Gilvin, Chris Owens, Mike Kennedy, Donald Mitchell
Voting Precinct	AP022
Poll Location	Alpharetta Community Cen, 175 Roswell St

Congressional District	006
State Senate District	056
State House District	049

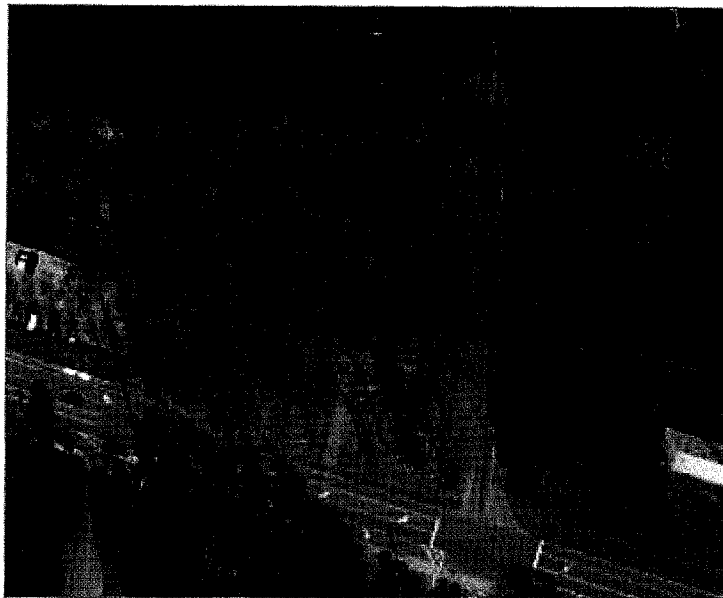
School Zones

Elementary School	Hembree Springs
Middle School	Elkins Pointe
High School	Milton

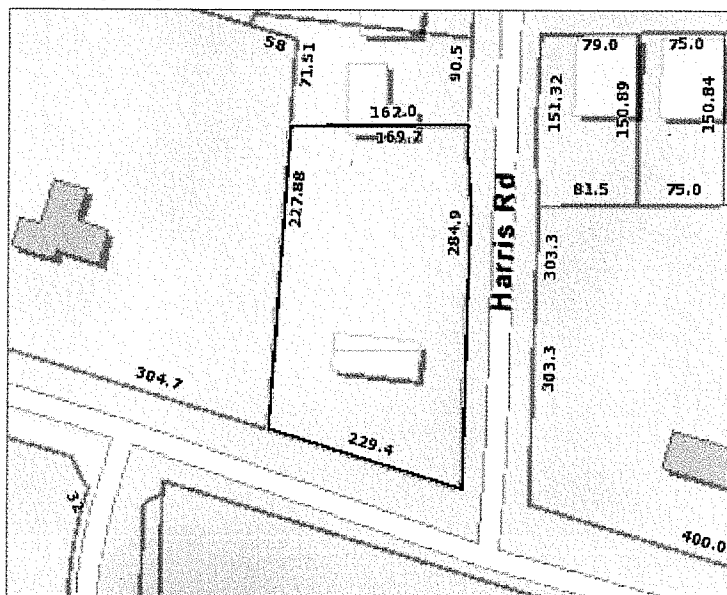
Other Information

Zip Code	30076
Census Tract	116.11
In Less Developed Census Tract	No

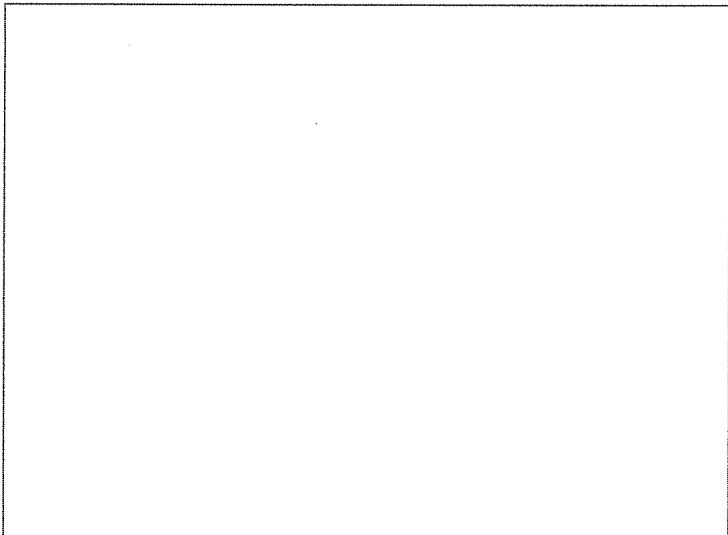
Aerial View



Property Map



Vicinity Map



Property Profile for 1130 UPPER HEMBREE RD

Property Tax Information

Tax Year	2018
Parcel ID	12 223005500833
Property Address	1130 UPPER HEMBREE RD
Owner	HARE ELINOR ET AL
Mailing Address	205 HUNTERS VW ROSWELL GA 30075
Total Appraisal	\$450,000
Improvement Appraisal	\$117,100
Land Appraisal	\$332,900
Assessment	\$180,000
Tax District	10
Land Area	1.4 ac
Property Class	Commercial Lots
Land Use Class	Residential on Commercial Land
TAD	
CID	

Zoning

Zoning Class	not available
Overlay District	
2035 Future Development	not available

Political

Municipality	Alpharetta
Commission District	2
Commission Person	Bob Ellis
Council District	LRG
Council Person	Dan Merkel, Jason Binder, Jim Gilvin, Chris Owens, Mike Kennedy, Donald Mitchell
Voting Precinct	AP022
Poll Location	Alpharetta Community Cen, 175 Roswell St

Congressional District	006
State Senate District	056
State House District	049

School Zones

Elementary School	Hembree Springs
Middle School	Elkins Pointe
High School	Milton

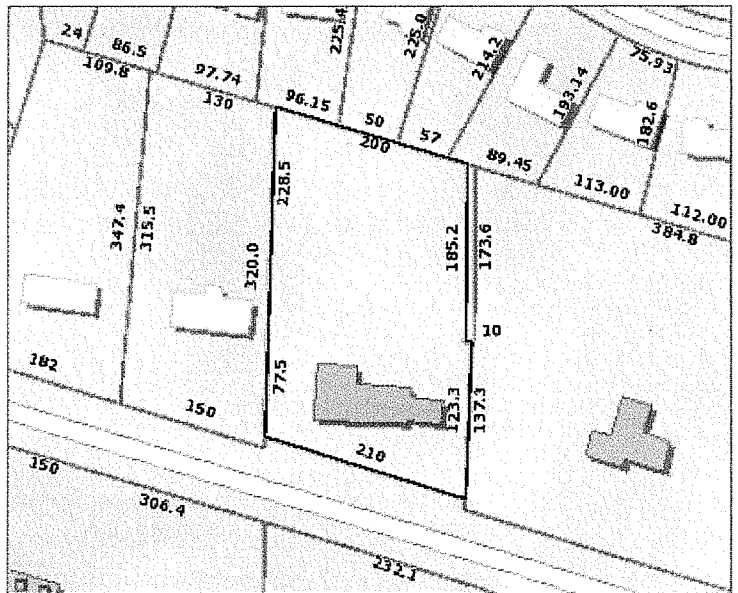
Other Information

Zip Code	30076
Census Tract	116.11
In Less Developed Census Tract	No

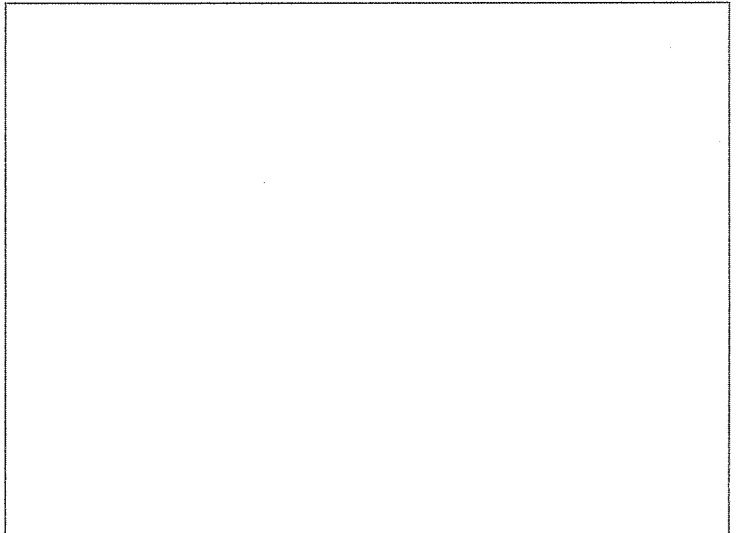
Aerial View



Property Map



Vicinity Map



Property Profile for 11910 HARRIS RD

Property Tax Information

Tax Year	2018
Parcel ID	12 223105510013
Property Address	11910 HARRIS RD
Owner	MATIKEEVA KINNEY SAIRAGUL & KINNEY ANTHONY ROBERT
Mailing Address	11910 HARRIS RD ROSWELL GA 30076
Total Appraisal	\$221,800
Improvement Appraisal	\$191,200
Land Appraisal	\$30,600
Assessment	\$88,720
Tax District	10
Land Area	0.3381 ac
Property Class	Residential Lots
Land Use Class	Residential 1 family
TAD	
CID	

Zoning

Zoning Class	not available
Overlay District	
2035 Future Development	not available

Political

Municipality	Alpharetta
Commission District	2
Commission Person	Bob Ellis
Council District	LRG
Council Person	Dan Merkel, Jason Binder, Jim Gilvin, Chris Owens, Mike Kennedy, Donald Mitchell
Voting Precinct	AP022
Poll Location	Alpharetta Community Cen, 175 Roswell St

Congressional District	006
State Senate District	056
State House District	049

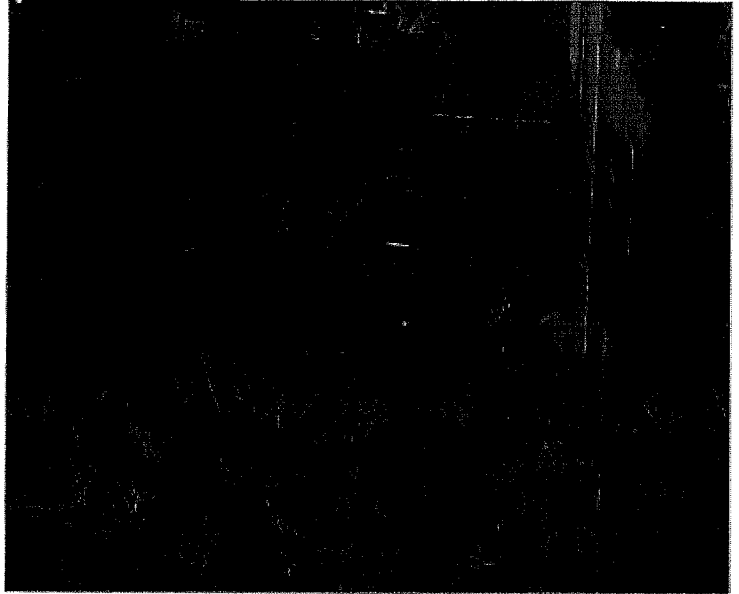
School Zones

Elementary School	Hembree Springs
Middle School	Northwestern
High School	Milton

Other Information

Zip Code	30076
Census Tract	116.11
In Less Developed Census Tract	No

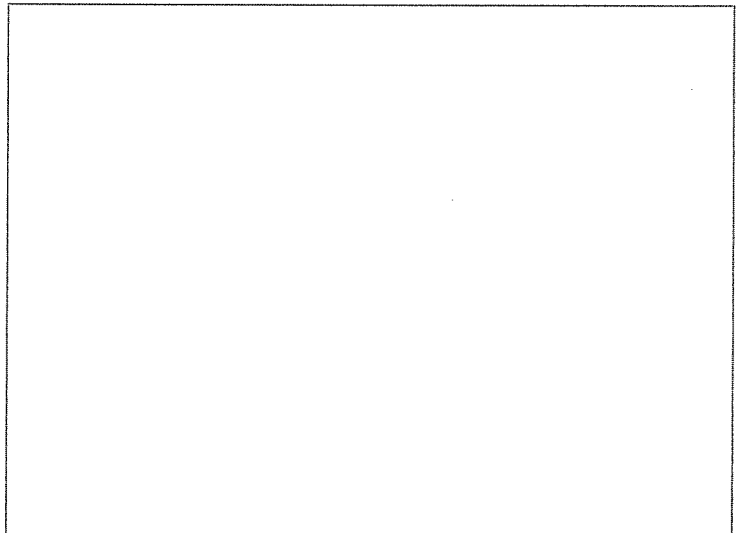
Aerial View



Property Map



Vicinity Map



Property Profile for 11920 HARRIS RD

Property Tax Information

Tax Year	2018
Parcel ID	12 223105510021
Property Address	11920 HARRIS RD
Owner	BARNETT MARK D
Mailing Address	11920 HARRIS RD ROSWELL GA 30076
Total Appraisal	\$362,900
Improvement Appraisal	\$304,100
Land Appraisal	\$58,800
Assessment	\$145,160
Tax District	10
Land Area	0.3825 ac
Property Class	Residential Lots
Land Use Class	Residential 1 family
TAD	
CID	

Zoning

Zoning Class	not available
Overlay District	
2035 Future Development	not available

Political

Municipality	Alpharetta
Commission District	2
Commission Person	Bob Ellis
Council District	LRG
Council Person	Dan Merkel, Jason Binder, Jim Gilvin, Chris Owens, Mike Kennedy, Donald Mitchell
Voting Precinct	AP022
Poll Location	Alpharetta Community Cen, 175 Roswell St

Congressional District	006
State Senate District	056
State House District	049

School Zones

Elementary School	Hembree Springs
Middle School	Northwestern
High School	Milton

Other Information

Zip Code	30076
Census Tract	116.11
In Less Developed Census Tract	No

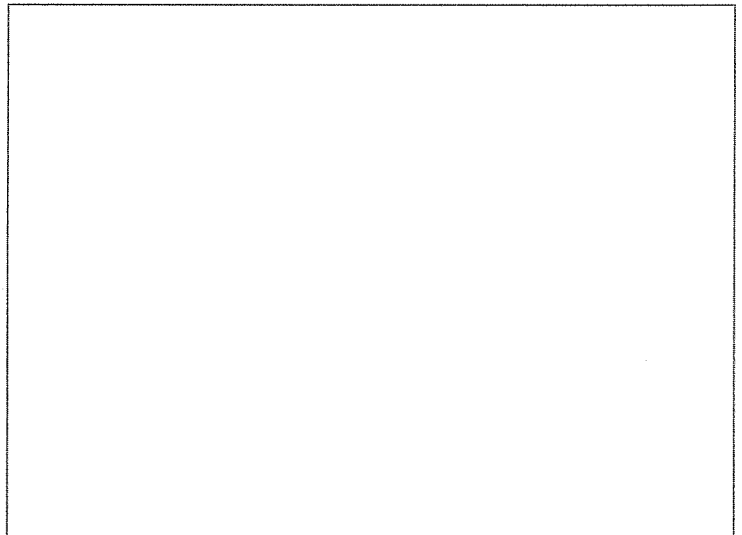
Aerial View



Property Map



Vicinity Map



Property Profile for 8500 BIRCH HOLLOW DR

Property Tax Information

Tax Year	2018
Parcel ID	12 223105510039
Property Address	8500 BIRCH HOLLOW DR
Owner	MAGUIRE ANNELYSS K & MAGUIRE GREG
Mailing Address	8500 BIRCH HOLLOW DR ROSWELL GA 30076
Total Appraisal	\$303,000
Improvement Appraisal	\$225,800
Land Appraisal	\$77,200
Assessment	\$121,200
Tax District	10
Land Area	0.4454 ac
Property Class	Residential Lots
Land Use Class	Residential 1 family
TAD	
CID	

Zoning

Zoning Class	not available
Overlay District	
2035 Future Development	not available

Political

Municipality	Alpharetta
Commission District	2
Commission Person	Bob Ellis
Council District	LRG
Council Person	Dan Merkel, Jason Binder, Jim Gilvin, Chris Owens, Mike Kennedy, Donald Mitchell

Voting Precinct	AP022
Poll Location	Alpharetta Community Cen, 175 Roswell St
Congressional District	006
State Senate District	056
State House District	049

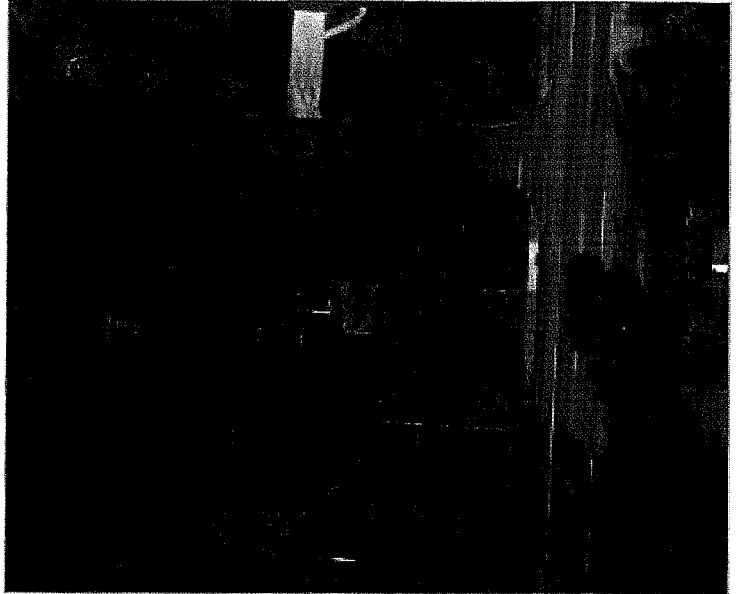
School Zones

Elementary School	Hembree Springs
Middle School	Northwestern
High School	Milton

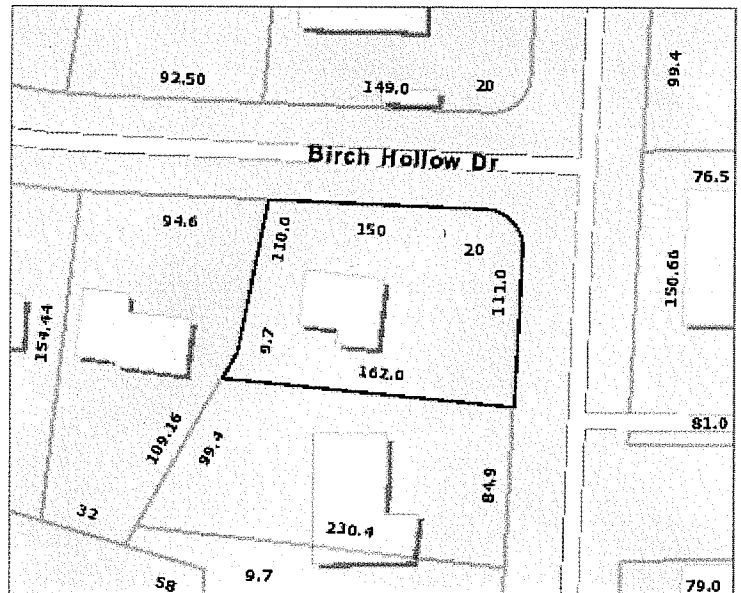
Other Information

Zip Code	30076
Census Tract	116.11
In Less Developed Census Tract	No

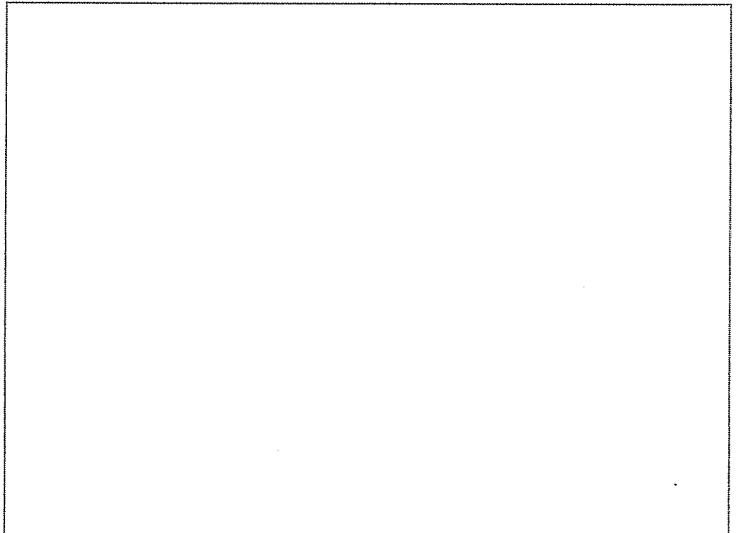
Aerial View



Property Map



Vicinity Map



Property Profile for 8510 BIRCH HOLLOW DR

Property Tax Information

Tax Year	2018
Parcel ID	12 223105510047
Property Address	8510 BIRCH HOLLOW DR
Owner	GARNETT LYNDEE L
Mailing Address	8510 BIRCH HOLLOW DR ROSWELL GA 30076
Total Appraisal	\$304,100
Improvement Appraisal	\$237,300
Land Appraisal	\$66,800
Assessment	\$121,640
Tax District	10
Land Area	0.2697 ac
Property Class	Residential Lots
Land Use Class	Residential 1 family
TAD	
CID	

Zoning

Zoning Class	not available
Overlay District	
2035 Future Development	not available

Political

Municipality	Alpharetta
Commission District	2
Commission Person	Bob Ellis
Council District	LRG
Council Person	Dan Merkel, Jason Binder, Jim Gilvin, Chris Owens, Mike Kennedy, Donald Mitchell
Voting Precinct	AP022
Poll Location	Alpharetta Community Cen, 175 Roswell St

Congressional District	006
State Senate District	056
State House District	049

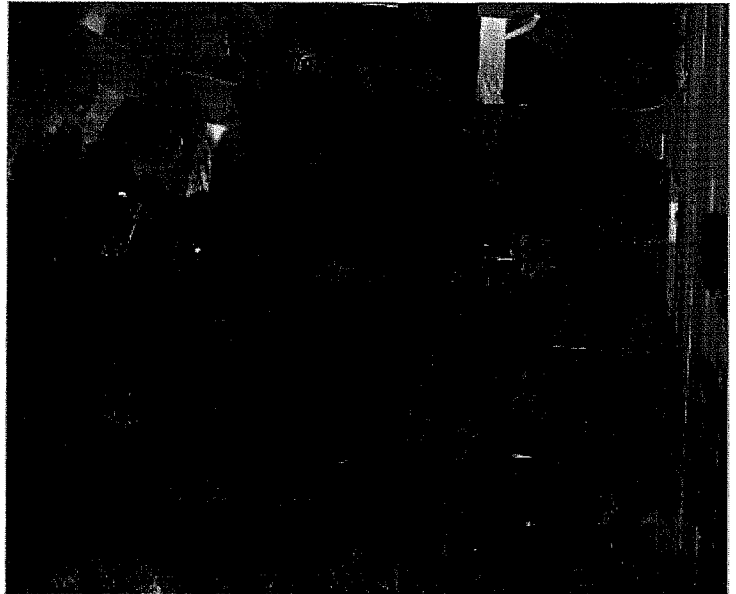
School Zones

Elementary School	Hembree Springs
Middle School	Northwestern
High School	Milton

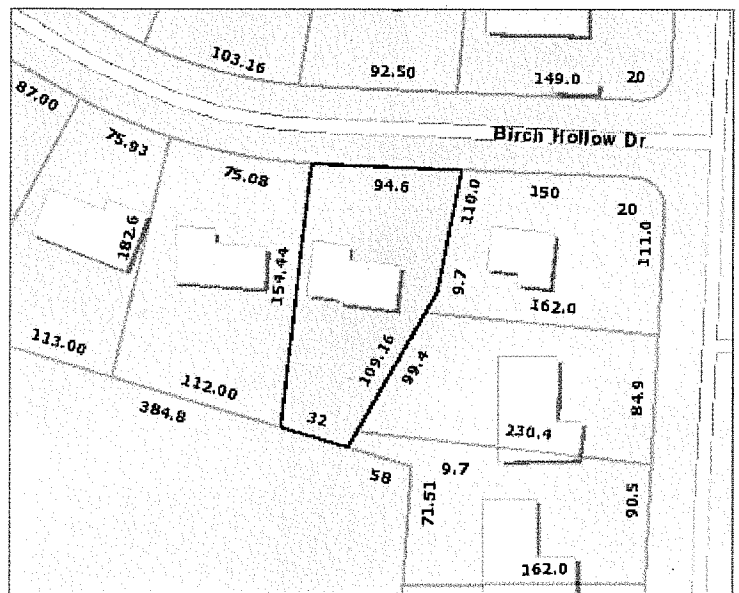
Other Information

Zip Code	30076
Census Tract	116.11
In Less Developed Census Tract	No

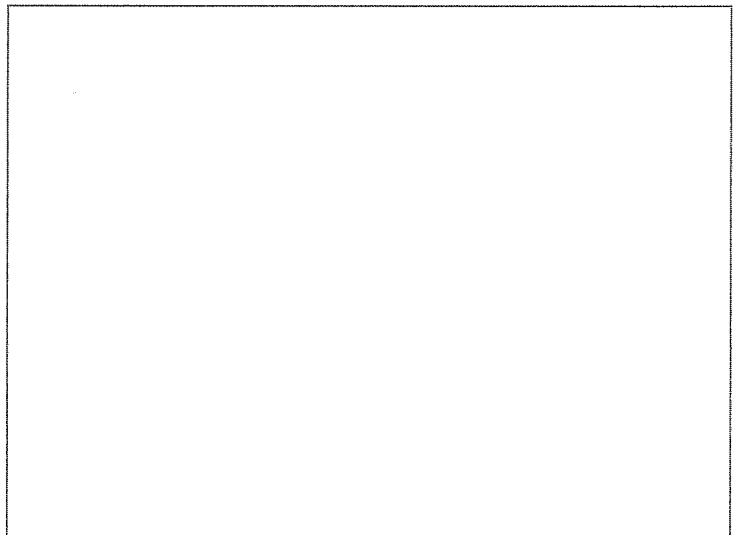
Aerial View



Property Map



Vicinity Map



Property Profile for 8520 BIRCH HOLLOW DR

Property Tax Information

Tax Year	2018
Parcel ID	12 223105510054
Property Address	8520 BIRCH HOLLOW DR
Owner	TURNER STEVEN RUSSELL & STEWART JENNIFER LEE
Mailing Address	8520 BIRCH HOLLOW DR ROSWELL GA 30076
Total Appraisal	\$283,100
Improvement Appraisal	\$209,000
Land Appraisal	\$74,100
Assessment	\$113,240
Tax District	10
Land Area	0.3928 ac
Property Class	Residential Lots
Land Use Class	Residential 1 family
TAD	
CID	

Zoning

Zoning Class	not available
Overlay District	
2035 Future Development	not available

Political

Municipality	Alpharetta
Commission District	2
Commission Person	Bob Ellis
Council District	LRG
Council Person	Dan Merkel, Jason Binder, Jim Gilvin, Chris Owens, Mike Kennedy, Donald Mitchell
Voting Precinct	AP022
Poll Location	Alpharetta Community Cen, 175 Roswell St
Congressional District	006
State Senate District	056
State House District	049

School Zones

Elementary School	Hembree Springs
Middle School	Northwestern
High School	Milton

Other Information

Zip Code	30076
Census Tract	116.11
In Less Developed Census Tract	No

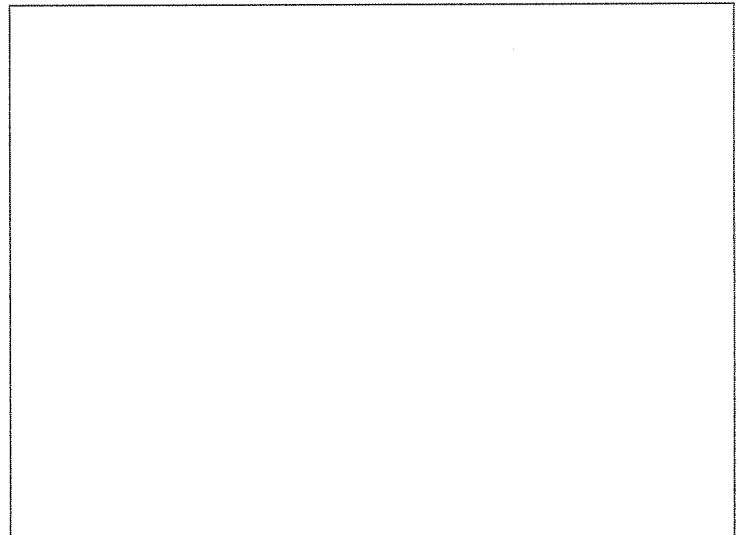
Aerial View



Property Map



Vicinity Map



Property Profile for 8530 BIRCH HOLLOW DR

Property Tax Information

Tax Year	2018
Parcel ID	12 223105510062
Property Address	8530 BIRCH HOLLOW DR
Owner	CHERYL L GORMAN REVOCABLE TRUST THE
Mailing Address	8530 BIRCH HOLLOW DR ROSWELL GA 30076
Total Appraisal	\$283,800
Improvement Appraisal	\$212,500
Land Appraisal	\$71,300
Assessment	\$113,520
Tax District	10
Land Area	0.397 ac
Property Class	Residential Lots
Land Use Class	Residential 1 family
TAD	
CID	

Zoning

Zoning Class	not available
Overlay District	
2035 Future Development	not available

Political

Municipality	Alpharetta
Commission District	2
Commission Person	Bob Ellis
Council District	LRG
Council Person	Dan Merkel, Jason Binder, Jim Gilvin, Chris Owens, Mike Kennedy, Donald Mitchell
Voting Precinct	AP022
Poll Location	Alpharetta Community Cen, 175 Roswell St

Congressional District	006
State Senate District	056
State House District	049

School Zones

Elementary School	Hembree Springs
Middle School	Northwestern
High School	Milton

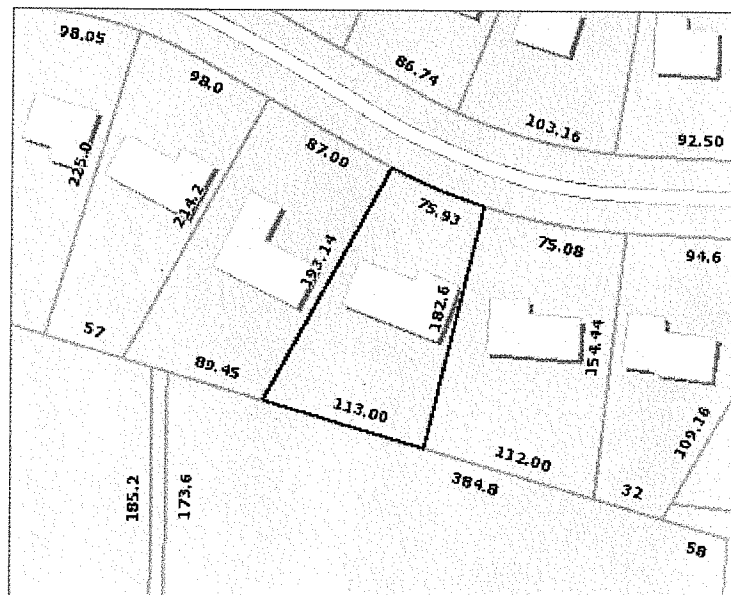
Other Information

Zip Code	30076
Census Tract	116.11
In Less Developed Census Tract	No

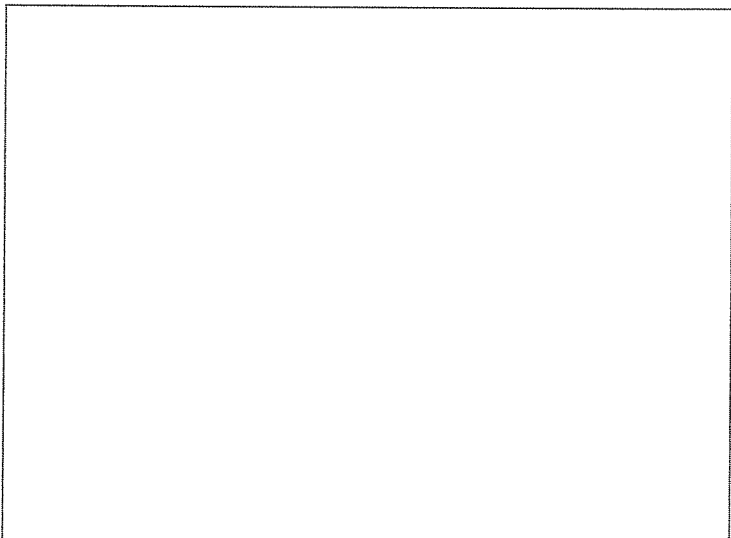
Aerial View



Property Map



Vicinity Map



Property Profile for 8540 BIRCH HOLLOW DR

Property Tax Information

Tax Year	2018
Parcel ID	12 223105510070
Property Address	8540 BIRCH HOLLOW DR
Owner	BECKER GARY L & BECKER MARY L
Mailing Address	8540 BIRCH HOLLOW DR ROSWELL GA 30076
Total Appraisal	\$240,000
Improvement Appraisal	\$190,100
Land Appraisal	\$49,900
Assessment	\$96,000
Tax District	10
Land Area	0.4111 ac
Property Class	Residential Lots
Land Use Class	Residential 1 family
TAD	
CID	

Zoning

Zoning Class	not available
Overlay District	
2035 Future Development	not available

Political

Municipality	Alpharetta
Commission District	2
Commission Person	Bob Ellis
Council District	LRG
Council Person	Dan Merkel, Jason Binder, Jim Gilvin, Chris Owens, Mike Kennedy, Donald Mitchell

Voting Precinct	AP022
Poll Location	Alpharetta Community Cen, 175 Roswell St

Congressional District	006
State Senate District	056
State House District	049

School Zones

Elementary School	Hembree Springs
Middle School	Northwestern
High School	Milton

Other Information

Zip Code	30076
Census Tract	116.11
In Less Developed Census Tract	No

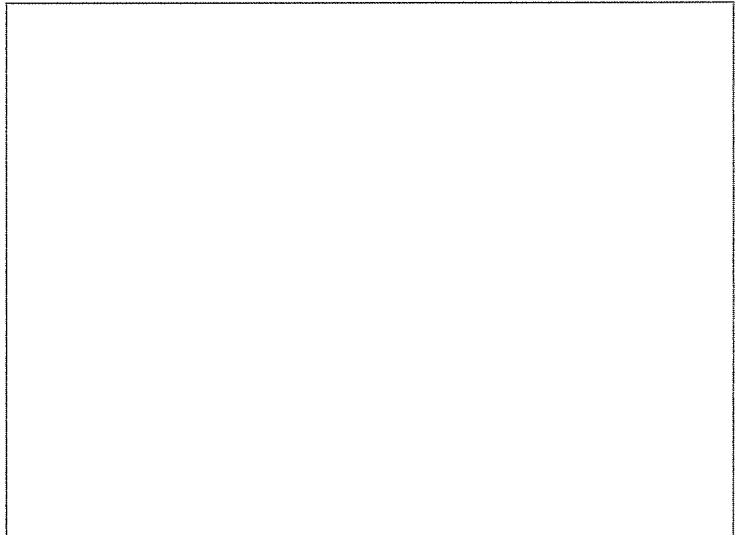
Aerial View



Property Map



Vicinity Map



Property Profile for 8550 BIRCH HOLLOW DR

Property Tax Information

Tax Year	2018
Parcel ID	12 223105510088
Property Address	8550 BIRCH HOLLOW DR
Owner	LATKA JAN P & ZAMBRANA GEORGINA
Mailing Address	8550 BIRCH HOLLOW DR ROSWELL GA 30076-1175
Total Appraisal	\$330,100
Improvement Appraisal	\$256,300
Land Appraisal	\$73,800
Assessment	\$132,040
Tax District	10
Land Area	0.388 ac
Property Class	Residential Lots
Land Use Class	Residential 1 family
TAD	
CID	

Zoning

Zoning Class	not available
Overlay District	
2035 Future Development	not available

Political

Municipality	Alpharetta
Commission District	2
Commission Person	Bob Ellis
Council District	LRG
Council Person	Dan Merkel, Jason Binder, Jim Gilvin, Chris Owens, Mike Kennedy, Donald Mitchell
Voting Precinct	AP022
Poll Location	Alpharetta Community Cen, 175 Roswell St

Congressional District	006
State Senate District	056
State House District	049

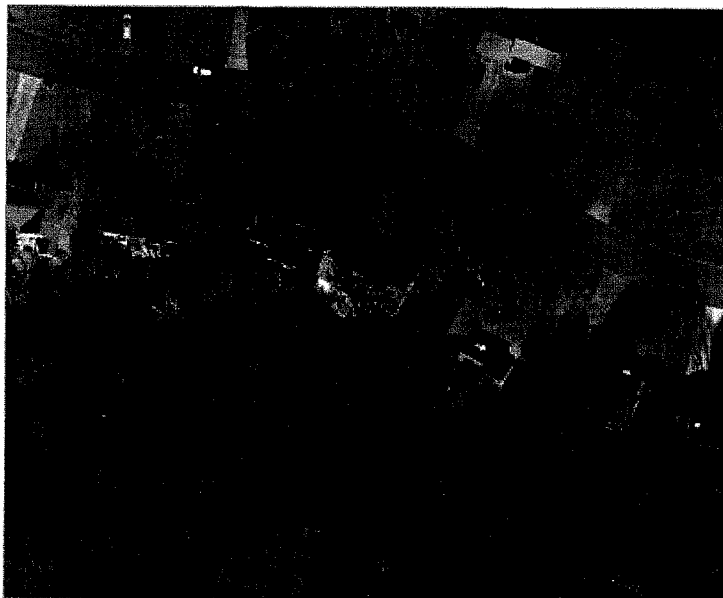
School Zones

Elementary School	Hembree Springs
Middle School	Northwestern
High School	Milton

Other Information

Zip Code	30076
Census Tract	116.11
In Less Developed Census Tract	No

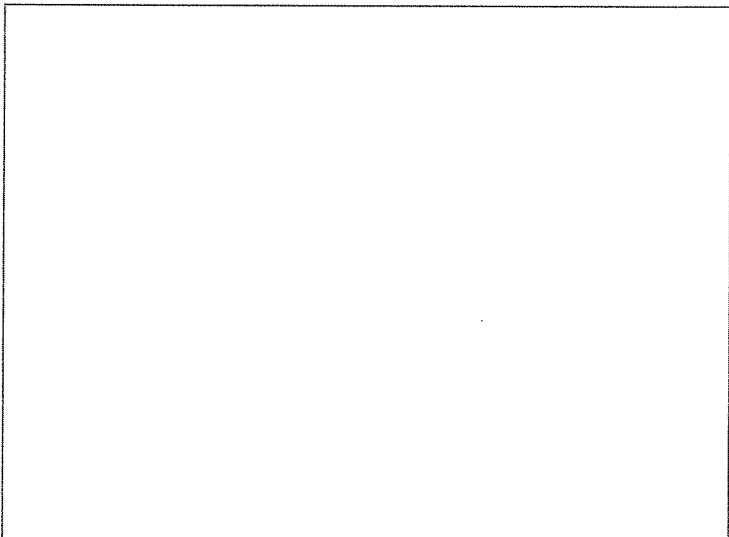
Aerial View



Property Map



Vicinity Map



Property Profile for 0 POINTE RD

Property Tax Information

Tax Year	2018
Parcel ID	12 223005500932
Property Address	0 POINTE RD
Owner	SOUTHFUND PARTNERS I
Mailing Address	270 CARPENTER DR STE 520 ATLANTA GA 30328
Total Appraisal	\$605,100
Improvement Appraisal	not available
Land Appraisal	\$605,100
Assessment	\$242,040
Tax District	10
Land Area	2.22 ac
Property Class	Commercial Small Tracts
Land Use Class	Vacant Commercial Land
TAD	
CID	

Zoning

Zoning Class	not available
Overlay District	
2035 Future Development	not available

Political

Municipality	Alpharetta
Commission District	2
Commission Person	Bob Ellis
Council District	LRG
Council Person	Dan Merkel, Jason Binder, Jim Gilvin, Chris Owens, Mike Kennedy, Donald Mitchell
Voting Precinct	AP022
Poll Location	Alpharetta Community Cen, 175 Roswell St
Congressional District	006
State Senate District	056
State House District	049

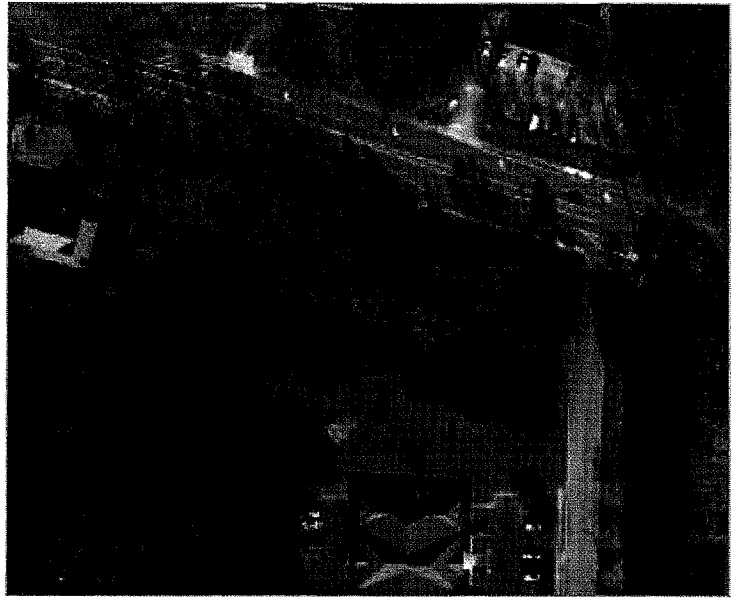
School Zones

Elementary School	Hembree Springs
Middle School	Elkins Pointe
High School	Milton

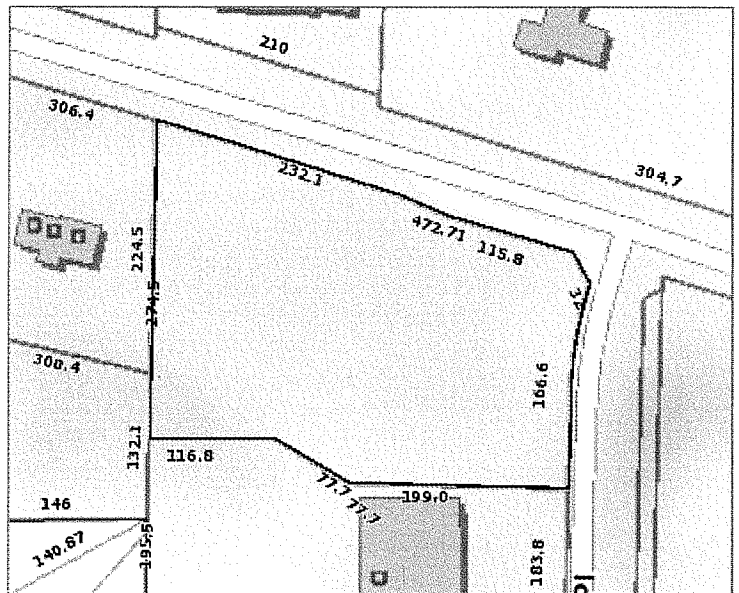
Other Information

Zip Code	30076
Census Tract	116.11
In Less Developed Census Tract	No

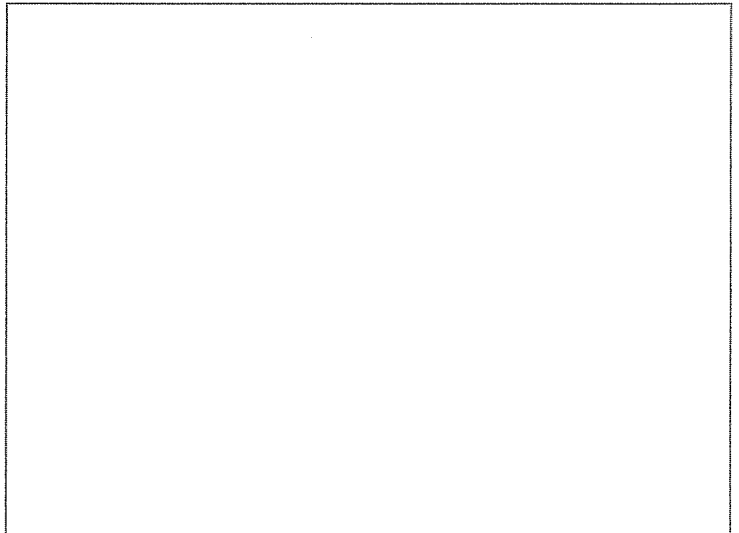
Aerial View



Property Map



Vicinity Map



Property Profile for 1180 UPPER HEMBREE RD

Property Tax Information

Tax Year	2018
Parcel ID	12 223005500825
Property Address	1180 UPPER HEMBREE RD
Owner	WHOLE FOODS MARKET GROUP INC
Mailing Address	550 BOWIE ST AUSTIN TX 78703
Total Appraisal	\$10,022,000
Improvement Appraisal	\$5,203,200
Land Appraisal	\$4,818,800
Assessment	\$4,008,800
Tax District	10
Land Area	19.8 ac
Property Class	Commercial Large Tracts
Land Use Class	Supermarket
TAD	
CID	

Zoning

Zoning Class	not available
Overlay District	
2035 Future Development	not available

Political

Municipality	Alpharetta
Commission District	2
Commission Person	Bob Ellis
Council District	LRG
Council Person	Dan Merkel, Jason Binder, Jim Gilvin, Chris Owens, Mike Kennedy, Donald Mitchell
Voting Precinct	AP022
Poll Location	Alpharetta Community Cen, 175 Roswell St
Congressional District	006
State Senate District	056
State House District	049

School Zones

Elementary School	Hembree Springs
Middle School	Elkins Pointe
High School	Milton

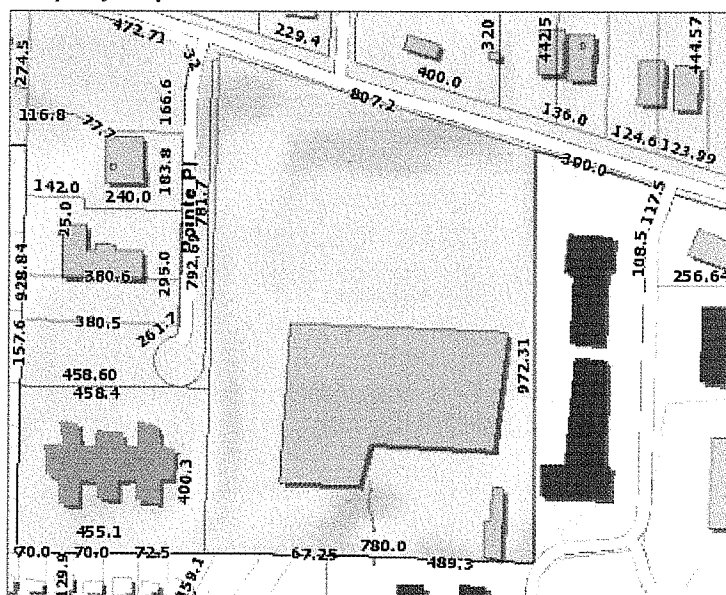
Other Information

Zip Code	30076
Census Tract	116.11
In Less Developed Census Tract	No

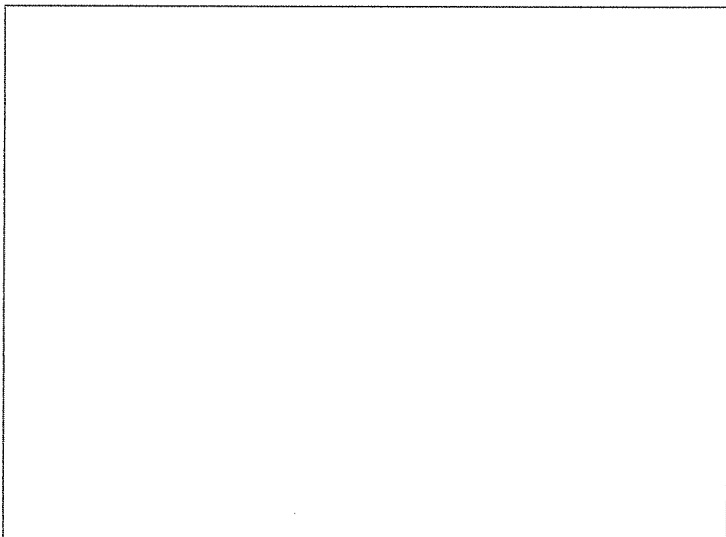
Aerial View



Property Map



Vicinity Map



Dr. Rebecca Lynne Banner, Veterinarian

Dr. Rebecca Lynne Banner will be the sole veterinarian. She started working in an animal hospital when she was eleven years old. It is her passion and it shows. She feels blessed to say that she has never worked a day in her life.

Dr. Banner graduated from Tuskegee University School of Veterinary Medicine in 1993. She worked in Marietta at Animal Medical Care Center for three years before joining Dr. Carl Chapman's practice Pets Are People Too in Roswell Ga. She remained at Pets Are People Too for 15 years. After the first year, she was appointed Hospital Director. This position she held until she left in 2009. The clinic was grossing \$300,000 when Dr. Banner arrived and upon departure was grossing well over 2 million dollars with only two veterinarians.

From July 2009 until July 2011 Dr. Banner worked as an associate at Animal Medical Care Center of Lady's Island, SC after moving closer to her family to take care of her father. She was the only full-time veterinarian at the practice with the owner stepping back to part-time hours. After joining the practice, the clinic's client base grew by 28% and increased its revenue by 34%.

After helping care for her father Dr. Banner moved back "home." From 2011 to 2017 she worked with an internal medicine group, Greater Atlanta Veterinary Medical Group in Marietta. Over the previous 18 years this is the hospital that Dr. Banner referred her clients to for internal medicine when needed. During her tenure, she gathered a dedicated following of clients and rescue groups.

She is currently working, until Paw Patch Animal Clinic is opened, at 2 different clinics to serve her client's needs: Crossville Animal Clinic and Butler Creek Animal Hospital. Her dedicated rescue and private clients have faithfully followed her through this transition.

She has an amazing client base and following that she considers family. Clients have even driven their pets from GA to SC for treatment and surgery. She knows how lucky she is to have such dedicated clients, and she is excited to serve them in her own clinic later this year.

We intend to build a small animal veterinary clinic at the exiting space of 1150 Upper Hembree Road. The practice will primarily focus on dogs and cats, with some small "pocket pets" (such as hamsters, guinea pigs and rabbits) as our patients.

Our primary function will be serving sick animals, surgery and routine wellness care. We will sometimes have hospitalized patients that require overnight monitoring. Hospital patients will be 100% indoor, and no outdoor kennels will be on the premises. Dogs will be leash walked only within a fenced area on property to attend to their needs. Cats and smaller pets will be treated 100% indoors.

We do not foresee the need to make external changes to the existing structure at this time. We intend to use the existing space and grounds to have minimal impact on surrounding businesses and homes. We would like to add a privacy fence to the back area of the property for the security of monitored dog walking.

The management team will consist of Dr. Banner as Veterinarian, and three additional crucial people: office manager, medical manager, and lead technician. We have additional outstanding staff members prepared to come on board with our hospital, all of whom have years of experience and share our vision, values and mission.

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: 1150 Upper Hembree Road

Contact Name: Scott Hutchison Telephone: 404-234-9740

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.

We have not received any response or feedback.

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: 6/18/18



June 1st, 2018

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

Re: Rezoning Application by Wilson Hutchison Realty, LLC for 1150 Upper Hembree Road, Alpharetta, GA; approval for Veterinary Practice

Dear Property Owner:

Wilson Hutchison Realty, LLC has filed an application for rezoning of 1150 Upper Hembree Road, Alpharetta, GA to permit the space be used as a veterinarian practice. The primary function will be serving sick animals, surgery and routine wellness care. On occasion the practice will have hospitalized patients that require overnight monitoring. Hospital patients will be 100% indoor, and no outdoor kennels will be on the premises. Dogs will be leash walked only within a fenced area on property to attend to their needs. Cats and smaller pets will be treated 100% indoors.

There is no foreseeable need to make external changes to the existing structure at this time. The Vet intends to use the existing space and grounds and to have minimal impact on surrounding businesses and homes. The practice would like to add a privacy fence to the back area of the property for the security of monitored dog walking.

The Planning Commission meeting is Thursday July 12th, 2018 at 6:30 pm located at the Alpharetta City Hall Council at 2 Park Plaza, Alpharetta, GA. The City Council meeting will be on Monday August 6th, 2018 at 6:30 pm also located at the Alpharetta City Hall Council.

Should you have any further questions or would like further information, please contact Scott Hutchison at 770-242-7917 x2 or my assistant Morgan at morgan@wilsonhutch.com.

Sincerely,

Scott Hutchison
Wilson Hutchison Realty, LLC

ACHARYA NARASIMHA & ANURADHA
Or Current Property Owner
8590 BIRCH HOLLOW DR
ROSWELL GA 30076

BECKER GARY L & BECKER MARY L
Or Current Property Owner
8540 BIRCH HOLLOW DR
ROSWELL GA 30076

BRENNER MARGARET ALEXANDER
Or Current Property Owner
8610 BIRCH HOLLOW DR
ROSWELL GA 30076

DAVIS RAY C
Or Current Property Owner
1105 UPPER HEMBREE RD STE C
ROSWELL GA 30076-0912

DWM FAMILY TRUST THE
Or Current Property Owner
3522 ASHFORD DUNWOODY RD # 249
ATLANTA GA 30319

FADDEN GARRETT & FADDEN JESSICA
Or Current Property Owner
8570 BIRCH HOLLOW DR
ROSWELL GA 30076

GEORGIA CENTER FOR PSYCHIATRIC SERVICES P C
Or Current Property Owner
1115 UPPER HEMBREE RD SUITE B
ROSWELL GA 30076

GRIFFIN REVOCABLE TRUST THE
Or Current Property Owner
1050 TAYLOR OAKS DR
ROSWELL GA 30076

HARE ELINOR ET AL
Or Current Property Owner
2402 VILLAGE LN
ROSWELL GA 30075

HEMBREE POINTE PROS LLC
Or Current Property Owner
11775 POINTE PL #104
ROSWELL GA 30076-4636

ATTOKAREN JOHN
Or Current Property Owner
15942 MANOR CLUB DR
ALPHARETTA GA 30004

BLACKSTAD GARY R & CYNTHIA A
Or Current Property Owner
8561 BIRCH HOLLOW DR
ROSWELL GA 30076

BROADWAY MICHAEL J & DEBRA W
Or Current Property Owner
8591 BIRCH HOLLOW DR
ROSWELL GA 30076

DORSETT DAVID EDWARDS & DORSETT LAUREN MARIE
Or Current Property Owner
1060 TAYLOR OAKS DR
ROSWELL GA 30076

DYON WILLIAM C JR
Or Current Property Owner
8551 BIRCH HOLLOW DR
ROSWELL GA 30076

GALINAITIS RICHARD
Or Current Property Owner
8521 BIRCH HOLLOW DR
ROSWELL GA 30076-1176

GORMAN CHERYL
Or Current Property Owner
8530 BIRCH HOLLOW DR
ROSWELL GA 30076-1175

GUY-RICE BONNA K RICE DENNIS
Or Current Property Owner
4204 HARRIS RIDGE CT
ROSWELL GA 30076

HARRIS COMMONS COMMUNITY ASSOCIATION INC .
Or Current Property Owner
1100 NORTHMEADOW PKWY STE 114
ROSWELL GA 30076

HEMBREE POINTE PROS LLC
Or Current Property Owner
11775 POINTE PL #102
ROSWELL GA 30076

BARNETT MARK D
Or Current Property Owner
11920 HARRIS RD
ROSWELL GA 30076

BLANCO MILAGRO
Or Current Property Owner
4201 HARRIS RIDGE CT
ROSWELL GA 30076

CASTRO CARLOS M & PEREZ ROSAS ROSA M
Or Current Property Owner
1190 UPPER HEMBREE RD
ROSWELL GA 30076

DUFFY JAIME & DUFFY GRANT
Or Current Property Owner
4200 HARRIS RIDGE CT
ROSWELL GA 30076

ECHOLS BRANDON T
Or Current Property Owner
1070 TAYLOR OAKS DR
ROSWELL GA 30076

GARNETT LYNDEE L
Or Current Property Owner
8510 BIRCH HOLLOW DR
ROSWELL GA 30076

GRAFT JEANNETTE & JAMES
Or Current Property Owner
140 BAY COLT RD
ALPHARETTA GA 30004

HARBEN ALAN
Or Current Property Owner
11775 POINTE PL # 103
ROSWELL GA 30076

HEMBREE POINTE PROS LLC
Or Current Property Owner
11775 POINTE PL # 101
ROSWELL GA 30076-4636

HPA BORROWER 2016 2 LLC
Or Current Property Owner
180 N STETSON SUITE 3650
CHICAGO IL 60601

ICREATE LLC
Or Current Property Owner
11755 POINTE PL
ALPHARETTA GA 30076

IRVIN GEORGE O & MARTHA A
Or Current Property Owner
1200 UPPER HEMBREE RD
ROSWELL GA 30076

LANCELLOTTI ROBERT J
Or Current Property Owner
1000 TAYLOR OAKS DR
ROSWELL GA 30076

LATKA JAN P & ZAMBRANA GEORGINA
Or Current Property Owner
8550 BIRCH HOLLOW DR
ROSWELL GA 30076-1175

LOWREY ROBERT N & TAMARA L
Or Current Property Owner
4203 HARRIS RIDGE CT
ROSWELL GA 30076

MAGUIRE ANNELYSS K & MAGUIRE GREG
Or Current Property Owner
8500 BIRCH HOLLOW DR
ROSWELL GA 30076

MALONEY JUDITH A
Or Current Property Owner
8501 BIRCH HOLLOW DR
ROSWELL GA 30076

MC ALONAN KIM JEAN
Or Current Property Owner
8580 BIRCH HOLLOW DR
ROSWELL GA 30075

MILLEN STARR S
Or Current Property Owner
3522 ASHFORD DUNWOODY RD
ATLANTA GA 30319

MORESHEAD ANDREW & BRENDA
Or Current Property Owner
8571 BIRCH HOLLOW DR
ROSWELL GA 30076

MOUNTAIN TOP LEGACY LLC
Or Current Property Owner
11960 HARRIS RD
ROSWELL GA 30076

OLANSKY DERMATOLOGY ASSOC
Or Current Property Owner
3379 PEACHTREE RD # 500
ATLANTA GA 30326

ORAM RICHARD A JR & JOANNE R
Or Current Property Owner
4206 HARRIS RIDGE CT
ROSWELL GA 30076

OSWALD GEORGE JR
Or Current Property Owner
195 FOREST AVE
MARIETTA GA 30060

PERKSA INC
Or Current Property Owner
1100 UPPER HEMBREE RD
ROSWELL GA 30076-1142

RKM FAMILY L P
Or Current Property Owner
1150 UPPER HEMBREE RD
ROSWELL GA 30076

RUSSELL ELAINE L
Or Current Property Owner
4202 HARRIS RIDGE CT
ROSWELL GA 30076

SAFSTROM DAVID D & SHIRLEY E
Or Current Property Owner
8620 BIRCH HOLLOW DR
ROSWELL GA 30076

SCHNEIDER DIANNE
Or Current Property Owner
3055 HARBOR DR
FORT LAUDERDALE FL 33316

SMITH KEVIN R & CLAUDIA L
Or Current Property Owner
8600 BIRCH HOLLOW DR
ROSWELL GA 30076

SOUTHFUND PARTNERS I
Or Current Property Owner
270 CARPENTER DR STE 520
ATLANTA GA 30328

SZ CENTURY ALPHA, LLC
Or Current Property Owner
3965 ASHLEY TRACE CT
LILBURN GA 30047

TOSCANO JOSEPH & SUSAN
Or Current Property Owner
8581 BIRCH HOLLOW DR
ROSWELL GA 30076

TURNER STEVEN RUSSELL & STEWART JENNIFER LEE
Or Current Property Owner
8520 BIRCH HOLLOW DR
ROSWELL GA 30076

VORE STEVEN J & HILARY
Or Current Property Owner
8560 BIRCH HOLLOW DR
ROSWELL GA 30076

WEBB MAUDANE D
Or Current Property Owner
1110 UPPER HEMBREE RD
ROSWELL GA 30076

WHOLE FOODS MARKET GROUP INC
Or Current Property Owner
550 BOWIE ST
AUSTIN TX 78703

WILBURN MARCUS WILBURN LAINA
Or Current Property Owner
4205 HARRIS RIDGE CT
ROSWELL GA 30076

WP BUSINESS SOLUTIONS LLC
Or Current Property Owner
4112 E PONCE DE LEON AVE
CLARKSTON GA 30021

WROBLE LINDA R & BERNARD P
Or Current Property Owner
8511 BIRCH HOLLOW DR
ROSWELL GA 30076

ZOLOTAREV PAUL

Or Current Property Owner

8531 BIRCH HOLLOW DR

ROSWELL GA 30076

Dear Community Neighbors,

As you may know, we at Paw Patch Animal Clinic have applied to open a small animal vet practice at 1150 Upper Hembree Road. We electively pushed back our date with city council to August 27th in order to reach out to you, the neighbors and community, about the project.

We have heard several of you have concerns about the project, and we want to be able to reassure you that we intend to have no impact on your daily quality of life. We wish to come to this community to serve, and we understand and acknowledge your concerns. We would love the opportunity to meet with you, get to know you, and have you get to know us too. We want to be a community resource and friend, and we want to do our very best to alleviate your fears. In this spirit, we are having two community meeting sessions:

Saturday August 18th at 4:30 PM AND Monday August 20th at 7 PM

Briarfield Clubhouse

500 Briars Bend

Alpharetta 30004

Please feel free to bring your friends and neighbors as well! We will specifically address your questions and concerns. Our architect will also be available to explain soundproofing measures.

Because we know everyone has busy lives, we would also welcome a phone call or email. As Dr. Banner is still actively working, Andrea Fahmy will be happy to speak with you. She can be reached at 678-431-9739 or via email at andirhys@gmail.com

Additionally, we have included below a short summary of our plan to lessen community impact.

- We will not be altering the exterior of the structure except to beautify and soundproof. The building will continue to be residential in appearance. We will replant the 50 ft buffer zone at the back and right of the property with evergreens to beautify the property.
- We will not be having regular boarding of dogs, outdoor kennel space, or any sort of doggy daycare. Dogs will never be allowed outside alone, left to bark, escape or become a nuisance to our neighbors. In fact, the only overnight care we will offer is to sick dogs who are stable in condition yet to ill to be at home.
- We intend to use soundproofing measures so that noise does not escape the clinic. We are working with a skilled architect who has done dozens of veterinary clinic designs and has succeeded in making noise a non-issue.
- We are actively working with the Planning and Zoning department to ensure that undesirable businesses (adult entertainment, bars, and other high impact businesses) will not be allowed on this lot in the future.

Thank you so much for your time and consideration.

With Gratitude,

Dr. Rebecca Banner and Andrea Fahmy

Paw Patch Animal Clinic

Community Meetings Summary

Meeting location: Briarfield clubhouse, 500 Briars Bend Alpharetta 30076.

Two Community meetings were held on 8/18 and 8/20. Residents were notified by mail of the meeting date and location. The mailing list was comprised of the same households to which notice of rezoning was delivered. Letters were mailed on 8/9. Residents who had previously voiced concerns with the project were also contacted by telephone and invited to attend.

In attendance at both meetings were Dr. Becky Banner (clinic owner) and Paul Girardeau (architect).

Residents were encouraged to voice any concerns they had with the proposed project. The concerns voiced were:

Lighting

Noise

Fence Location

Smells

C-1 future uses

Attendees were provided with a proposed site plan including a list of proposed uses and restrictions (attached). Attendees have also been given our contact information and have been encouraged to reach out to us at any time with questions or concerns.

Residents were satisfied with the proposed new privacy fence line location which is attached to the building and no closer than 100 ft from any property line. Residents were satisfied that no new floodlighting would be used on the project. Residents were satisfied with replanting of evergreens at the back property line to reduce noise concerns. Residents were satisfied that the business would not be kenneling dogs outdoors, boarding dogs, or letting them roam freely in the yard. Residents were satisfied with our daily cleaning plan for the leash walking space within the privacy fence.

The Residents were also satisfied with the restricted list of uses proposed by the applicant which are intended to restrict future use under the C-1 to low impact neighborhood type businesses acceptable to the current residents.

The meeting on 8/18 was attended by Birch Hollow resident Gary Blackstad who was representing several residents who had previously voiced concerns with the proposed project.

The meeting on 8/20 was attended by Alpharetta business owner Emil Waleck and local resident Uschi Yogendra who resides in the Taylor Oaks Subdivision across the street from the proposed site. Both have sent letters of support for the project and were pleased with the plans.

C-1 NEIGHBORHOOD COMMERCIAL

PERMITTED PRINCIPAL USES. A PROPERTY IN THE C-1 DISTRICT MAY BE USED FOR THOSE USES LISTED IN TABLE 22 INCLUDING ANY OF THE FOLLOWING BY RIGHT, UNLESS SUPERSEDED BY APPLICABLE CONDITIONS OF APPROVAL FOR REZONING, VARIANCE OR CONDITIONAL USE.

RESIDENTIAL USES:

- a. DWELLING, FOR-SALE--IN AN EXISTING OR HISTORIC STRUCTURE ONLY.
- b. RESERVED.
- c. BED AND BREAKFAST.
- d. BUSINESS USES.
- e. ART GALLERY.
- f. BAKERY.
- g. BARBER SHOP.
- h. BANK, SAVINGS AND LOAN.
- i. BEAUTY SHOP.
- j. BOOK STORE.
- k. CAFE AND RUG SALES.
- l. CLINIC.
- m. CONTRACTORS OFFICE WITHOUT OUTSIDE STORAGE.
- n. DAY CARE CENTER.
- o. DRUG STORE.
- p. DRY CLEANING PICK-UP STATION.
- q. FLOREST, RETAIL WITHOUT GREENHOUSE.
- r. GOLFNET FOOD STORE.
- s. HARDWARE AND GARDEN SUPPLY STORE.
- t. JEWELRY STORE.
- u. LAUNDRY, SELF-SERVE, PICK-UP.
- v. OFFICE BUILDING OR PARK.
- w. PET BATH GAZE.
- x. PET GROOMING.
- y. PRINT SHOP.
- z. RESERVED.
- aa. RESTAURANT, WITHOUT DRIVE-THRU OR DRIVE-IN FACILITIES.
- ab. RETAIL, SERVICE AND SERVICES ESTABLISHMENTS NOT OTHERWISE LISTED FOR THIS ZONING DISTRICT AS A PERMITTED OR CONDITIONAL USE.
- ac. SCHOOL, COMMERCIAL.
- ad. SHOP OR STUDIO, CRAFTSMAN/ARTIST.
- ae. THEATER, CINEMA.
- af. SEMI-PUBLIC USES, UTILITIES.
- ag. CLUB, ASSOCIATION OR LODGE.
- ah. LIBRARY.
- ai. MUSEUM.
- aj. PARK OR PLAYGROUND.
- ak. PUBLIC BUILDING.

ITEMS ALREADY UNDER CURRENT O-1 ZONING



CONDITIONAL USES

PROPERTY IN THE C-1 DISTRICT MAY BE USED FOR ANY OF THE FOLLOWING ONLY IF THE USE IS NOT BE TRANFERRED TO ANOTHER DISTRICT AS A CONDITIONAL USE BY THE CITY COUNCIL.

CONCRETE HOUSING:

- a. ASSISTED LIVING, CONGREGATE HOUSING.
- b. AUTOMOTIVE PARTS.
- c. BOWLING ALLEY.
- d. BREWERY.
- e. CHECK CASHING.
- f. CHURCH, SYNAGOGUE.
- g. COMMERCIAL PARKING LOT.
- h. CONTRACTORS OFFICE WITH OUTSIDE STORAGE.
- i. DISTILLERY.
- j. FUNERAL HOME WITH NO CEMETERY OR MAUSOLEUM.
- k. GROCERY STORE.
- l. GOLF, MINATURE.
- m. HOTEL/MOTEL.
- n. LIQUOR STORE.
- o. PEST CONTROL BUSINESS.
- p. SCHOOL, ACADEMIC.
- q. RENTAL SERVICES ESTABLISHMENT WITHOUT OUTSIDE STORAGE.
- r. RESTAURANT, DRIVE-IN OR FAST-FOOD.
- s. RETAIL ESTABLISHMENT, MIXED SALES.
- t. SMOKE SHOP AND TOBACCO STORE.
- u. SPA SERVICES.
- v. SEMI-PUBLIC USES, UTILITIES.
- w. ATHLETIC FACILITY.
- x. AUDITORIUM.
- y. HOSPITAL.
- z. PARKING LOT, COMMERCIAL.
- aa. UTILITY SUBSTATION, INCLUDING GAS, ELECTRIC, TELEPHONE SWITCHING, AND SIMILAR USES OPERATED BY COMPANIES REGULATED BY THE GEORGIA PUBLIC SERVICE COMMISSION.

SITE PLAN

8/18

COMMUNITY MEETING

NO.	NAME	PHONE (HOME)	EMAIL
1	Jenny Rissen	7-940-6696	puppkissed@icloud.com
2	Niki Lucas	4-895-1415	NiKi.Lucas@gmail.com
3	GARY BLACKSTAD	7-595-0056	gary.blackstad@gmail.com
4	PAUL GIRARDEAU	770-639-0200	paul@abri-ds.com
5	Dr. Rebecca Bonner	678-372-3767	beckybonner@gmail.com
6			
7			
8			
9			
10			
11			
12			
13			

COMMUNITY MEETING

NO.	NAME	PHONE (HOME)	EMAIL
1	PAUL GIKARDEAU	770-639-0200	paul@absri-ds.com
2	EMILY WILCOCK	770-442-1129	ADVERTISE@pjw2302-
3	USCHI GOGENDRA	770-740-1981	uschiy@bellsouth.net
4	CHERYL CAPPELLI	678-978-7177	Cheryl.Cappelli@yahoo.com
5	KELSEY STICKLAND	404-545-8660	Kstickland87@hotmail.com
6	SABINE WILCOCK	678-372-3767	beckybarner@gmail.com
7	SABINE WILCOCK	678-596-4828	Sabine@wilco.wilco.net
8			
9			
10			
11			
12			
13			

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

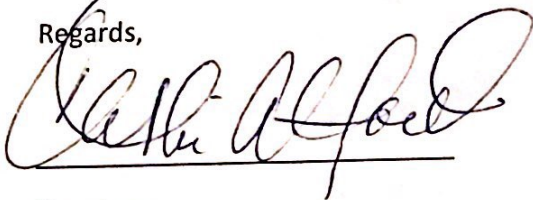
Ref: CLUP-18-04/Z-18-06/CU-18-06 1150 Upper Hembree Rd

Dear Members of the Council,

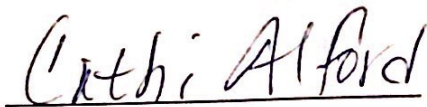
As an Alpharetta Resident, I support the rezoning of this site to C-1 and I support a conditional use permit be granted for a Small Animal Hospital to Paw Patch Animal Clinic.

Please grant this rezoning and conditional use permit, as I feel it will be an asset to the community to have this plan go forward.

Regards,



Signature



Printed Name and date



Address

To the City Council of Alpharetta,

As a resident of Alpharetta, I am writing this letter to inform you that I am in full support of rezoning the property at 1150 Upper Hembree Road and for granting a conditional use permit for the animal hospital. I reside 2 miles from the proposed location and feel that Dr. Banner and her animal clinic will be a true asset to this community.

Having been a long time client of Dr. Banner, I can attest to the fact that Dr. Banner is a wonderful veterinarian. My daughter worked with Dr. Banner when she was young and would come home raving about how kind and loving Dr. Banner is towards not only the animals, but also the pet owners. This statement could not be more fitting for Dr. Banner. She is a kind hearted person who genuinely wants the best for our pets and will always go above and beyond to make sure they receive the care needed. For many more reasons than just this, I feel like Dr. Banner's animal clinic would be a tremendous asset to our community of Alpharetta.

So I will ask you all again, please rezone the property at 1150 Upper Hembree Road and grant Dr. Rebecca Banner's animal clinic a conditional use permit. This business will be a true asset to our community and we will all be so fortunate to have this wonderful veterinarian in our beloved city of Alpharetta.

Thank you for your time and consideration,

David England

290 Barrow Downs

770-906-3579

August 10th, 2018

To the Members of the Alpharetta City Council,

I am writing in support of, and asking you to vote for, the rezoning the property at 1150 Upper Hembre Road and granting a conditional use permit for the animal hospital that Becky Banner is wanting to open called Paw Patch Animal Clinic.

Dr. Banner has been my vet for almost 20 years and I would follow her anywhere! She is the most caring, loving and devoted veterinarian I have ever met. This clinic is her dream and she will be the best business owner could ask for in Alpharetta. Dr. Banner would be an asset to your community along with bringing additional revenue to the area as she has MANY clients that cannot wait for her to get her own clinic. I personally have recommended her to all of my neighbors and family members and they can't wait for her clinic to open which would mean we would be up in the Alpharetta area often bringing our business to your city.

I am hopeful that this will pass and Dr. Banner will be able to open her doors soon as having a wonderful vet like Dr. Banner within a close distance would be priceless!

Sincerely,

Kim Straub
2054 Heathermere Way
Roswell, GA 30075
678-823-5690

To Whom it May Concern,

I have been an Alpharetta resident since 1987 – I went to Lake Windward Elementary, Haynes Bridge Middle School, and Milton High School (back when it was still Alpharetta). I wanted to write this email you to let you know that I am FOR rezoning the property at 1150 upper hembree road and FOR granting a conditional use permit for the animal hospital. Dr. Becky Banner, who is also an Alpharetta resident, is a wonderful friend, neighbor and veterinarian, and I can't imagine a better or more respectful person to occupy this space.

Thanks,

Melissa Lentz
770.823.1918



Andi Rhys <andirhys@gmail.com>

Letter for Dr Banner

5 messages

Mindy Strich <mindy@mindystrich.com>

Fri, Aug 17, 2018 at 1:26 PM

To: andirhys@gmail.com, Becky Banner <beckybanner@gmail.com>

Please change as you see fit.

To whom it may concern,

I am writing in support of Dr. Becky Banner and the Veterinarian clinic she is hoping to open in the Roswell community . I Have been a pet owner and pet lover for most of my life and have had many vets care for my pets but never have I come across a more compassionate and caring vet than Dr Banner. Her clinic would be an asset to the community and every resident with pets. I for one would be ecstatic to have her close by, especially now that I have an aging dog with heart issues. Becky's love and dedication comes straight from her heart. It Would be a kinder gentler world every community could Be lucky enough to have someone like Dr. Banner and her team in in.

With kind regards,
Mindy Strich

Mindy Strich
Healing Hearts, LLC
Energetic Healing Facilitator

700 Old Roswell Lakes Pwky
Bldg 700, Suite 210
Roswell, Ga 30076
www.mindystrich.com
(678) 642-7771

Andi Rhys <andirhys@gmail.com>
To: Mindy Strich <mindy@mindystrich.com>
Cc: Becky Banner <beckybanner@gmail.com>

Fri, Aug 17, 2018 at 1:31 PM

Hi Mindy!
Thanks so much. Can i get your home address and either a phone number or email please? City hall likes to have that for each letter.
Thank you!
[Quoted text hidden]

Mindy Strich <mindy@mindystrich.com>
To: Andi Rhys <andirhys@gmail.com>

Fri, Aug 17, 2018 at 2:01 PM

Hi Andi....

13432 Marrywood Court
Alpharetta 30004

Or you can use my office If That's closer.

700 Old Roswell Lakes Pwky
Roswell 30076

Email mindy@mindystrich.com
Phone 678-642-7771

Mindy Strich
Healing Hearts, LLC
Energetic Healing Facilitator
700 Old Roswell Lakes Pwky
Bldg 700, Suite 210
Roswell, Ga 30076
www.mindystrich.com
(678) 642-7771

[Quoted text hidden]

Andi Rhys <andirhys@gmail.com>
To: Mindy Strich <mindy@mindystrich.com>

Fri, Aug 17, 2018 at 2:25 PM

Wonderful! Thank you so much Mindy!!
[Quoted text hidden]

Mindy Strich <mindy@mindystrich.com>
To: Andi Rhys <andirhys@gmail.com>

Fri, Aug 17, 2018 at 2:35 PM

Hope it helps!!!

Mindy Strich
Healing Hearts, LLC
Energetic Healing Facilitator
[700 Old Roswell Lakes Pwky](#)
Bldg 700, Suite 210
Roswell, Ga 30076
www.mindystrich.com
(678) 642-7771

[Quoted text hidden]

August 17, 2018

Dear City Council of Alpharetta,

As residents of Alpharetta, GA, we are writing in support of rezoning the property at 1150 Upper Hembree Rd. Roswell, GA 30076 and for granting a conditional use permit for the animal hospital in question.

Becky Banner is above deserving of this opportunity because she is an outstanding citizen and supporter of community. Her knowledge and skill along with her passion for helping animals and people is what we all look for in our Veterinarians. We have 2 cats and we want someone we know we can trust to care for them should they need it. Becky Banner is that person. She provides better care and diagnosis than any other vet we've used and will continue to support her regardless of whether you permit her to open her hospital in Alpharetta. However, by allowing her to open her business, you are supporting the local economy by generating revenue and creating employment opportunity for many. Locally owned businesses make a difference.

We deserve to have her and her hospital in our community.

Thank you for consideration on behalf of Becky Banner's request to achieve her dream.

*Sam and Augusto Opdenbosch
Westwood Park Community
Alpharetta, GA 30009
sam@opdenbosch.com*



Crabapple Village Office Park • 1602 Abbey Court • Alpharetta, GA 30004-6015 USA
advertise@ejwassoc.com
www.ejwassoc.com
770-664-9322

August 10, 2018

Alpharetta Mayor & City Council
Alpharetta City Hall
2 Park Plaza
Alpharetta, GA 30009

Ref: Paw Patch Animal Clinic zoning request

Dear Mayor & City Council Members,

I wish to add my voice to those who are FOR rezoning the property at 1150 Upper Hembree road and FOR granting a conditional use permit to Dr. Banner for Paw Patch Animal Clinic.

My business is in Alpharetta and my family lives down the street off Upper Hembree. For years we've known Dr. Banner to be an exceptionally kind, considerate individual and an exemplary community-involved professional in her work. For veterinary services we would certainly bring our business to her clinic wherever she chooses to locate, but most certainly if her practice is right down the street.

Sincerely yours

Emil Walcek

President

August 15, 2018

Dear City Council of Alpharetta,

As residents of Alpharetta, living in the community of Westwood Park, we are writing in support of rezoning the property at 1150 Upper Hembree Rd. Roswell, GA 30076 and for granting a conditional use permit for the animal hospital in question.

Becky Banner is a wonderful person and a truly great veterinarian. The communities in and around Alpharetta will benefit greatly from her veterinary services. We need her in our community. The location of the clinic is very convenient for us and many people we know with pets. Knowing her skill and passion not just for animals but the people she serves, we would consider her clinic our top choice should she be granted the permit to open her business.

Moreover, small and independent businesses not only put money back into our community, they provide a feeling that a real person is behind it all, someone who cares more about giving us a quality service and product, over just taking our hard-earned dollars. Becky Banner is a person we would gladly give our hard-earned dollars to because of her dedication, commitment, knowledge and skill.

Thank you for including our support in your considerations and anticipate your agreement that this is going to be a positive addition to our neighborhood.

Respectfully,

Liana and Nestor Rivera
(770) 776-9298
11153 Calypso Dr
Alpharetta, GA 30009

Andi Rhys <andirhys@gmail.com>

Letter of support of Paw Patch

1 message

Ansley Powers <ansleypowers@gmail.com>

Wed, Aug 15, 2018 at 2:01 PM

To: andirhys@gmail.com

To the Alpharetta City Council,

Having been a long time client of Dr Banner's, I must say that I could not be in more support of anything than her opening a clinic in Alpharetta! There is not a person on earth who I would trust more with my animals. Not only does she have a heart of gold, she truly loves what she does and it shows in her not only her work, but her every day life as well!

I have known Dr Banner since I was 15, now 33, and have taken my animals to her above anyone or anywhere else, even when this meant driving 2 hours to get to her office because I did not live close! She is truly that valuable! What an asset to the Alpharetta community!

I am not an Alpharetta resident, though I did grow up there so I do know the area well and I am often visiting friends who still reside there. I know that the location she is proposing will be the perfect home for her clinic and I will be the first one at the door waiting to welcome her with my business!

Thank you for your time and consideration,

Ansley Powers
RED BaRN Real Estate
404.452.5483

August 16, 2018

Dear City Council of Alpharetta,

As residents of Cumming, GA, we are writing in support of rezoning the property at 1150 Upper Hembree Rd. Roswell, GA 30076 and for granting a conditional use permit for the animal hospital in question.

Becky Banner is without a doubt, the hardest working, most passionate, loving and caring person my husband and I have ever known. Her knowledge and skill along with the limitless time and effort she puts in to every pet she cares for is like no other vet we have ever experienced. She has created a familial experience for us throughout our time seeing her and we would love nothing more than to have her here in our community. This has been Becky's dream for so many years and granting her this opportunity is a win for not only her, but for Alpharetta and all areas surrounding it.

Please give her the support and attention she deserves when making the decision to allow her to open her animal hospital. You won't be sorry, but more importantly there will be many people coming into our city to have Beck care for their pets which will ultimately support other local businesses in the area. We deserve to have her and her hospital in our community.

Thank you again for your consideration,

*April and Bobby Claborn
Community of Marseille
4080 Martel Dr
Cumming, GA 30040
asaken@bellsouth.net*

August 2, 2018

Ashley Johnston
1623 Evanston Circle
Marietta, GA 30062
678.232.2214
Jajohnston83@gmail.com

Attn: Alpharetta City Council Members
City Council Chambers at Alpharetta City Hall
2 Park Plaza
Alpharetta, GA 30009

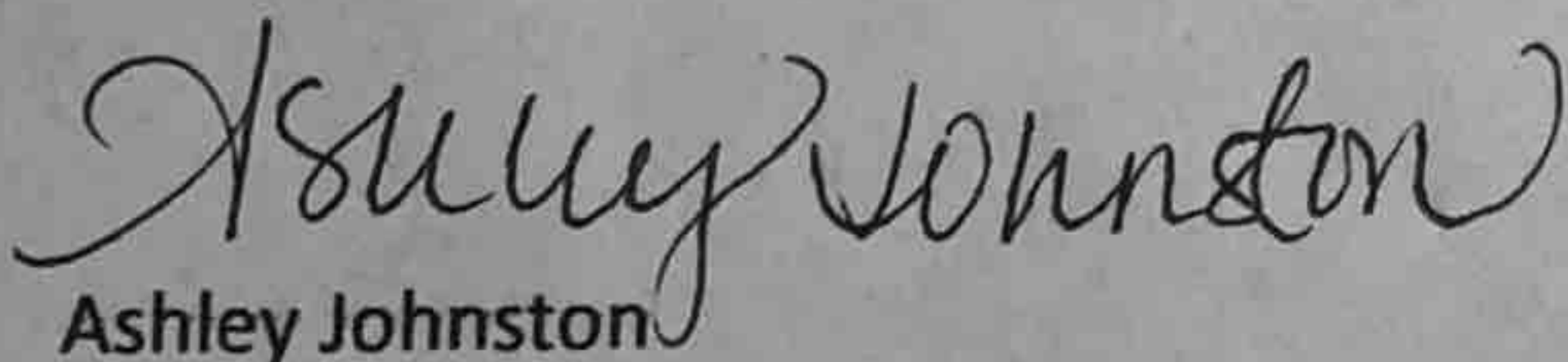
Dear Alpharetta City Council Members,

I am writing this letter to gain zoning approval for Dr. Rebecca (Becky) Banner's private veterinary practice, Paw Patch Animal Clinic.

I have known Becky since 2013 when she went above and beyond to save the life of my dog, Bella. I immediately recognized that she was someone incredibly special and that she truly cared for animals. For the past six years, she has helped both of my dogs and has shown compassion like I have never seen. She has become more than our veterinarian; she has become a very close friend.

I intend to bring my business to Alpharetta specifically because of Becky's practice. I kindly ask that you support Becky in her lifelong dream of opening a veterinary practice. I fully support Becky and know that her practice will be a solid asset in the Alpharetta community.

Sincerely,


Ashley Johnston



Andi Rhys <andirhys@gmail.com>

Letter in Support of Dr. Banner

2 messages

uschiy <uschiy@bellsouth.net>

Sun, Aug 12, 2018 at 6:21 PM

Reply-To: uschiy <uschiy@bellsouth.net>

To: "Andirhys@gmail.com" <Andirhys@gmail.com>

To: Alpharetta City Council

We are residents of the Taylor Oaks Subdivision on Upper Hembree Road which is directly opposite of the future location of Dr. Banner's veterinary clinic. We completely support the rezoning the property at [1150 Upper Hembree Road](#) and are for granting a conditional use permit for the animal hospital.

Ursula and Anand Yogendra

Andi Rhys <andirhys@gmail.com>

Mon, Aug 13, 2018 at 8:10 AM

To: uschiy <uschiy@bellsouth.net>

Got it! Thank you!

[Quoted text hidden]

Andi Rhys <andirhys@gmail.com>

Becky Banner!

3 messages

Bb Benbrook <bbluvsmango@gmail.com>

Mon, Jul 30, 2018 at 6:26 PM

To: andirhys@gmail.com

I moved here from Florida recently; my two rescue pups have been waiting for Becky to be their new vet! What a very special human she is: genuinely caring, giving & kind. We look forward to an expedited opening of her WELL-DESERVED new business!

BeBe Benbrook
[1245 Ridenour Blvd #3205](#)
[Kennesaw GA 30152](#)
Bbluvsmango@gmail.com

Andi Rhys <andirhys@gmail.com>

Mon, Jul 30, 2018 at 6:29 PM

To: Bb Benbrook <bbluvsmango@gmail.com>Cc: Becky Banner <beckybanner@gmail.com>

Thank you so much!! I will be sure to include this in our city council letters.

Best,

Andi

[Quoted text hidden]

Bb Benbrook <bbluvsmango@gmail.com>

Mon, Jul 30, 2018 at 8:15 PM

To: Andi Rhys <andirhys@gmail.com>Cc: Becky Banner <beckybanner@gmail.com>

Great, thanks!

[Quoted text hidden]

August 15, 2018

To the Members of the Alpharetta City Council,

The purpose of this letter is to voice my support for the rezoning of 1150 Upper Hembree Road for the use of Dr. Becky Banner's Animal clinic. My pups, Scooter and Yoda were cared for by Dr. Banner when she had her practice over off of Sandy Plains Road in Marietta for 7 years. Under her heartfelt and professional care, my pups flourished. Unfortunately, when she left the practice and moved to Acworth, my dogs got sick and ultimately had to be euthanized. I believe that their suffering would have been much less if Dr. Banner was readily available for their care instead of part time and so far away from our home.

I can't even put into words how much Dr. Banner cares for her pet patients, but I'm going to try. She is gentle, caring, knowledgeable, professional, sensitive to her patient's owners needs and financial status, compassionate, and I can't express enough what an asset her clinic would be to the Alpharetta area. When I first heard of the location she was proposing, I became ecstatic! I live just over the line in Roswell, 3.1 miles to be exact, and I am anxious to see the outcome of this request so that I can, once again have the GREATEST Vet close to me for my pet children. It will be a great relief to me to know that Dr. Banner has built a facility that will ease the anxiety, stress and worry of her patients and their owners. Her vision for this clinic will be an amazing asset for the area and is sure to bring a whole host of loyal clients to the area. Please consider granting her zoning request so we can once again have our pets cared for by someone we love and trust.

Thank you!

Cheryl Cappelli

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

Ref: CLUP-18-04/Z-18-06/CU-18-06 1150 Upper Hembree Rd

August 19, 2018

Dear Members of the Council,

I support the rezoning of this site to C-1 and I support a conditional use permit be granted for a Small Animal Hospital to Paw Patch Animal Clinic.

Please grant this rezoning and conditional use permit, as I feel it will be an asset to the community to have this plan go forward.

I have known Dr. Becky Banner for many years and she currently treats my cat, Lars and my dog, Duncan. I will continue to keep Lars and Duncan under Dr. Banner's care. In my opinion, if you're fortunate enough to have veterinarian like her, distance doesn't matter.

Regards,

Darcy Lucier

53 Lambeth Drive

Hiram, GA 30141

To the City Council is Alpharetta:

We are writing to express our support for Dr. Banner, and her clinic. Should this measure pass, we intend to bring our business to Alpharetta solely because of Dr. Banner's clinic.

Dr. Banner has been treating our 4 dogs for several years now, as well as treating dogs for several animal rescue groups that we work with. To say she has been outstanding would be an understatement. Dr. Banner is the most compassionate and genuine veterinarian we have ever met. We would not take my animals to anyone else. She is the best.

Best Regards,

Mr. & Mrs. Justin Micovsky
186 Cornerstone Circle
Woodstock, GA 30188

erin.micovsky@gmail.com
678-986-1677

August 13, 2018

Alpharetta City Council
2 Park Plaza
Alpharetta, GA 30009

To Whom It May Concern:

I am writing on behalf of Dr. Becky Banner and the question of granting her a conditional use permit for her animal hospital at 1150 Upper Hembree Road. While I do not live in Alpharetta, I do intend to use Dr. Banner's veterinary services once her new location is open. Several of my friends have used her services and all have highly recommended her to me. I do truly feel that she will be an asset to the Alpharetta community.

Sincerely,

Gina Buchanan
3048 Oglethorpe Way NE
Atlanta, GA 30319
ginabuchanan@bellsouth.net

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

Ref:CLUP-18-04/Z-18-06/CU-18-06 1150 Upper Hembree Rd

Dear Members of the Council,

I am writing to lend my support in regards to rezoning the the above property to C-1 and I support a conditional use permit be granted for a small animal hospital to Paw Patch Animal Clinic.

Please grant this rezoning and conditional use permit, as I believe it will be an asset to the community to have this plan go forward.

I write this not as a resident of Alpharetta, but as client and friend of Dr, Becky Banner. I came to know her as a volunteer for Angels Among Us Pet Rescue. She has cared for my foster dogs with both compassion and professionalism. She has a great heart for the animals and their owners and especially for rescue animals. She has since cared for my personal dog I adopted 1yr ago. She has never been anything less than professional, approachable and personable. The love and enthusiasm for the animals and their owners is undeniable.

Not only would Paw Patch Animal Clinic be an asset to the community, but Dr. Banner would. To know Dr. Banner is to respect her as a professional and love her as a person.

Please grant her request for rezoning and conditional use permit.

Thank you.

Most Sincerely,

A handwritten signature in cursive script that reads "Jan Carroll".

Jeanette (Jan) Carroll
2531 Centennial Commons Vw
Acworth, GA 30102

Jeff Howard
4229 Carillon Trace
Kennesaw, Georgia 30144
July 30th, 2018

Alpharetta City Council
2 Park Plaza,
Alpharetta, GA 30009

Members of the City Council:

My wife, Mary, and I have been in animal rescue for many years. We have been associated with several rescue groups including Angels Among Us which is one of the largest foster based animal rescues in the nation and possibly the world. Mary was the team leader over spay and neuter vetting and I was the Chairman of the Board.

We have worked, personally, with hundreds of dogs many of which spent months in our home rehabilitating from surgeries and treatments indigenous to rescue. This means that we have spent much time with many vets and have a good working knowledge of each doctor's attitude, demeanor, education, skill and general competency.

We were fortunate that our paths crossed Dr. Banner's practice while she was working at Greater Atlanta Veterinarian Medical Group (GAVMG). Our first encounter with Dr. Banner left us with the sense of awe. She had such empathy for the people and animals coupled with knowledge, and skill. It was so obvious her devotion to the animals would place her in the exceptional category. While it is difficult to describe, I left her office with a sense of peace and happiness.

I started asking others, in rescue, if they had ever dealt with Dr. Banner. I quickly discovered she had a following of devoted fosters as well as pet

owners. Immediately, we decided she would be our personal Veterinarian. Furthermore, we started recommending Dr. Banner to families who had adopted our personal foster dogs all of which were thrilled with her care.

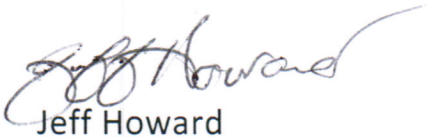
The staff at GAVMG was nice but it was Dr. Banner who was the reason for our return visits. Through the years she has helped us through many crises including heartworms, GI track treatments, surgeries, as well as the loss of our beloved pet. In two weeks, she will be performing surgery on my oldest and most loyal dog, Megan. We only wish the surgery could take place in her new facility.

It has always been our dream that Dr. Banner open up her own clinic so that she can fulfill her vision for compassionate care. We only wish we had the means to make it happen sooner.

We have an opportunity, through your vote, to approve zoning Dr. Banner's new facility. Mary and I have encountered good vets, and some bad vets, but no one quite like Dr. Becky Banner. This property is ideal to facilitate her vision and it is our fondest wish that you approve her zoning request.

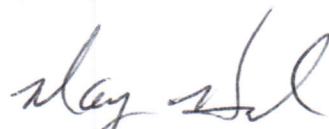
Thank you for your consideration.

Sincerely,



Jeff Howard

Concurrence:



Mary Howard

Andi Rhys <andirhys@gmail.com>

Letter of support Becky Banner

1 message

Artbug <artbug@bellsouth.net>

Sat, Aug 18, 2018 at 12:59 PM

To: andirhys@gmail.comCc: beckybanner@gmail.com, artbug@bellsouth.net

To whom it may concern,

Dr. Becky Banner has been my Veterinarian since 1999.

She is a very rare compassionate, competent, accommodating, and trustworthy individual and truly cares for the animals.

I have and will follow her wherever life takes her and I am sure there are many like me in the Alpharetta and Roswell area.

My loyalty and admiration is well deserved. She has been the most caring, professional Vet my family and pets ever had. She goes the extra step to insure the comfort of the animals, and their family as well. The pets just love her!

Even when we had to put one of our dogs to rest, she was willing and able to alleviate the anguish, fear and distress, making it as comforting for all of us as possible.

Her knowledge and professionalism are exemplary and I am convinced she will be an asset to the Alpharetta community with her large following.

Sincerely,
Karin Schwerd

Sent from my iPad

Andi Rhys <andirhys@gmail.com>

Dr. Banner

1 message

Marc Swales <mwswales@aol.com>

Sat, Aug 18, 2018 at 9:45 AM

To: andirhys@gmail.com

August 15, 2018

To City Council and Staff:

I would like to offer my support and congratulations to the City of Alpharetta for opening up your City to the wonderful Dr. Banner. A city needs a business with a heart and that is what you will be getting when Dr. Banner opens her clinic in Alpharetta.

While I might not be a resident of your city. I will be there at least once a month with my dog. This equates to money being spent in your local economy for food, gas and services.

There are not enough words to say how wonderful a person and great Veterinarian Dr. Banner truly is. Your residents will love her and how she gives back to all in the community.

Thank you for considering her application and I know she will be a welcome addition to your city.

Sincerely,

Kristy Swales
1240 Woolf Valley Court
Acworth GA 30102
678.313.6380
Sent from my iPad

Linda T. Parris
1340 Neese Commerce Rd.
Commerce, GA 30530
706-714-1423

August 15, 2018

To City Council of Alpharetta:

I am writing on behalf of Dr. Rebecca Banner. She is trying to get the property at 1150 Upper Hembree Road rezoned and a conditional use permit granted for an animal hospital.

I have known Dr. Rebecca (Becky) Banner for about five years. We began our relationship professionally through a mutual association with Angels Among Us Pet Rescue, where I volunteer working with the heartworm positive dogs. Becky's caring attitude and knowledge endeared me to her; and, we became friends. She not only has an intense caring for animals; but, cares deeply about the welfare and well being of everyone.

I don't live very close to Becky, nor to Alpharetta, where she wants to open her practice on 1150 Upper Hembree Road. But, I have recommended quite a number of friends and acquaintances to her, most who are now happy clients of hers. Should this measure pass, I will continue to highly recommend her to anyone and everyone who might be anywhere close to her practice. And, I know others who will follow her to Alpharetta.

I'm sure the addition of this animal practice will not only more bring more revenue to Alpharetta; but, with the quality of care Dr. Banner gives her patients and clients and neighbors, will add to the excellent reputation of this town.

Thank you for your consideration!

/s/

Linda T. Parris

August 6, 2018

Dear Council Members,

My name is Lisa Pla and I'm writing today to support my Veterinarian and friend, Dr. Becky Banner. I could write pages and pages about this wonderful human being, but I will be brief and to the point. I'm the owner of 3 dogs, all of whom are rescues and clients of Dr. Banner for over 5 years.

My mother worked with her, at a prior office, several years ago and they have remained friends. I adopted my youngest furbaby from a rescue that solely obtained vet care from the practice where Dr. Banner was working. Coincidence? I think not. She has provided the best care, has amazing knowledge of animals and truly loves them. I've never had a Vet literally get down on the floor with the dogs and make them feel so comfortable, with hugs, kisses and love that makes them feel safe. At a place where they get poked and prodded, are scared once they walk in the door, she shows them the love and affection to put them at ease.

We had to have our Boston Terrier, Hank, euthanized 2 years ago. I rushed him to her, with my 16 year old daughter, and she set us up in a beautiful room, giving us as much time as we needed to say goodbye. She explained the entire process of what would happen and made a devastating experience, bearable. I also foster dogs and Dr. Banner is there for me. I can text her, any time, and she's available with advice and a solution.

I live in Kennesaw and work in Woodstock, almost to Roswell. I would follow Dr. Banner anywhere, as I know my dogs would be in the best hands and that they, and I, truly love her.

Please approve this facility! It will bring people to Alpharetta, who may not go otherwise, to help the economy grow. I could bring a dog or 2 for their annual and then find a dog friendly restaurant in the area and buy lunch! Find a park to visit. Take them to the local PetSmart to pick out a toy. I don't see how this would NOT be a win-win for all involved.

Regardless of your decision, I know for a fact, that me and many others, will follow Dr. Banner to the ends of the earth. She truly deserves to be wherever she wants to land, and you should be honored that she chose Upper Hembree Road in Alpharetta.

Thank you for your time.

A handwritten signature in cursive script that reads "Lisa Pla".

Lisa Pla
3646 Southwick Dr. NW
Kennesaw, GA 30144

Andi Rhys <andirhys@gmail.com>

Dr. Becky Banner

2 messages

Merrillee Waterstone <mwaterdc@aol.com>

Sat, Aug 4, 2018 at 3:22 PM

To: andirhys@gmail.com

I also want to convey my support for Dr. Becky Banner.

As all of her friends and patients have said....she is one of the finest persons that I have met.

She kind, caring, compassionate not only to our animals but also to the people in her life. Her business would be an asset to the community.

I would totally support her in any endeavor that she pursues.

Dr. Merrillee Waterstone DC

[2180 Carefree Cir.](#)

[Marietta, GA 30062](#)

[770-565-1721](#)

Andi Rhys <andirhys@gmail.com>

Sat, Aug 4, 2018 at 4:53 PM

To: Merrillee Waterstone <mwaterdc@aol.com>

Thank you Merrillee! I will be sure this email is printed for the city council.

We appreciate the support!!

[Quoted text hidden]

Michael A. Miller
1631 White Cir. NW #1111
Marietta, GA 20066

August 15, 2018

The Honorable Jim Gilvin, Mayor
Members of the City Council
2 Park Plaza
Alpharetta, GA 30009

Regarding: CLUP-18-04/Z-18-06/CU-18-06 Animal Hospital
1150 Hembree Rd

Dear Mayor Gilvin and Members of the City Council,

I am submitting this letter for consideration in the matter of Rezoning the property located at 1150 Upper Hembree Road and in support of Dr. Becky Banner's request.

Dr. Banner has never failed to show herself as a loving, caring and highly skilled veterinary professional to me and to my dog, George. Georgie is 13 years old and has seen many veterinarians in many cities. Never before has he been so happy to visit Dr. Becky. Dr. Banner is a top-notch vet with top notch people- and pet-skills, and there is absolutely no question in my mind that she would be a valuable asset to the City of Alpharetta.

I also know that people who love their pets and have great veterinarians love their veterinarians as well, and will take their business to wherever that medical professional moves. I know I will bring more business into Alpharetta, and am certain others who believe in Dr. Banner will do the same.

I thus request that you give favorable consideration and approval to rezoning 1150 Upper Hembree Road and allowing Dr. Becky Banner the opportunity to serve the Alpharetta community.

Respectfully submitted,



Michael A. Miller



Andi Rhys <andirhys@gmail.com>

Dr Banner letter of support

2 messages

Nichole <coleryan86@gmail.com>

Sun, Aug 19, 2018 at 7:53 PM

To: Andirhys@gmail.com

Hi Andi!

I'm sorry this is not in word format. I'm typing from my phone rather than computer.

Will this work? See below.

Thank you!

Nichole

City Council of Alpharetta:

I am writing in regards to the proposal for rezoning of the property Dr Rebecca Banner wishes to open a successful veterinary practice on. This property is in a location conducive to the safety of the animals she will treat in that it is not in a strip mall setting like so many veterinary clinics are, which adds fear to many dogs and cats visits due to the heavy car activity. This proposed location will create a warm and welcomed feel for pets, as well as the residents.

It would be the City of Alpharetta's privilege to have such a compassionate and talented veterinarian. Dr Rebecca Banner provides top of the line veterinary care and is the most well respected individual; a friend to everyone she meets.

I will bring my business to the city of Alpharetta, traveling an hour to see her because there simply is no one I trust more with my animals.

Dr Banner will be a wonderful asset to the Alpharetta community!

Sincerely,

Nichole Martinez

[1244 Nottoway Trl](#)[Marietta 30066](#)

630-220-3688

Sent from my iPhone

Andi Rhys <andirhys@gmail.com>

Sun, Aug 19, 2018 at 7:56 PM

To: Nichole <coleryan86@gmail.com>

I have this! Thank you!

[Quoted text hidden]

August 14, 2018

City Council of Alpharetta:

I am a resident of Sandy Springs and am writing to tell you that it is a mistake to not have Dr Becky Banner and her clinic at 1150 Upper Hembree Rd as a part of Alpharetta. I have known Becky for years and since the first time I met her she has always been the most positive, happy, welcoming, bend over backwards for you, give you the shirt off her back person as the day I met her. No matter what is thrown at her, and she has been through a lot of tough stuff in her life, she remains happy and positive. She always thinks of others first. She has put a lot of thought and effort into this clinic. This has been a dream of hers for many years, and she is so close to finally having her dream come true. She keeps the community in mind when making decisions that could affect them, such as no outdoor kennels, sound proof walls, etc. She wants this to be a warm and welcoming place for the community. I have seen some aggressive dogs that no one could get near lay down and roll over as soon as Becky enters the room with them. If animals know how wonderful she is, you should too! If you have not met her, please take the time to meet her. You will change your mind as soon as you do. I personally have never met another person like Becky. They broke the mold after she was born. There is no one more deserving of this than her. She will bring so much good to the community. Should this measure pass, I intend to bring my business to her clinic/Alpharetta to bring my 2 dogs (which are my children as I never had the 2-legged kind). I will drive any distance to go to her for her service. She is that wonderful!

Thank you for your time and consideration!

Niki Lucas
9710 Roberts Dr
Atlanta, Ga 30350
404-895-1415
niki.lucas@gmail.com

August 15, 2018

Greetings City Council of Alpharetta,

I am writing to give my support to Dr. Becky Banner in her re-zoning quest to make 1150 Upper Hembree Rd into Paw Patch Animal Clinic. She was made to help animals. She'll get down on the floor with her patients and she listens. Even when it's incredibly busy, she takes the time to listen and give your pet the attention they deserve from a doctor. Even when she asks you how you are, she genuinely cares about the answer.

Not only does she care for you and your pet during their life, she also takes care of you at the end. In April 2017, my elderly bulldog Annie ended up at the emergency vet and we discovered a mass near her heart. Of course the next day we went to Dr. Banner to see what we could do. She talked us through options, but as they took her to the back, I guess it was Annie's time and her heart stopped. If you've ever really owned a dog you know this means the death of a family member. Of course I am crushed and it's suddenly my 4-year-old son's first time dealing w death. Dr. Banner was also upset and gives us condolences. A few days go by and I receive a hard, flat envelope in the mail. Inside is a book: Dog Heaven. And inside, a sweet note is written. I'm pretty sure the vet practice did not send this book to me-it was Dr. Banner. She is an amazing and caring soul and will be a great asset to your community.

Sincerely,

Nikki Murphy

1870 Branch View Dr

Marietta, GA 30062

nikki@murphyp.com

August 18, 2018

Dear City Council of Alpharetta,

As residents of Milton, GA, we are writing in support of rezoning the property at 1150 Upper Hembree Rd. Roswell, GA 30076 and for granting a conditional use permit for the animal hospital in question.

Becky Banner is a wonderful person and a highly skilled Veterinarian and the communities in and around Milton would benefit greatly from her clinic opening in Alpharetta. Her love of animals and pets is far beyond any vet I've had experience with. As pet owners for many years, we would love to have Becky Banner in the area to care for our Newfoundland, Tucker, should we need it. By allowing Becky to open her clinic, our neighbors will experience a different level of care, quality and service because she is more focused on building relationships than she is upselling unneeded services, tests and medications, which we've experienced all too often from multiple vets we've been to.

Additionally, we believe Independent businesses make neighborhoods healthy, grounded and innovative to move them forward and we hope you will give Becky Banner's proposal the necessary attention it deserves. She will serve Alpharetta well!

Sincere Regards,

Pam and Lee Panosian

pjpanosian@hotmail.com

Dear City Council of Alpharetta,

I am writing this in support of Dr. Becky Banner who is applying to open her new veterinary clinic & animal hospital (Paw Patch)

The German philosopher Kant once said "....We can judge the heart of a man by his treatment of animals....". This could not be more a more accurate description of Dr. Becky Banner. I became involved with a wonderful rescue group , Angels Among Us Pet Rescue, almost 6 years ago . Although I had never had a pet growing up, a friend of mine shared their Face Book profile with me. I saw a picture of a sad little guy (a Golden Retriever/Beagle mix). He had been picked up as a stray & had been neutered & had a mass removed from his back. He was laying on a cold floor in a chain link cage. " Boyd" looked so alone , sad & deserted. I knew I had to rescue him & foster him to find him a new home. Dr. Banner generously donates her time & resources to this group. I took Boyd to her have her check him out & it was love at first sight, for me, Boyd & Dr. Banner. Since then I have fostered well over 20-30 dogs. ALL of them were taken care of by Dr. Banner. Never I have a seen such love & compassion for animals while watching Dr. Banner. She also helped to guide me on how to to care for my many charges. By -the way- I ultimately adopted Boyd & he now has two " sisters" (Maddie & Lady – two precious Beagles). All of them are rescues, a little older & Dr. Banner is particularly good with seniors (me & the dogs). They are so lost & damaged & I like to think we have made a big difference for them.

There was a major outbreak of canine flu several years ago. It was so serious that vets would not even allow potentially sick dogs into their clinic. When I contacted Dr. Banner about Maddie – she said to bring her right put. They would not let her in – but Dr. Banner & a tech came outside – in record setting heat temperatures – to give her a thorough exam & some antibiotics. Fortunately , she did not have the flu . With Dr. Banner's help she bounced right back.

I know her practice & this clinic will be a major asset to Alpharetta. She already has a major following. I was driving from Decatur to Marietta to see her . Her influence is far reaching & I will follow her now from Smyrna to Alpharetta.

Please give her your support in this endeavor. Her neighbors will love her & she will be a huge positive addition to the community.

Thanks so very much,

Rick Dent

454 Concord Road SW , Smyrna GA 30082

e-mail : rickdent4@msn.com---- phone : 404-326-6451

August 10, 2018

City Council of Alpharetta

To whom it may concern:

We adopted Livia, our beloved pet, from Angels Among Us. Dr. Rebecca Banner provided a great service overseeing her care during her foster home. Upon adoption we continued with Dr. Banner upon recommendation of her sincere and expertise care. We were not disappointed.

We have looked forward to Dr. Banner's new veterinary location for providing her continued care of all beloved fur babies. She will be an asset to the community.

We thank you for the opportunity for giving Dr. Banner a good home for her important practice.

Frank and Sandra Layne
770-977-3477

Scarlett Melton

130 Steeple Gate Ln
Roswell, GA 30076
(404) 384-8444
scarlettmelton@gmail.com

6th of August, 2018

Alpharetta City Council

Alpharetta City Hall
2 Park Plaza
Alpharetta, GA 30009

To Whom It May Concern,

I am writing in support of Paw Patch Animal Clinic, a potential new business seeking your approval. Dr. Becky Banner, the owner of Paw Patch has been a friend and veterinarian to our family for over 10 years. You will be hard pressed to find a more caring and competent person and doctor. Dr. Banner's clinic will offer a much needed respite from a world of big box vet companies buying up the little guy at the detriment of patient care and human interaction. I know from first hand experience that she offers individualized treatment as well as that personal touch that is so often lacking from medical professionals these days.

I have seen the plans for her clinic and feel assured that you and her surrounding neighbors should have no qualms about approving her application for zoning change. She has put much thought into making her clinic aesthetically pleasing, as well as secure and safe for her patients as well as the surrounding areas. Small private businesses such as Dr. Banner's clinic are the backbone that every city should wish to build upon. By supporting them, you are supporting community involvement and growth organically from your own citizens, not from outside corporations.

I look forward to bringing my pets to Dr. Banner's clinic for years to come and hope that you will allow her to move forward with her dream of becoming a small business owner in your city.

Sincerely,

Scarlett Melton, MMSc, PA-C

Becky Banner,

From the bottom of my heart, there aren't enough words to describe what a great human being she is!!!

It was 2 years ago my 9 year old Bulldog had become severely ill w/ Hemolytic anemia (a condition in which red blood cells are destroyed and removed from the bloodstream before their normal lifespan is over. These cells carry oxygen to your body). To top it off my precious Zoe also develop phenomena at the same time. Wow, the odds were against her!

When this occurred I had never met Becky, she happened to be a close friend to my Aunt, Karen Curia. My Aunt put me in touch with her as a 2nd source of feedback. Advising "Becky's great she'll be happy to talk w/you" and that she sure did! She went above and beyond!!! I credit Becky for saving my dogs life and she never once met or examined her. How did she do this, well...I had real challenges with the urgent care facility my dog was at here in ILLINOIS. Becky took time from her busy schedule in Georgia to review all the status update e-mails I was sending her from urgent care. She had even shared the "Go Fund Me" page I had posted on my Facebook hoping fellow animal lovers no matter what state they lived in would help. There came a point the facility made me feel there was minimal hope, I had an appointment to put my precious Zoe down in the morning, when Becky heard this she called the urgent care facility here to discuss the efforts being made and a treatment plan going forward. Had Becky not taken the time to do this the outcome would have been completely different!!! My Bulldog pulled through! I have since had the privilege of meeting Becky in person and keep a picture of her out at my home as a constant reminder without her I wouldn't still have the pleasure of still having Zoe. It had also turned out my rough experience with this particulate urgent care did not end with their service, Becky had suggested I carefully review certain charges on my bill, sure enough some had not been fairly warranted. On top on everything she did, she also didn't want me to be taken advantage of. How very fortunate Alpharetta would be to have such a First class, honest, caring, sincere, compassionate veterinarian. All the best to you Becky Banner and The Paw Patch! It would be a facility I would certainly bring my pets to.

Sheila Curia

967 Sycamore Ln

Bartlett, IL 60103

847 922-4342

August 9, 2018

To: City Council of Alpharetta

This letter is intended as a means to state that should measure pass and allow Dr. Becky Banner to open up her new veterinary practice at 1150 Upper Hembree Rd in Alpharetta, I will be bringing my business to Dr. Banner for the well being of my pets.

Dr. Banner is an integral part of my pets veterinary care and would be a huge asset to the community.

Sincerely,

Susan Hatefi

424 Hathaway Avenue

Woodstock, Ga 30188

Selias0918@gmail.com

July 31 2018

With respect, to City Council.

I am writing you today to hopefully help you consider changing the zoning needed for Dr Becky Banner to open her vet clinic Paw Patch.

Dr Banner is an amazing and very skilled veterinarian. Beyond her skill is her devotion to practicing safe and stress free medicine for her patients. What this translates to is a woman, that goes above and beyond, on duty or off, and much of the time on the floor to insure the best possible treatment for our beloved pets. She tends to them as if they were her own, and on the sad occasions that our senior pets have had to pass on, she's right there with us the whole way, tears and all.

Though I don't live in Alpharetta, I live in Marietta, Cobb county, I will be bringing my business to your town specifically because of Dr Banner being there.

I hope that you get an overwhelming outpouring of support for this endeavor and this amazing woman's dream.

Thank you for your time,

I hope to see you soon, at Paw Patch,

Mrs. Teri Tapia ... Xavier, Rory, Logan, and Wee (aka Mischief)

Sent From:

Teri Tapia

1750 Bonnterre Drive

Marietta, Ga

30115

770-356-6467 (please leave a msg if you call and I don't answer)

Terri Brooks
6871 Peachtree Dunwoody Road, #210
Sandy Springs, GA 30328

August 15, 2018

The Honorable Jim Gilvin, Mayor
Members of the City Council
2 Park Plaza
Alpharetta, GA 30009

Regarding: CLUP-18-04/Z-18-06/CU-18-06 Animal Hospital
1150 Hembree Rd

Dear Mayor Gilvin and Members of the City Council,

I am submitting this letter for consideration in the matter of Rezoning the property located at 1150 Upper Hembree Road and in support of Dr. Becky Banner's request.

Dr. Banner has never failed to show herself as a loving, caring and highly skilled veterinary professional to me and to my dog, Annie. Annie is 11 years old and was rescued off the streets of Cartersville in 2013. Dr. Banner was the veterinarian that performed surgery on her broken hip and has helped us many times over the years. Annie is always excited when I ask her if she wants to go see Dr. Becky. Dr. Banner is a top-notch vet with top notch people- and pet-skills, and there is absolutely no question in my mind that she would be a valuable asset to the City of Alpharetta.

I also know that people who love their pets and have great veterinarians love their veterinarians as well, and will take their business to wherever that medical professional moves. I always refer anyone with pets to Dr. Banner and am certain others who believe in Dr. Banner will do the same.

I thus request that you give favorable consideration and approval to rezoning 1150 Upper Hembree Road and allowing Dr. Becky Banner the opportunity to serve the Alpharetta community.

Respectfully submitted,

A handwritten signature in cursive script that reads "Terri Brooks". The ink is dark and the signature is fluid, with a large, stylized 'T' and 'B'.

Terri Brooks

To Whom It May Concern,

There are not enough amazing words to describe Dr. Banner. I am the type of person who thinks of my dogs as my children, not pets. Therefore, I only want and do what is best for them. Before meeting Dr. Banner, I thought I had the best vet around. Then, I came across an amazing veterinarian while volunteering through Angels Among Us Pet Rescue. Dr. Banner is one that goes above and beyond the call of duty to care for her vet patients. She will go out of her way and do all that she can to help. She has been, and will always be, the veterinarian that our organization goes to for questions or complicated cases. Dr. Banner has been the only veterinarian I've seen that will literally get down on the floor with my dogs to make them feel comfortable and stress-free at the vet. I have traveled 45mins to an hr depending on traffic to bring my dogs to her. Living in Sandy Springs I will continue to go where ever she goes and if it's Alpharetta I will be happy since she will be closer then she was before. No matter where Dr. Banner is I will continue to follow her. She always has a big smile on her face that is contagious. Not only is Dr. Banner an amazing vet, but an amazing person and friend with a big heart. With her dedication, drive, and compassion, Dr. Banner would be a huge asset to the community.

Tracey Jones

270-903-3510



Andi Rhys <andirhys@gmail.com>

Dr. Becky Banner letter of support

1 message

sn <sal-yuki@comcast.net>

Mon, Aug 20, 2018 at 12:40 AM

To: andirhys@gmail.com

Hello,

I am writing this to tell you how much Becky Banner has been a huge part of our life and we are very excited for her to have her new clinic in Alpharetta. I have been going to her for 7 years with my little dog, Gino. She is the most honest and caring veterinarian I have ever known. She will answer my texts if my little guy is having a problem and she will call or text me back. She truly cares and I appreciate her for that. She is not your average veterinarian that will have you bring your dog in for extra stuff to nickel and dime you. She really cares about her clients and that's why we all keep coming to her no matter where she was working. She has many other dedicated clients that have taken their pets to her no matter where she has been working, including myself.

I do hope that she will be opening her new clinic soon. It would be great since so many of her clients including myself live in the Alpharetta area. Not to mention all the new people that will be able to take their pets to her in this dog/pet friendly community. Becky is the best and I support her and her new clinic 100%. Thank you for your time and please feel free to email me back if you need any other info.

Yuki Neary

Sent from my iPhone

Dear Alpharetta City Council,

I am for rezoning the property at
1150 Upper Hembree Rd and for granting a
Conditional use permit for the animal hospital.

Dr. Becky Banner is an incredible vet and person
and will be such a great asset to our
community. As an Alpharetta resident, I cannot
stress enough what a value Becky will be
to this area.

Best,
~~Kim B. Delbridge~~
Kim Delbridge
5625 Shepherds Pond
Alpharetta, GA 30004
(678) 313-5427

August 15, 2018

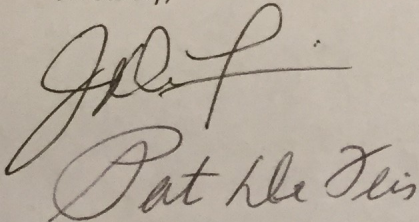
Alpharetta City Council

Reference: Rezoning of 1150 Upper Hembree Road

Dear Council Members:

I am writing on behalf of my wife and me in full support of the rezoning of 1150 Upper Hembree Road and for granting a conditional use permit for the same address. Pat and I have lived in the Windward community in Alpharetta for 31 years. We've seen many changes and much growth over 3 decades and Alpharetta remains a great place to live due to smart development. We have traveled to Marietta to use the services of Dr. Becky Banner, despite having a clinic nearby. We believe Dr. Banner's excellent services and reasonable prices will be an asset to our community, in general, and our pet owners, in particular.

Sincerely,

A handwritten signature in cursive script, appearing to read "Pat & John De Feis". The signature is written in dark ink and is positioned above the printed contact information.

Pat & John De Feis
710 Willow Overlook
Alpharetta, GA 30005
770-475-1734
Jdefeis1@att.net
patd3500@att.net



Fwd: 1150 Upper Hembree Road

1 message

Becky Banner <beckybanner@gmail.com>
To: Andi Rhys <andirhys@gmail.com>

Tue, Aug 21, 2018 at 3:39 PM

----- Forwarded message -----

From: **Gary Blackstad** <gary.blackstad@gmail.com>
Date: Mon, Aug 20, 2018 at 9:52 PM
Subject: 1150 Upper Hembree Road
To: <beckybanner@gmail.com>
Cc: <steven@vorefamily.net>, <lzmail@protonmail.com>, <gjfadden857@comcast.net>

This is to advise, the following Birch Hollow residents have no objection to locating Paw Patch Animal Clinic at 1150 Upper Hembree Road, provided:

- Leyland Cypress evergreens are planted across the rear property border
- Privacy fence (not chain link) is installed connected to the building
- No overnight kenneling or free-roam exercise in open areas
- Animal excrement collected regularly to avoid odor
- No flood lights pointing at adjacent residences on Birch Hollow Drive

Gary & Cindy Blackstad
Steve & Hillary Vore
Garrett & Jessica Fadden



Fwd: 1150 Upper Hembree Road

1 message

Becky Banner <beckybanner@gmail.com>

Tue, Aug 21, 2018 at 10:02 AM

To: Andi Rhys <andirhys@gmail.com>, Paul Girardeau <paul.girardeau@abri-ds.com>

Here is another!!!

----- Forwarded message -----

From: **Izmail** <Izmail@protonmail.com>

Date: Mon, Aug 20, 2018 at 10:07 PM

Subject: Re: 1150 Upper Hembree Road

To: Gary Blackstad <gary.blackstad@gmail.com>, <beckybanner@gmail.com>

Cc: <steven@vorefamily.net>, <gjfadden857@comcast.net>

Hi,

In agreement with the proposed accommodations for 1150 Upper Hembree Rd. Provided C1 permit is conditional to only this owner/usage. Any change in usage / operator/owner should invalidate C1 code.

Peter and Georgina Latka

Sent from ProtonMail Mobile

On Mon, Aug 20, 2018 at 9:52 PM, Gary Blackstad <gary.blackstad@gmail.com> wrote:

This is to advise, the following Birch Hollow residents have no objection to locating Paw Patch Animal Clinic at 1150 Upper Hembree Road, provided:

- Leyland Cypress evergreens are planted across the rear property border
- Privacy fence (not chain link) is installed connected to the building
- No overnight kenneling or free-roam exercise in open areas
- Animal excrement collected regularly to avoid odor
- No flood lights pointing at adjacent residences on Birch Hollow Drive

Gary & Cindy Blackstad

Steve & Hillary Vore

Garrett & Jessica Fadden



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: ELLE TAYLOR

I. AGENDA ITEM TITLE: PH-18-06 10 CUMMING ST HISTORIC DESIGNATION

CITY COUNCIL: AUGUST 26, 2018

This item was heard at the August 9, 2018 Historic Preservation Commission meeting. Staff recommended approval. One person asked a question concerning the restoration of the property. After discussion, the Historic Preservation Commission recommended to approve the item. Vote (5-0)

II. RECOMMENDATION:

Approve PH-18-06 10 CUMMING ST HISTORIC DESIGNATION

III. REPORT IN BRIEF:

The applicant, Frank Duffy, 10 Cumming Street is requesting that the property be designated as Historic. The subject property is located at 10 Cumming Street.

DISCUSSION

The submitted request, if approved, will allow the applicant to change the property status from Contributing Historic Property to be designated as Historic per the Historic Preservation Ordinance.

The property meets the Criteria for Designation:

The R.D. Manning House possesses historic significance and association as a home to one of the founding families of Alpharetta.

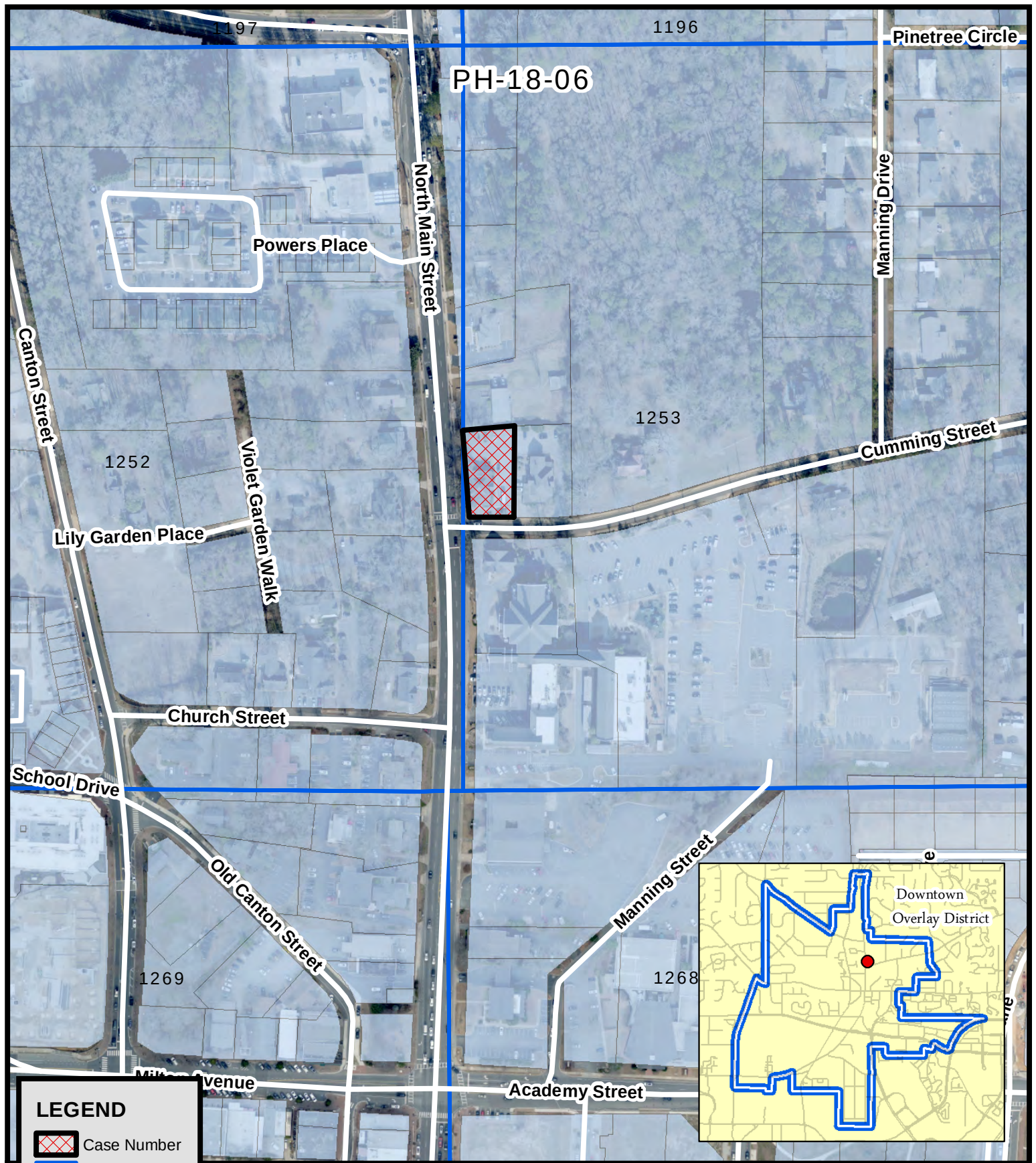
It is deemed worthy of preservation, as it is 107 years old and representative of the Craftsman / Prairie Style home popular in the 1930's.

Tracy Ward, the downtown consultant for the City, noted that the columns on the front of the home are not original. The architecture most closely represents a combination of Prairie and Craftsman Styles.

The Georgia Historic Preservation Trust does not recommend the designation of this property as an individual landmark due to loss of exterior integrity due to the enclosure of the front porch such that it no longer reads as the Craftsman style. They do however; recognize the City's authority to make this decision on a local level.

IV. ATTACHMENTS:

- Criteria for Historic Designation



Location Map 10 Cumming Street Historic Designation

PH-18-06
D/LL: 2/2/1253
PC Date: 8/9/18
CC Date: 8/27/18

Location Map Provided by:
Community Development - GIS



AN ORDINANCE TO AMEND SECTION 2.9 HISTORIC PRESERVATION INCENTIVE ZONING OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ALPHARETTA, GEORGIA; TO ADD APPENDIX B HISTORIC RESOURCES INVENTORY – DESIGNATED HISTORIC BUILDINGS; TO ADD 10 CUMMING STREET TO APPENDIX B HISTORIC RESOURCES INVENTORY – DESIGNATED HISTORIC BUILDINGS; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

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

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

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

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

WHEREAS, the City Council desires to amend Section 2.9 Historic Preservation Incentive Zoning of the Unified Development Code for the foregoing purposes; and

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

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

Section 1: **Section 2.9 Historic Preservation Incentive Zoning** of the Unified Development Code is hereby amended to add Appendix B Historic Resources Inventory – Designated Historic Buildings.

Section 2: **Section 2.9 Historic Preservation Incentive Zoning** of the Unified Development Code is hereby amended to add 10 Cumming Street to Appendix B Historic Resources Inventory – Designated Historic Buildings.

Section 3: If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City

Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

Section 4: This Ordinance shall be effective immediately upon its adoption by the City Council and incorporated into The Unified Development Code of the City of Alpharetta, Georgia. This Ordinance hereby repeals any and all conflicting ordinances and amendments.

SO ORDAINED this the _____ day of _____, 2018.

Approved:

Jim Gilvin, Mayor

Attest:

COUNCILMEMBERS

Coty Thigpen, City Clerk
(Seal)

Approved as to Form:

C. Sam Thomas, City Attorney

APPENDIX B - HISTORIC RESOURCES INVENTORY—DESIGNATED HISTORIC BUILDINGS

[illegible]

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

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

Contact Information:

Contact Name:

FRANK DUFFY

Telephone:

770-367-2642

Address:

10 CUMMING ST.

Suite: _____

City:

ALPHARETTA

State:

GA

Zip:

30009

Fax: _____

Mobile Tel:

770-367-2642

Email:

frankwithduffyrealty@gmail.com

Subject Property Information:

Address:

10 CUMMING ST.

Current Zoning:

Commercial

District:

2

Section:

2

Land lot:

1253

Parcel ID:

2248112530399

Proposed Zoning: _____

Current Use:

Office

This Application For (Check All That Apply):☒ Other

(Specify):

Designation of Historic
Property

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: Frank Duffy

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: NONE

Position: _____

Description of Contribution: N/A

Value: _____

Description of Contribution: N/A

Value: _____

Description of Contribution: N/A

Value: _____

Description of Contribution: N/A

Value: _____

Description of Contribution: N/A

Value: _____

Campaign Contribution Information:

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

Signature: [Signature]

Date: 4/23/18

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name:

PROPERTIES OF DUFFY, LLC
FRANK DUFFY

Telephone:

770-367-2642

Address:

10 CUMMING ST.

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.

Identify Authorized Applicant:

Name of Authorized Applicant:

FRANK DUFFY
Properties of Duffy, LLC.

Telephone:

770-367-2642

Address:

10 CUMMING ST.

Suite:

City

ALPHARETTA

State:

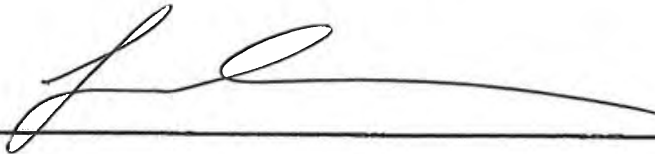
GA

Zip:

30009

So Sworn and Attested:

Owner Signature:



Date:

4/24/18

Notary:

Notary Signature:

Paul H. DeLuna

Date:

4/24/18



10 Cumming Street Historic Designation

DESIGNATION OF A HISTORIC PROPERTY

10 Cumming Street

a. Is the property of historic, cultural, aesthetic or architectural significance to the City, the region, the State, or the nation; or

This property was home to a member of one of the founding families of Alpharetta – The Manning family.

b. Does the property possess historic integrity (in terms of its location, design, setting, materials, workmanship, feeling, and association) for all periods related to the significance of the property; and

c. Is the property deemed worthy of preservation (and the benefits available due to such status) following reasons:

i. It is an outstanding example of a building representative of its era and over 75 years old;

Fulton County Tax Records list the property as being built in 1911. It is 107 years old.

ii. It is one of the few remaining examples of a past architectural style or type and over 75 years old; or

Craftsman Style Home

The home was most likely a combination of "Prairie" and "Craftsman" styles that were popular in the 1900-1930's.

iii. Is The property a place associated with an event or person(s) of historic or cultural significance to the City, the region, the State, or the nation and over 75 years old.

It is known as the R.D. Manning House. The Manning family is one of the founding families of the City of Alpharetta. The Family owned a store believed to be just north of the downtown City Park on North Main Street. R.D. Manning was president of Milton County Bank and an insurance agent. He and wife Lizzie were reporters for the North Fulton Herald newspaper in their later years.

WHEN RECORDED PLEASE RETURN TO
DREGER, COYLE, BERGMAN & PIESCHEL, LLC
2520 NORTHWINDS PARKWAY, SUITE 375
ALPHARETTA, GA 30004
(678) 566-6900 (678) 566-6939 FAX

RE: 115803 - PROPERTIES OF DUFFY - JHO

Dead Book 46695 Pg 35
Filed and Recorded May-05-2008 08:30am
2008-0105284
Real Estate Transfer Tax \$640.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

STATE OF GEORGIA
COUNTY OF FULTON

WARRANTY DEED

This Indenture made this 29TH DAY OF APRIL, 2008, between PAMELA D. SESSIONS, as party or parties of the first part, hereinafter called Grantor, and PROPERTIES OF DUFFY, LLC, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00) DOLLARS** and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

SEE EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

This conveyance is subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of Grantor and all others claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor had hereunto set grantor's hand and seal this day and year first above-written.

Signed, sealed and delivered in the presence of:

WITNESS

PAMELA D. SESSIONS

(Seal)

NOTARY PUBLIC

James E. Coyle
Notary Public
Fulton County, Georgia
April 12, 2011

Deed Book 46695 Pg 36
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 1253 of the 2nd District, 2nd Section, Fulton County, Georgia; and being more particularly described as follows:

BEGINNING at a point located at the intersection of the northerly right-of-way of Cumming Street (having a 40-foot right-of-way) with the easterly right-of-way of State Route 9 (having an 80-foot right-of-way, and also being known as North Main Street); running thence along the easterly right-of-way of State Route 9 north 04 degrees 52 minutes 26 seconds west, a distance of 164.2 feet to an iron pin found at the corner of property now, or formerly, owned by T. Ashley Haywood; running thence along the property line of property now, or formerly, owned by T. Ashley Haywood north 82 degrees 58 minutes east, a distance of 97.67 feet to an iron pin found; thence run south 00 degrees 58 minutes 30 seconds west, a distance of 174.99 feet to an iron pin found on the northerly right-of-way of Cumming Street; thence along the northerly right-of-way of Cumming Street, south 89 degrees 34 minutes 12 seconds west, a distance of 80 feet to the Point of Beginning.





CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: ELLE TAYLOR

I. AGENDA ITEM TITLE: PH-18-07 40 CUMMING ST HISTORIC DESIGNATION

CITY COUNCIL: AUGUST 26, 2018

This item was heard at the August 9, 2018 Historic Preservation Commission meeting. Staff recommended approval. One person asked a question concerning the restoration of the property. After discussion, the Historic Preservation Commission recommended to approve the item. Vote (5-0)

II. RECOMMENDATION:

Approve PH-18-07 40 CUMMING ST HISTORIC DESIGNATION.

III. REPORT IN BRIEF:

As required by Zoning Condition # 9 for CLUP-17-02/Z-17-04 Taylor Morrison / 40 Cumming Street on September 25, 2017, the applicant is requesting that the property be designated as Historic. The subject property is located at 40 Cumming Street and is known as the Lewis Manning House.

DISCUSSION

The submitted request, if approved, will allow the applicant to change the property status from Contributing Historic Property to designated as Historic per the Historic Preservation Ordinance.

The property meets the Criteria for Designation:

The Lewis Manning House possesses historic significance and association as a home to one of the founding families of Alpharetta.

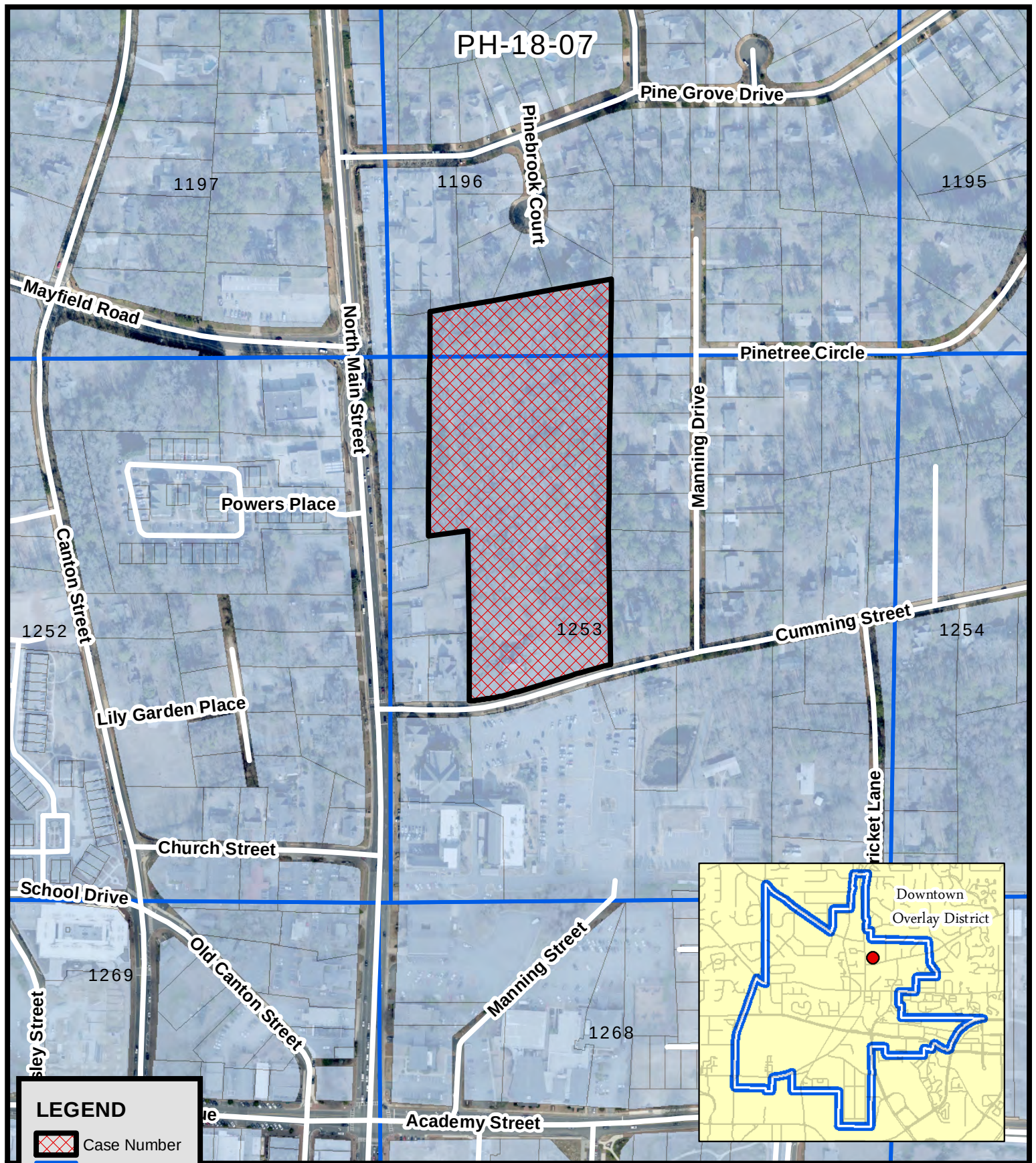
It is deemed worthy of preservation as it is 123 years old and is an outstanding representative of a Queen Anne Style home.

Tracy Ward, the downtown consultant for the City agrees that this property should be designated as Historic.

The Georgia Historic Preservation Trust supports the designation because of its significance as an outstanding example of the Queen Anne style.

IV. ATTACHMENTS:

- Criteria for Historic Designation



LEGEND

- Case Number
- Land Lots
- Tax Parcels

Location Map 40 Cumming Street Historic Designation

PH-18-07
D/LL: 2/2/1196, 1253
PC Date: 8/9/18
CC Date: 8/27/18

Location Map Provided by:
Community Development - GIS



AN ORDINANCE TO AMEND SECTION 2.9 HISTORIC PRESERVATION INCENTIVE ZONING OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ALPHARETTA, GEORGIA; TO ADD APPENDIX B HISTORIC RESOURCES INVENTORY – DESIGNATED HISTORIC BUILDINGS; TO ADD 40 CUMMING STREET TO APPENDIX B HISTORIC RESOURCES INVENTORY – DESIGNATED HISTORIC BUILDINGS; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

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

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

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

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

WHEREAS, the City Council desires to amend Section 2.9 Historic Preservation Incentive Zoning of the Unified Development Code for the foregoing purposes; and

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

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

Section 1: **Section 2.9 Historic Preservation Incentive Zoning** of the Unified Development Code is hereby amended to add Appendix B Historic Resources Inventory – Designated Historic Buildings.

Section 2: **Section 2.9 Historic Preservation Incentive Zoning** of the Unified Development Code is hereby amended to add 40 Cumming Street to Appendix B Historic Resources Inventory – Designated Historic Buildings.

Section 3: If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City

Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

Section 4: This Ordinance shall be effective immediately upon its adoption by the City Council and incorporated into The Unified Development Code of the City of Alpharetta, Georgia. This Ordinance hereby repeals any and all conflicting ordinances and amendments.

SO ORDAINED this the _____ day of _____, 2018.

Approved:

Jim Gilvin, Mayor

Attest:

COUNCILMEMBERS

Coty Thigpen, City Clerk
(Seal)

Approved as to Form:

C. Sam Thomas, City Attorney

APPENDIX B - HISTORIC RESOURCES INVENTORY—DESIGNATED HISTORIC BUILDINGS

[illegible]

6/21/18

PH-18-07 Lewis Manning House
Historic Designation

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT



2 PARK PLAZA



ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: THAD HIGGINS Telephone: 770.741.0228
Address: 4400 NORTH POINT PKWY Suite: 295
City: ALPHARETTA State: GA Zip: 30022 Fax: _____
Mobile Tel: 810.459.9755 Email: thiggins@taylormorrison.com

Subject Property Information:

Address: 40 CUMMINGS ST Current Zoning: DT-LW
District: 2ND Section: 2ND Land Lot: 1253 Parcel ID: 22 498112530027
Proposed Zoning: _____ Current Use: _____

This Application For (Check All That Apply):

☒ Other

(Specify):

Designation of Historic Property

6/21/18

PH-18-07 Lewis Manning House
Historic Designation

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: TAYLOR MORRISON OF GEORGIA, LLC

Telephone: 770.741.0228

Address: 4400 NORTH POINT PKWY

Suite: 295

City: ALPHARETTA

State: GA

Zip: 30022

Authorization:

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

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

Identify Authorized Applicant:

Name of Authorized Applicant: THAD HIGGINS

Telephone: 770.741.0228

Address: 4400 NORTH POINT PKWY

Suite: 295

City: ALPHARETTA

State: GA

Zip: 30022

So Sworn and Attested:

Owner Signature: [Signature]
JOEL UNDERWOOD, V.P.

Date: 6/21/18

Notary:

Notary Signature: [Signature]

Date: 6-21-18



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:

TAYLOR MORRISON OF GEORGIA LLC

Subject Public Hearing Case:

Campaign Contribution Information:

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

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

Name of Official:

N/A

Position:

N/A

Description of Contribution:

N/A

Value:

N/A

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

Campaign Contribution Information:

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

Signature:



Date:

6/21/18

6/21/18

DESIGNATION OF A HISTORIC PROPERTY

- a. Is the property of historic, cultural, aesthetic or architectural significance to the City, the region, the State, or the nation; or
- b. Does the property possess historic integrity (in terms of its location, design, setting, materials, workmanship, feeling, and association) for all periods related to the significance of the property; and

The Lewis Manning House at 40 Cumming Street possess historic integrity (in terms of its location, design, setting, materials, workmanship, feeling, and association) for all periods related to the significance of the property for the reasons listed below. The City Council requested the property be designated as condition #9 for Case # CLUP-17-02/Z1704 Taylor Morrison/40 Cumming Street on September 25, 2017. (See Attached Exhibit A, B and C)

- c. Is the property deemed worthy of preservation (and the benefits available due to such status) following reasons:

- i. It is an outstanding example of a building representative of its era and over 75 years old;

The property is over 75 years old. It was built in 1895.

- ii. It is one of the few remaining examples of a past architectural style or type and over 75 years old; or

It is an outstanding example of a Queen Anne style home.

- iii. Is The property a place associated with an event or person(s) of historic or cultural significance to the City, the region, the State, or the nation and over 75 years old.

The Lewis Manning House was built for Colonel Tom Lewis in 1895 and sold to the Manning family in 1905. The Manning family is one of the founding families of the City of Alpharetta. Mary Camp Manning and her brother sold 60 acres to the new Milton County in April 1858. Ms. Cora Lewis is credited as being the driving force behind the creation of the Alpharetta First Baptist Church in 1903. Sim Manning was editor of the local paper, the North Fulton Progress, during the Great Depression. He also served one term as Mayor.

NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR FULTON COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13121C0058F, PANEL 58 OF 490, EFFECTIVE DATE SEPTEMBER 18, 2013 AND FOUND NO PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD), THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.
3. THE ORTHOMETRIC HEIGHTS (ELEVATIONS AND CONTOURS) SHOWN HEREON WERE DETERMINED BY GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN NOVEMBER 2017. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES.
4. THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
5. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.
6. THE UNDERGROUND UTILITIES SHOWN HEREON WERE DETERMINED BY LOCATING PAINT MARKINGS CREATED OTHERS.
7. NO ZONING INFORMATION PROVIDED FOR BUILDING SETBACKS.
8. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

LEGAL DESCRIPTION - OVERALL TRACT

LEGAL DESCRIPTION
COMMERCIAL TRACT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 1196 and 1253 of the 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 an iron pin found at the intersection of the westerly right-of-way line of Manning Drive (40' R/W) and the northwesterly right-of-way line of Cumming Street (40' R/W); thence along the northwesterly right-of-way line of Cumming Street the following courses and distances: South 78 degrees 34 minutes 18 seconds West a distance of 78.17 feet to a point; thence 126.07 feet along an arc of a curve to the left, said curve having a radius of 2,343.49 feet and a chord bearing and distance of South 77 degrees 01 minutes 50 seconds West 126.06 feet to a pk nail found; thence 126.55 feet along an arc of a curve to the left, said curve having a radius of 2,346.00 feet and a chord bearing and distance of South 74 degrees 04 minutes 23 seconds West 126.54 feet to a point; thence South 72 degrees 20 minutes 14 seconds West a distance of 36.08 feet to a point and the TRUE POINT OF BEGINNING, from the TRUE POINT OF BEGINNING as thus established; thence continue Westerly along said line, a distance of 39.18 feet; thence 161.25 feet along an arc of a curve to the right, said curve having a radius of 1,081.10 feet and a chord bearing and distance of South 76 degrees 36 minutes 35 seconds West 161.10 feet to a point; thence South 81 degrees 11 minutes 16 seconds West a distance of 29.38 feet to a pk nail found; thence leaving said tight-of-way line, North 00 degrees 55 minutes 34 seconds East a distance of 174.37 feet to a point; thence North 00 degrees 41 minutes 44 seconds East a distance of 9.18 feet to a point; thence North 89 degrees 59 minutes 55 seconds East a distance of 221.07 feet to a point; thence South 00 degrees 24 minutes 19 seconds West a distance of 129.85 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 0.817 acres (35,577 square feet).

LEGEND

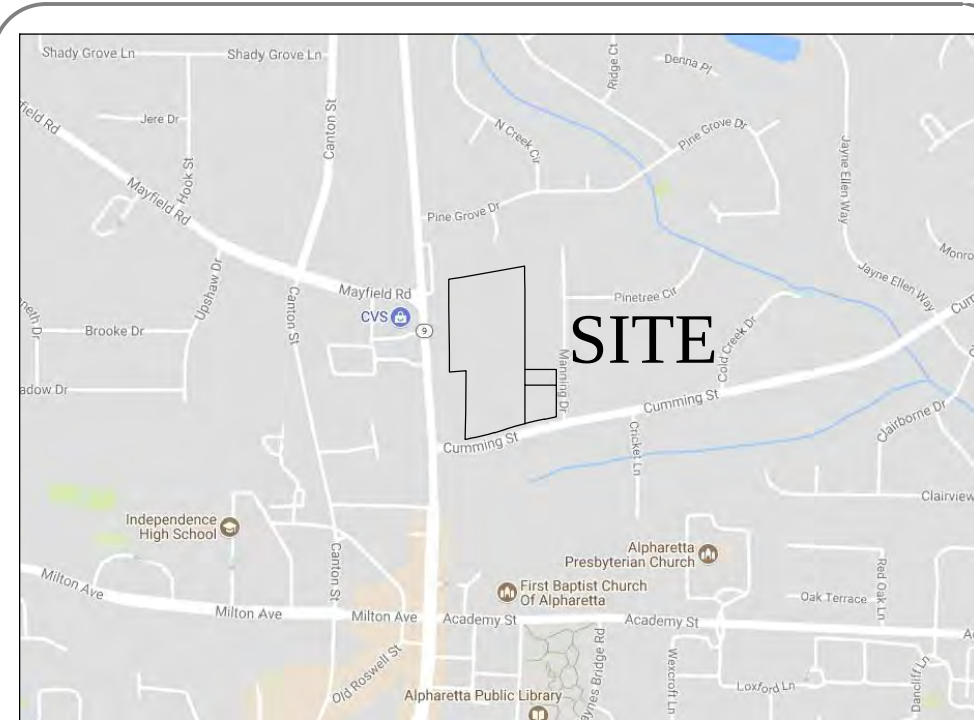
- PF IRON PIN FOUND (#4 Re-Rod unless noted otherwise)
- PS IRON PIN SET (#4 Re-Rod unless noted otherwise)
- PC IRON PIN WITH CAP FOUND
- POINT
- OP OPEN TOP PIPE FOUND
- CP CRIMP TOP PIPE FOUND
- AI ANGLE IRON
- PF PK NAIL FOUND
- PS PK NAIL SET
- CM CONCRETE MONUMENT FOUND
- RM RIGHT OF WAY MONUMENT FOUND
- UP UTILITY POLE (CARRIES MULTIPLE UTILITIES)
- WP POWER POLE (WOOD)
- SL SERVICE POLE W/ LIGHT
- WP POWER POLE W/ GUY WIRE
- OL OVERHEAD POWER / TELEPHONE LINE
- EM ELECTRIC METER
- WV WATER VALVE
- FH FIRE HYDRANT
- WM WATER METER
- GM GAS METER
- SL STORM SEWER LINE
- SM SINGLE WING CATCH BASIN
- DM DOUBLE WING CATCH BASIN
- CI CURB INLET
- DI DROP INLET
- JB JUNCTION BOX
- SL SANITARY SEWER LINE
- SC SANITARY SEWER CLEANOUT
- SM SANITARY SEWER MANHOLE
- TE TELEPHONE BOX
- TM TELEPHONE MANHOLE
- MW MONITORING WELL
- FM FIBER OPTIC MARKER
- W UNDERGROUND WATER LINE
- G UNDERGROUND GAS LINE
- E UNDERGROUND ELECTRIC LINE
- T UNDERGROUND TELEPHONE LINE
- C UNDERGROUND CABLE LINE
- FO UNDERGROUND FIBER OPTIC LINE

ABBREVIATIONS

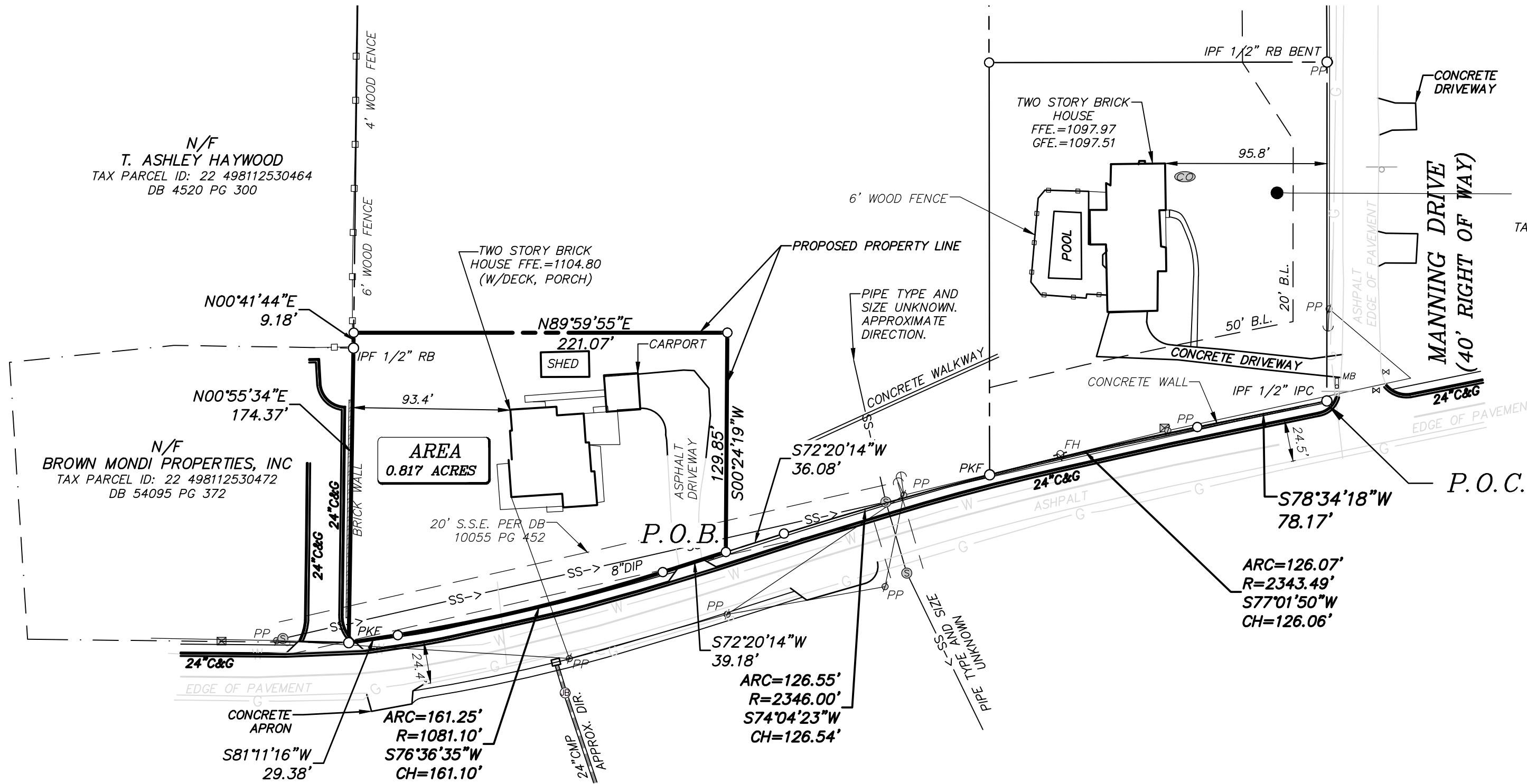
- APPROX. APPROXIMATE
- BM BENCH MARK
- C&G CURB & GUTTER
- CMP CORRUGATED METAL PIPE
- CL CENTERLINE
- DB DEED BOOK
- DIP DUCTILE IRON PIPE
- DIR. DIRECTION
- INV. INVERT
- P.O.B. POINT OF BEGINNING
- SWCB SINGLE WING CATCH BASIN
- DWCB DOUBLE WING CATCH BASIN
- PB PLAT BOOK
- N/A NOW OR FORMALLY
- ROP REINFORCED CONCRETE PIPE
- LP LIGHT POLE
- LPP LAMP POST

REFERENCES

1. ALTA/ACSM LAND TITLE SURVEY FOR JWH ACQUISITIONS, LLC, CHICAGO TITLE INSURANCE COMPANY AND WELLS FARGO BANK, NATIONAL ASSOCIATION, AS ADMINISTRATIVE AGENT FOR ITSELF AND OTHER LENDERS AND THEIR PARTICIPANTS, SUCCESSORS AND ASSIGNS, DATED JULY 29, 2015, PREPARED BY GUNNIN LAND SURVEYING, LLC.



SITE MAP (NTS)



The field data upon which this map or plat is based has a closure precision of one foot in 29,334 feet and an angular error of 00° 00' 02" per angle point and was adjusted using the compass adjustment rule.

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

EQUIPMENT USED:

ANGULAR: TOPCON TOTAL STATION

LINEAR: TOPCON TOTAL STATION

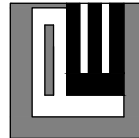
BOUNDARY SURVEY

FOR
TAYLOR MORISON

LAND LOT(S) 1196 & 1253
DISTRICT 2nd, 2nd SECTION
CITY OF ALPHARETTA

PLANNERS AND ENGINEERS COLLABORATIVE
"WE PROVIDE SOLUTIONS"

■ SITE PLANNING ■ LANDSCAPE ARCHITECTURE
■ CIVIL ENGINEERING ■ LAND SURVEYING
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770)451-9241 ■ WWW.PECATL.COM



REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

DRAWN BY: PEC
CHECKED BY: JNH/ACS
FILE NO.: 16334-00
SCALE: 1"=40'
DATE OF FIELD WORK: 11/16/17

LEGAL DESCRIPTION
COMMERCIAL TRACT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 1196 and 1253 of the 2nd District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

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Said tract containing 0.817 acres (35,577 square feet).

6/21/18

PH-18-07 Lewis Manning House
Historic Designation



6/21/18



6/21/18



EXHIBIT A



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

CITY COUNCIL AGENDA ACTION SUMMARY

Public Hearing Date: September 25, 2017

CLUP-17-02/Z-17-04 Taylor Morrison/40 Cumming Street

Consideration of a request to rezone 0.837 acres from R-15 (Dwelling, 'For-Sale' Residential) to DT-LW (Downtown Live-Work) and rezone 10.868 acres from R-15 to DT-R (Downtown Residential) to allow for the construction of 58 'For-Sale' detached homes and to allow a historic structure to be used for an office. A comprehensive land use plan amendment is requested from Downtown Residential Density to Central Business District and from Low Density Residential to Downtown Residential Density. The property is located on the north side of Cumming Street between Highway 9 and Manning Drive at 40 Cumming Street and is legally described as being located in Land Lots 1196 and 1253, 2nd District, 2nd Section, Fulton County, Georgia.

Motion: Approve with Conditions, Kennedy
Second: Owens
Approve: 7-0

EXHIBIT A

Council Member Kennedy offered a motion to approve CLUP-17-02/Z-17-04 Taylor Morrison/40 Cumming Street subject to the staff conditions with the following changes:

- O Condition #1– change date to September 12, 2017*
- O Condition #2 – change date to September 12, 2017*
- O Condition #8 – change date to September 12, 2017*
- O Condition #9 – Add a sentence regarding Certificate of Occupancy that reads, “This restriction shall not apply to nor prevent the opening of up to 3 model homes prior to restoration.”*
- O Condition #11 – strike last sentence regarding evergreen plantings and adding a sentence that reads, “Enhanced plantings and/or understory trees shall be required along the north and east sides of The Lewis Manning House.”*
- O Condition #12 – adding a sentence to the end that reads, “ Further, the Lewis Manning House shall be designated as an historic structure under the City’s Historic Preservation Ordinance.”*
- O Condition #18 - strike requirement for granite wall on the Manning Drive lots #9-11 and adding a sentence that reads, “ Individual landscape plans intended to provide landscaping complimentary to existing landscape on Manning Drive shall be submitted for staff approval for the plot of homes on Manning Drive lots #9—11.”*
- O Condition #30- changing the date on PEC plan to September 22, 2017. Strike requirement for 7500 square foot central tree save area and replacing that with a sentence that reads, “The applicant site plan shall include a central green and a green with a mail kiosk that provides a combined total of at least 5800 square feet.”*
- The motion received a second from Council Member Mitchell*
- Council Member Binder offered a friendly amend to add a Condition #41- “Pocket parks to the west and northeast of the detention area as depicted in site plan submitted on 9/28/2017 (sheet Z2 dated September 22, 2017).”*
- Amendment accepted by Kennedy and Mitchell*
- The motion was approved 7-0*

Final Conditions:

1. The site, consisting of approximately 10.868 acres, shall be zoned DT-R and developed substantially similar to site plan submitted by PEC, dated 9/22/2017, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. The Lewis-Manning House property, consisting of approximately 0.837 acres, shall be zoned DT-LW and developed substantially similar to site plan submitted by PEC, dated 9/22/2017, except for modifications required to comply with the conditions below. Use shall be restricted to office or HOA use.
3. The permitted residential product on the property shall be single-family detached. Minimum lot size shall be 7,000 square feet for lots fronting Manning Drive (Lots 9-11) and 5,000 square feet adjacent to existing residential on Manning Drive (Lots 17-20). All lots fronting Cumming Street (Lots 5-8) shall have a minimum size of 4,000 square feet and all other lots shall have a minimum lot size of 2,500 square feet in order to maximize tree saves.
4. There shall be only three single-family detached lots fronting Manning Drive (Lots 9-11) and those lots shall have a minimum lot width of 60'. Lots that back up to

EXHIBIT A

- existing homes on Manning Drive (lots 17-20) shall have a minimum lot width of 50'.
5. Minimum building setbacks shall comply with the DT-R district standards.
 6. Homes fronting Cumming Street (Lots 5-8) shall face that street. Side elevations shall be enhanced with architectural elements and/or shall be screened with evergreen plantings, as approved by Staff. Civic space along Cumming Street shall be a minimum 40' wide, as depicted on the site plan, and developed with a park-like setting with heavy decorative landscape, hardscape, walls and seating. The landscape shall include plant selections promoting the historic district. Civic areas to be maintained by HOA.
 7. Homes adjacent to existing residential and commercial shall be front loaded.
 8. Architecture and materials shall be substantially similar to the renderings prepared by Main Street Designs, dated 9/12/2017, except for modifications required to comply with these conditions, and in compliance with the Alpharetta Downtown Code subject to approval by Staff. Front porches and stoops shall have a minimum depth of 8' as measured from the front door. Bay windows shall have a minimum depth of 2'. 4-sided architecture and materials shall be required. A minimum 50% of homes fronting Cumming Street (Lots 5-8) and Manning Drive (Lots 9-11) shall be three-sided brick or stone with fireplaces.
 9. The Historic Lewis-Manning House shall be restored and protected. Restoration and modifications shall require review and approval by Staff. The exterior of the home shall be restored prior to the first Certificate of Occupancy on the property. Landscaping and fencing style shall be designed to complement the time period of the historic home. This restriction shall not apply to nor prevent the opening of up to 3 model homes prior to restoration.
 10. An easement shall be recorded on the final plat providing for use of the Lewis-Manning House yard as depicted on the site plan.
 11. The yard surrounding the Lewis-Manning House shall be enhanced with landscape, hardscape, seating areas and a sculpture or fountain, as approved by Staff. Enhanced plantings and/or understory trees shall be required along the north and east sides of the Lewis-Manning House.
 12. Developer shall provide a statement on the final plat and in a binding legal agreement providing for the protection and maintenance of the Lewis-Manning House. Further, the Lewis-Manning House shall be designated as an historic structure under the City's Historic Preservation Ordinance.
 13. The Lewis-Manning House shall be permitted 1 monument sign not to exceed 10 square feet and 1 wall sign shall not exceed 4 square feet both to be approved by the DRB. The property will forever be known as the Lewis Manning House and will be so designated by a plaque, which will be affixed to the exterior of the structure as approved by the DRB.
 14. A minimum 15' transitional, planted buffer, as depicted on the zoning plan, shall be provided adjacent to the existing Manning Drive residential properties to the east and shall be planted with evergreen trees and/or shrubs to provide a visual screen between uses, as approved by Staff. After installation, buffer shall be recorded as undisturbed.

EXHIBIT A

15. A minimum 15' landscape buffer shall be provided adjacent to properties to the west zoned commercial.
16. Roadways with on-street parking shall incorporate curb extensions at intersections. Internal road shall include on-street parking and sidewalk, where feasible, as approved by Staff.
17. The corner of Cumming Street and Manning Drive shall be heavily landscaped with evergreen plantings to screen the sides of Units 8 & 9 and internal driveway and decorative ornamental plantings.
18. A stacked stone, brick or granite wall shall be constructed between homes fronting Cumming Street (Lots 5-8) and front landscape area. Benches and a public art pedestal shall be approved by Staff. Individual landscape plans intended to provide landscaping complimentary to existing landscape on Manning Drive shall be submitted for staff approval for the plot of homes on Manning Drive (Lots 9-11).
19. Civic and amenity areas shall include a mix of trees, shrubs, and ground covers of varying heights, textures and colors as approved by Staff.
20. Development shall not be gated and roads will be private and maintained by the HOA.
21. Developer shall remove, by hand, trash from the stream at the north end of the property.
22. Add trees, shrubs and ground cover plantings to the south side of the trail that roughly parallels the stream, where cleared or sparse. Plantings will consist of traditional native southern plants creating a manicured park-like natural appearance as approved by Staff.
23. In addition to required trees in the on-street parking bump outs, shade trees alternating with flowering ornamental trees shall be planted on the backside of the sidewalk as approved by Staff. In lieu of tree grates, the soil area around the trees shall be planted with evergreen ornamental grasses, groundcovers or shrubs. Creeping fig or another creeping vine shall be planted to cover decorative and retaining walls as approved by Staff.
24. Civic space along Cumming Street and Manning Drive shall be recorded for public use.
25. Multi-use path along Cumming Street shall be a 12' concrete accessible path. A path connection through site and along stream shall be provided. Developer shall dedicate a permanent 20' wide public access easement to the City within the 150' impervious setback, as depicted on the site plan. Easement documents shall address maintenance responsibilities, which shall be maintained by the HOA. Lighting, seating areas, landscape and hardscape shall be provided along Cumming Street, as approved by Staff.
26. Driveways shall be a minimum 18' from garage to back of sidewalk or less than 5'.
27. Parking areas and internal driveways shall be heavily screened from Cumming Street, Manning Drive and civic space. A tree shall be provided every 3rd parallel parking space along Cumming Street.
28. Internal sidewalks shall be provided to the fronts of units and shall be a minimum 5' with pedestrian-scale lighting provided throughout the development.
29. Fencing visible from the street or civic areas shall be decorative as approved by Staff.

EXHIBIT A

30. Existing trees shall be preserved as depicted on Sheet SPE prepared by PEC, dated 9/22/2017. The location of the tree protection fence around #67 (47" White Oak) shall be approved by Staff. The applicant's site plan shall include a central green and a green with a mail kiosk that provides a combined total of at least 5,800 square feet. Additional encroachments shall be allowed per this plan with additional tree care to offset the encroachment as approved by Staff. The 2 non-specimen trees, as well as the 10" Magnolia, along Manning Drive shall be incorporated into lots along Manning Drive.
31. Make reasonable efforts to remove exotic and invasive trees and shrubs within open space, tree save areas and stream buffer and replant where sparse as approved by Staff.
32. Final streetscape shall match the approved Downtown streetscape standards and include decorative pedestrian lighting as approved by Staff. Street trees shall be required along Cumming Street within the beauty strip, as well as behind the sidewalks as a continuation of what has been previously planted or designed in the Downtown, as approved by Staff. Heavy landscaping shall be provided along Manning Drive, as approved by Staff. All required landscaping shall be outside of utility easements.
33. Street trees of the proper size and locations shall be required along all internal roads as approved by Staff.
34. Off-site tree encroachment shall be limited to no more than 20% on the CRZ and shall require notification/approval by property owner, as approved by administrative variance.
35. Decorative paver apron dimensioned at 12' deep and 40' wide shall be required at the project driveway entrance at Cumming Street as approved by Staff.
36. Landscape, hardscape, fences and walls shall complement materials used in the Downtown, as approved by Staff.
37. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
38. Overhead utilities internal to the project shall be placed underground.
39. Final detention area shall be coordinated with Community Development staff during plan review process, except that no stormwater management facilities shall be permitted within the impervious setback and there shall be no additional tree clearing.
40. Road width and configuration shall require Fire Marshall review and approval.
41. Pocket parks to the west and northeast of the detention area as depicted in site plan submitted on 9/28/2017 (sheet Z2 dated September 22, 2017).

6/21/18

EXHIBIT B

APPROVED 9.25.17



PH-18-07 Lewis Manning House Historic Designation

APPROVED 9.25.17



"WE PROVIDE SOLUTIONS"

PLANNERS AND ENGINEERS COLLABORATIVE

SITE PLANNING • LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING • LAND SURVEYING
NEW BRUNSWICK COUNTY • MONROE, COLORADO • 877-646-3741 • FAX 970-646-3741 • WWW.PECCAL.COM

[illegible]

As a member of the University of Tennessee and Tennessee State University, I am proud to be a part of the University of Tennessee and Tennessee State University. I am proud to be a part of the University of Tennessee and Tennessee State University. I am proud to be a part of the University of Tennessee and Tennessee State University.

**SPECIMEN TREE
LOCATION PLAN**

SCALE: 1" = 60'
DATE: SEPT. 22, 2017
PROJECT: 16334.00

ॐ नमो भगवते वासुदेवाय ॥



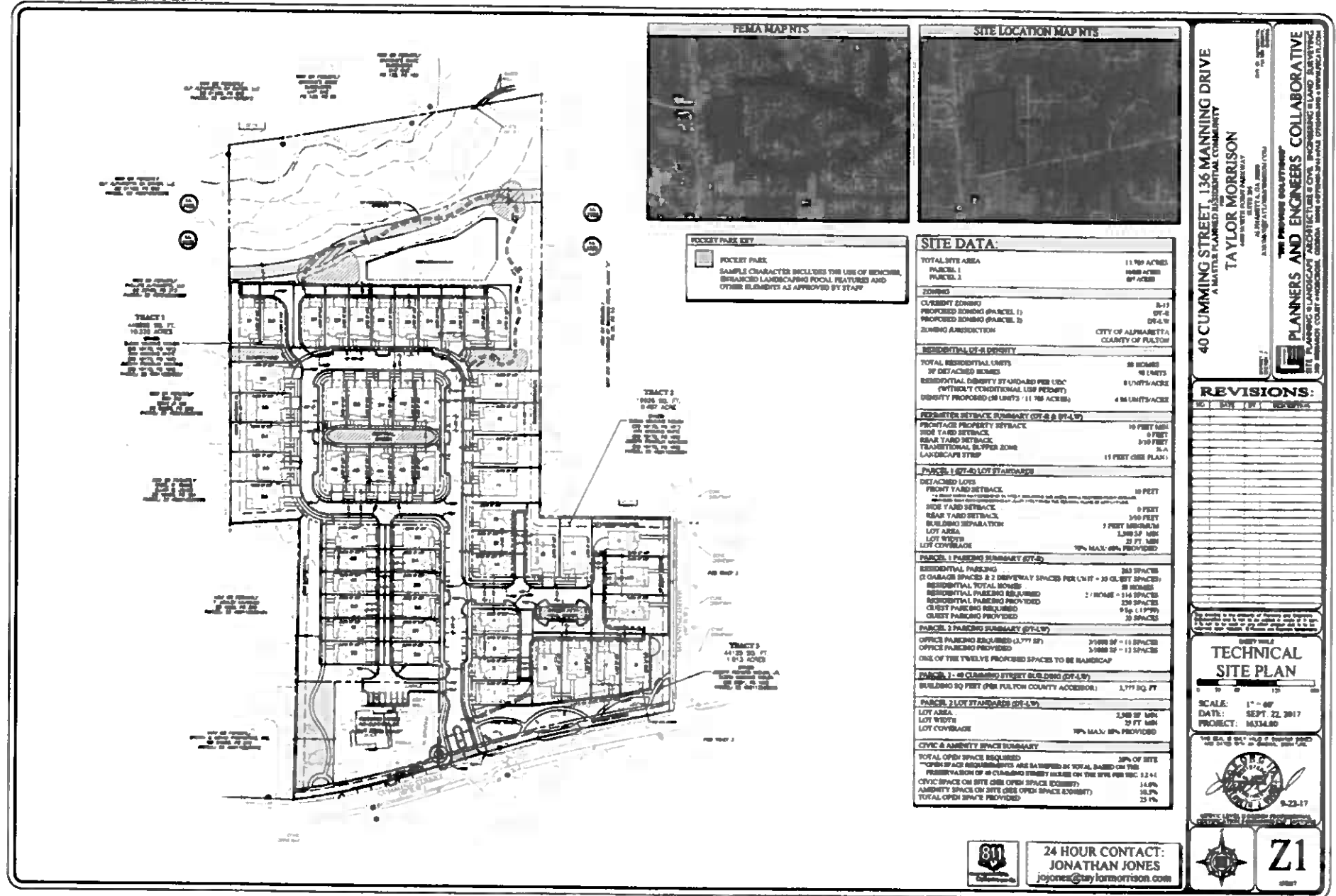
24 HOUR CONTACT:
JONATHAN JONES
jojones@taylormorrison.com



SPE

PH-18-07 Lewis Manning House Historic Designation

APPROVED SITE PLAN 9/25/17



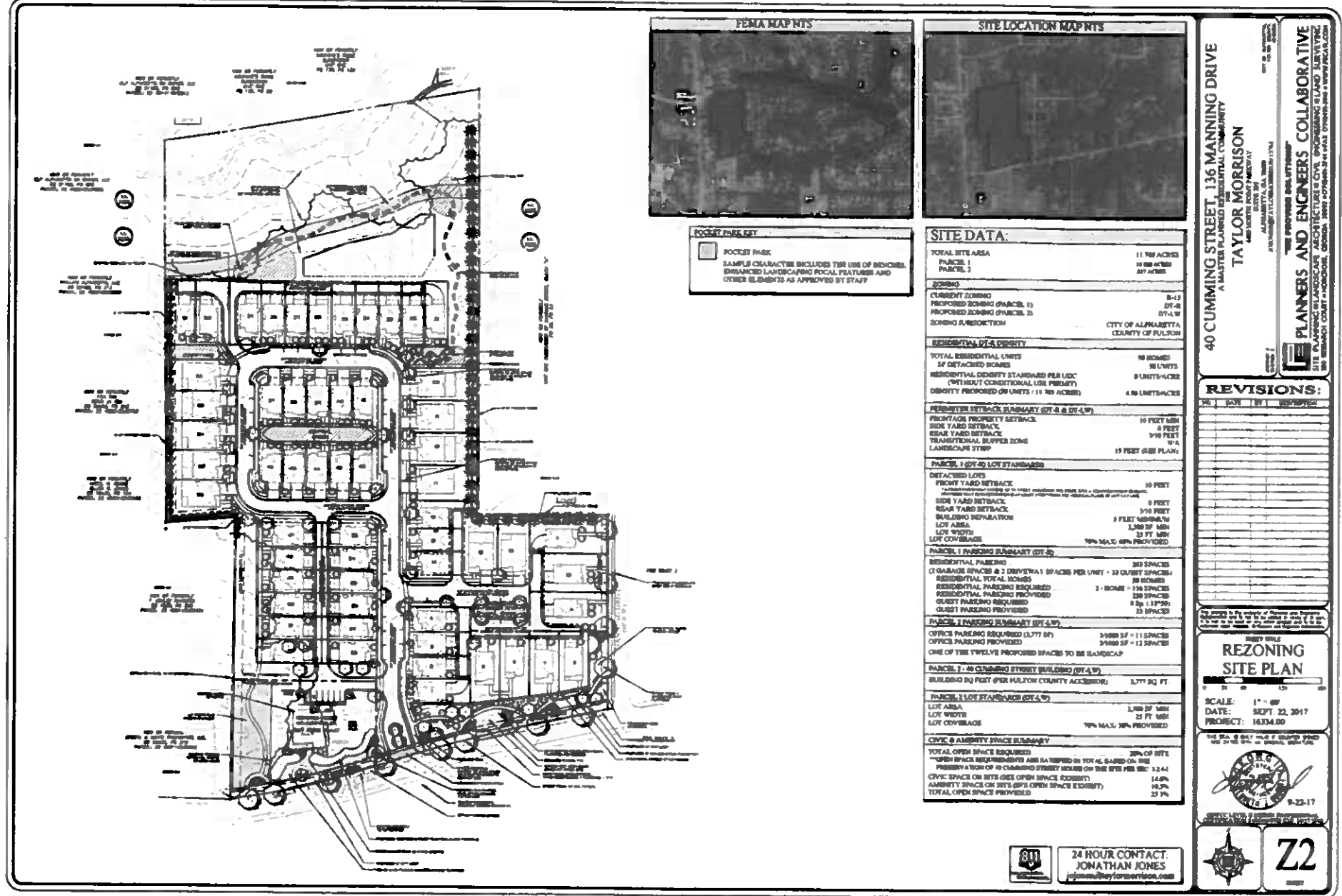
APPROVED 9.25.17



6/21/18

EXHIBIT B

Approved 9/25/17

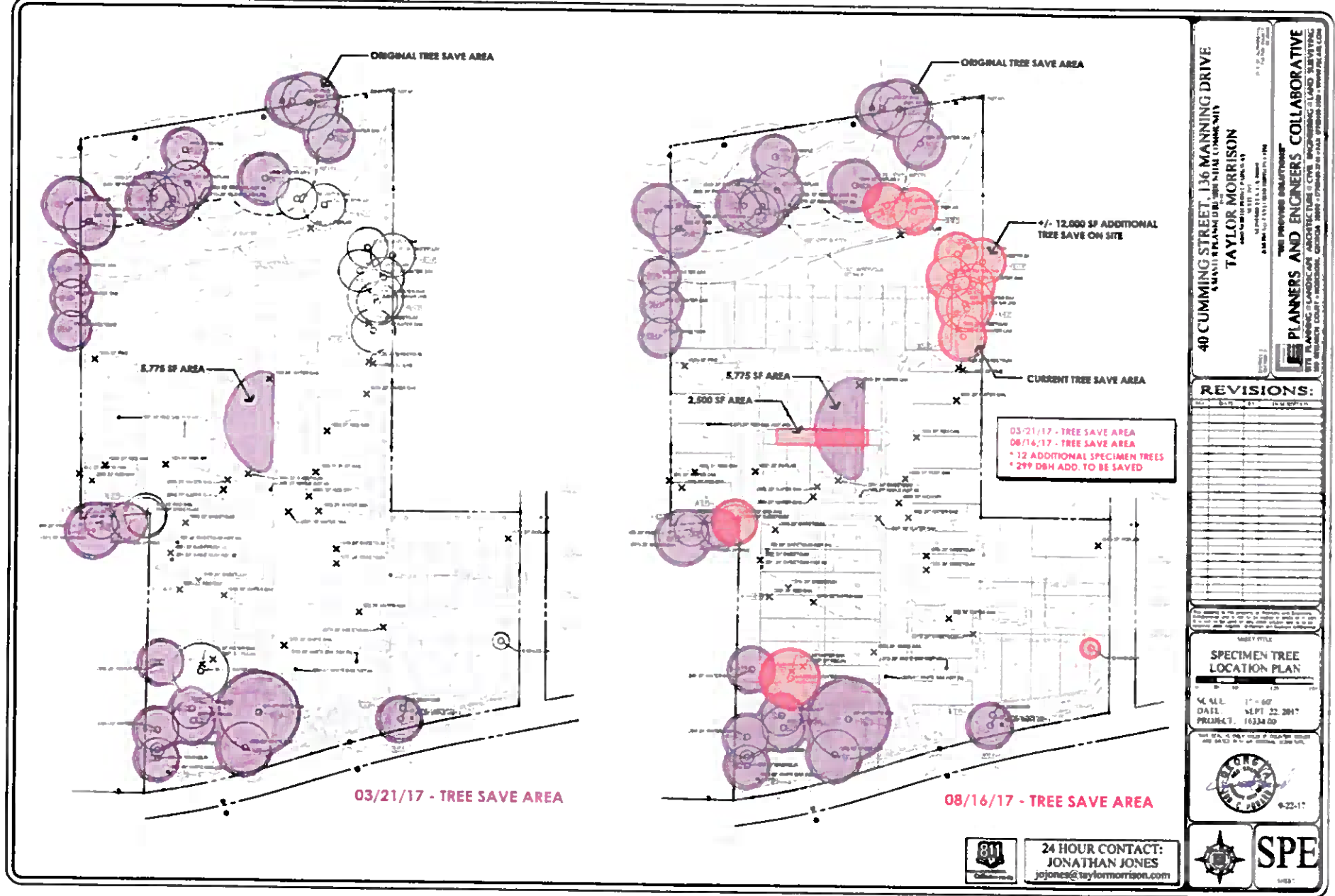


6/21/18

EXHIBIT B

PH-18-07 Lewis Manning House
Historic Designation

APPROVED 9.25.17



APPROVED 9.25.17

EXHIBIT C

Queen Anne Style:

Identifying Features:

Steeply Pitched or Irregular
Shaped Roofs

Patterened Shingles

Dominate Front Facing Gable

Asymmetrical Facade

Cutaway Bay Windows

Full or Partial Porch

Decorative porch brackets,
pickets or columns



Queen Anne Style

Background:

Queen Anne style became popular by the architect Richard Norman Shaw in the 19th Century. Distinguished by half timber and patterned masonry, ornate spindlework and intricate detailing. The Lewis-Manning House constructed in 1895 is modeled after the Queen Anne style.



Residential Design by:
Main Street Designs of Georgia, LLC
www.MainStreetDesignsLLC.com

40 Cumming Street / 136 Manning Drive
Alpharetta, Georgia

Date: September 12, 2017

TaylorMorrison.

4400 North Point Parkway, Suite 295
Alpharetta, GA 30022



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: ELLE TAYLOR

I. AGENDA ITEM TITLE: PH-18-08 1080 RUCKER RD HISTORIC DESIGNATION

CITY COUNCIL: AUGUST 26, 2018

This item was heard at the August 9, 2018 Historic Preservation Commission meeting. Staff recommended approval. One person asked a question concerning the restoration of the property. After discussion, the Historic Preservation Commission recommended to approve the item. Vote (5-0)

II. RECOMMENDATION:

Approve PH-18-08 1080 RUCKER RD HISTORIC DESIGNATION.

III. REPORT IN BRIEF:

The applicant is requesting that the property be designated as Historic. The subject property is located at 1080 Rucker Rd and is known as the Troy Rucker House.

DISCUSSION

The submitted request, if approved, will allow the applicant to change the property status from Contributing Historic Property to designated as Historic per the Historic Preservation Ordinance.

The property meets the Criteria for Designation:

The Troy Rucker House possesses historic significance and association as a home to one of the founding families of Alpharetta.

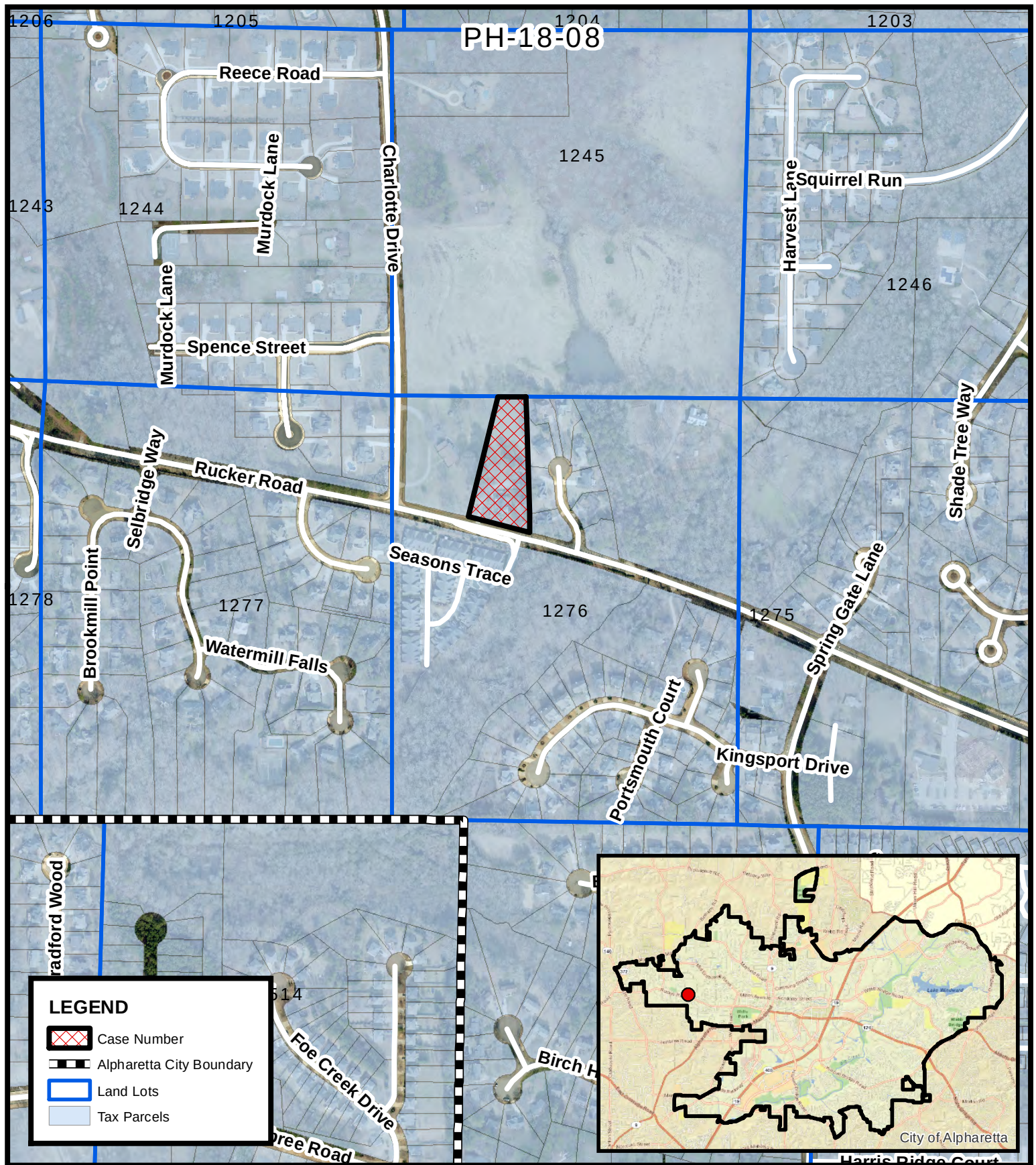
It is deemed worthy of preservation as it is 118 years old and is an outstanding representative of a Queen Anne Style home.

Tracy Ward, the downtown consultant for the City agrees that this property should be designated as Historic.

The Georgia Historic Preservation Trust supports the designation of the Troy Rucker House due to its significance as an outstanding example of a Queen Anne cottage as well as its association with Troy Rucker.

IV. ATTACHMENTS:

- Criteria for Historic Designation



Location Map
1080 Rucker Road
 Historic Designation

PH-18-08
 D/LL: 2/2/1276
 HPC: 8/9/18
 CC: 8/27/18

Location Map Provided by:
 Community Development - GIS

AN ORDINANCE TO AMEND SECTION 2.9 HISTORIC PRESERVATION INCENTIVE ZONING OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ALPHARETTA, GEORGIA; TO ADD APPENDIX B HISTORIC RESOURCES INVENTORY – DESIGNATED HISTORIC BUILDINGS; TO ADD 1080 RUCKER ROAD TO APPENDIX B HISTORIC RESOURCES INVENTORY – DESIGNATED HISTORIC BUILDINGS; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

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

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

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

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

WHEREAS, the City Council desires to amend Section 2.9 Historic Preservation Incentive Zoning of the Unified Development Code for the foregoing purposes; and

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

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

Section 1: **Section 2.9 Historic Preservation Incentive Zoning** of the Unified Development Code is hereby amended to add Appendix B Historic Resources Inventory – Designated Historic Buildings.

Section 2: **Section 2.9 Historic Preservation Incentive Zoning** of the Unified Development Code is hereby amended to add 1080 Rucker Road to Appendix B Historic Resources Inventory – Designated Historic Buildings.

Section 3: If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City

Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

Section 4: This Ordinance shall be effective immediately upon its adoption by the City Council and incorporated into The Unified Development Code of the City of Alpharetta, Georgia. This Ordinance hereby repeals any and all conflicting ordinances and amendments.

SO ORDAINED this the _____ day of _____, 2018.

Approved:

Jim Gilvin, Mayor

Attest:

COUNCILMEMBERS

Coty Thigpen, City Clerk
(Seal)

Approved as to Form:

C. Sam Thomas, City Attorney

APPENDIX B - HISTORIC RESOURCES INVENTORY—DESIGNATED HISTORIC BUILDINGS

[illegible]

6/25/18

1080 RUCKER RD
HISTORIC DESIGNATION

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

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

Contact Information:

Contact Name:

Millie R. HOGAN (AKA Cindy)

Telephone:

404-735-3288

Address:

1080 RUCKER ROAD

Suite:

N/A

City:

Alpharetta

State:

GA

Zip:

30004

Fax:

N/A

Mobile Tel:

404-735-3288

Email:

hogan.dogs@bellsouth.net

Subject Property Information:

Address:

1080 RUCKER Rd, Alpharetta, GA

Current Zoning:

RES

District:

2

Section:

2

Land Lot:

1276

Parcel ID:

22-4340-1276-031-5

Proposed Zoning:

Current Use:

Residential

This Application For (Check All That Apply):



☒ Other

(Specify):

Designation of Historic Property

6/25/18

1080 RUCKER RD
HISTORIC DESIGNATION

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Millie R. HOGAN Telephone: 404-735-3288
Address: 1080 RUCKER Rd. Suite: _____
City: Alpharetta State: GA Zip: 30004

Authorization:

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

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

Identify Authorized Applicant:

Name of Authorized Applicant: Millie R. Hogan Telephone: 404-735-3288
Address: 1080 RUCKER Rd Suite: _____
City: Alpharetta State: GA Zip: 30004

So Sworn and Attested:

Owner Signature: Millie R. Hogan (Cudley) Date: 4-5-2018

Notary:

Notary Signature: Diane Houghton

Date: 4/5/2018

NOTARY PUBLIC
DeKalb County, GEORGIA
My Comm. Expires
11/15/2019

6/25/18

Exhibit "A"**Legal Description**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1276 OF THE 2ND DISTRICT, 2ND SECTION, FULTON COUNTY GEORGIA, BEING LOT 2 OF TROY RUCKER PROPERTY SUBDIVISION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

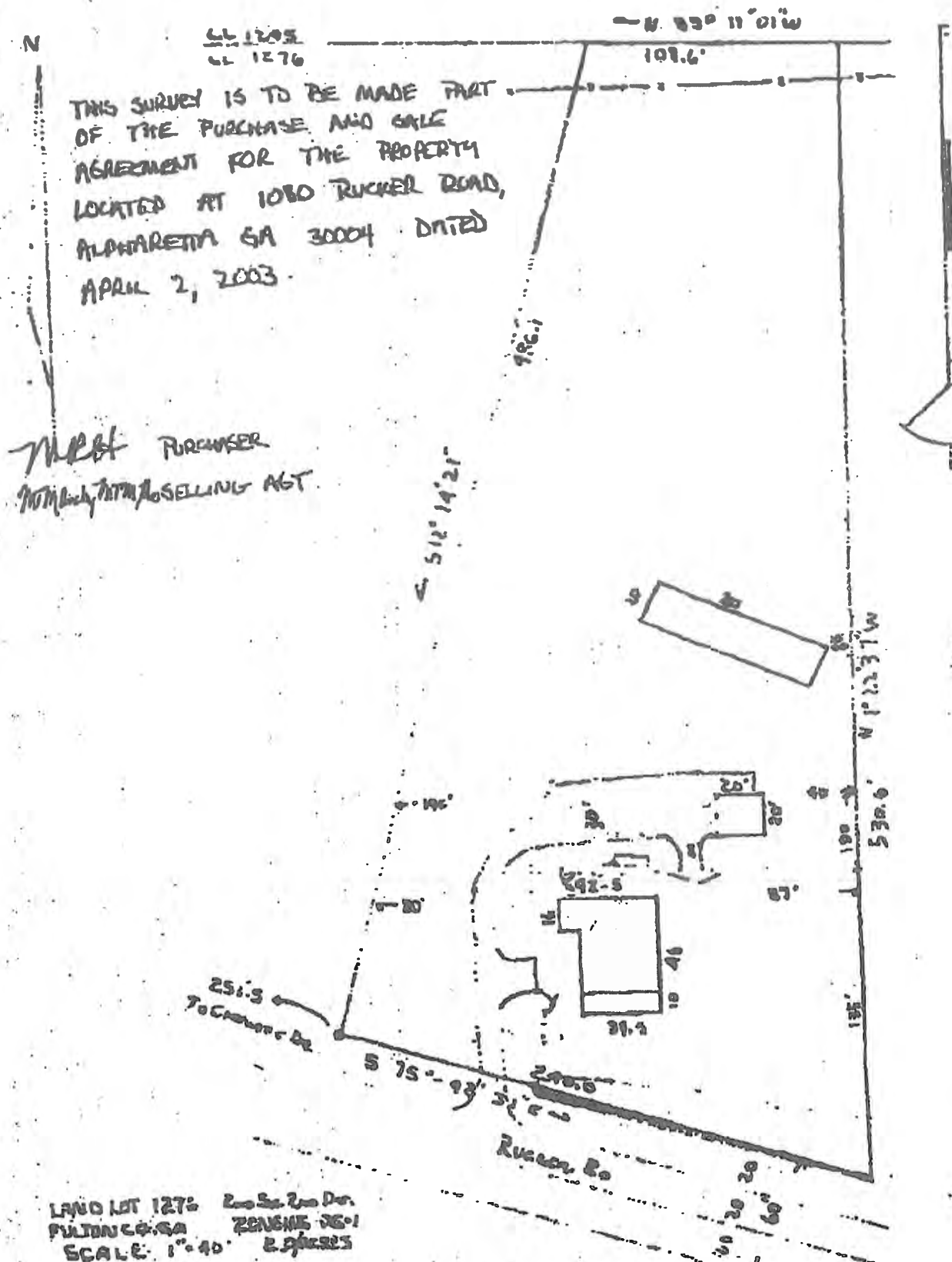
BEGINNING AT AN IRON PIN ON THE NORTHEASTERLY SIDE OF RUCKER ROAD 251.5 FEET SOUTHEASTERLY, AS MEASURED ALONG THE NORTHEASTERLY SIDE OF RUCKER ROAD FROM THE CORNER FORMED BY THE EASTERLY SIDE OF CHARLOTTE DRIVE; SAID POINT OF BEGINNING ALSO BEING AT THE LINE WHICH DIVIDES LOTS 1 AND 2, SAID SUBDIVISION; THENCE RUNNING SOUTH 75 DEGREES 48 MINUTES, 31 SECONDS EAST ALONG THE NORTHEASTERLY SIDE OF RUCKER ROAD, 240 FEET TO AN IRON PIN AT THE LINE WHICH DIVIDES LOTS 2 AND 3, SAID SUBDIVISION, SAID POINT ALSO BEING THE WEST LINE OF PROPERTY NOW OR FORMERLY OWNED BY RAYNER; THENCE NORTH 1 DEGREE 22 MINUTES 37 SECONDS WEST ALONG THE LINE WHICH DIVIDES SAID LOTS 2 AND 3 AND THE WEST LINE OF SAID RAYNER PROPERTY 530.6 FEET TO AN IRON PIN ON THE NORTH LINE OF LAND LOT 1276; THENCE NORTH 89 DEGREES 11 MINUTES 01 SECONDS WEST ALONG THE NORTH LINE OF SAID LAND LOT 1276, 108.6 FEET TO AN IRON PIN AT THE LINE WHICH DIVIDES THE ABOVE MENTIONED LOTS 1 AND 2; THENCE SOUTH 13 DEGREES 14 MINUTES 21 SECONDS WEST ALONG THE LINE WHICH DIVIDES SAID LOTS 1 AND 2, 486.1 FEET TO AN IRON PIN ON THE NORTHEASTERLY SIDE OF RUCKER ROAD AND THE POINT OF BEGINNING BEING IMPROVED PROPERTY LOCATED AT AND KNOWN AS NO. 1080 RUCKER ROAD, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN FULTON COUNTY, GEORGIA

File Number: 03MS-0308

6/25/18

HISTORIC DESIGNATION

ЭЖНАП. "В."



- a. Is the property of historic, cultural, aesthetic or architectural significance to the City, the region, the State, or the nation; or
- b. Does the property possess historic integrity (in terms of its location, design, setting, materials, workmanship, feeling, and association) for all periods related to the significance of the property; and

This Queen Anne style home was home to the grandson of Simeon Blueford Rucker, one of Crabapple's earliest settlers. The Rucker, Dorris, Crisler and Broadwell families are generally looked on as Crabapple's founding families.

The front yard of the Rucker House is bordered by a stone wall. These stones were salvaged from one of the abandoned Roswell mill buildings around 1900. With the current Rucker Road widening project underway, the wall was removed, but it will be rebuilt using the original materials once construction is completed.

- c. Is the property deemed worthy of preservation (and the benefits available due to such status) following reasons:

- i. It is an outstanding example of a building representative of its era and over 75 years old;

Fulton County Tax Records state the home was built in 1900. The home is 118 years old.

- ii. It is one of the few remaining examples of a past architectural style or type and over 75 years old; or

The home is an example of the Queen Anne style of architecture.

- iii. Is The property a place associated with an event or person(s) of historic or cultural significance to the City, the region, the State, or the nation and over 75 years old.

This home is known as the Troy Rucker House. Troy Rucker was a cotton inspector for the State of Georgia and a successful farmer. Mrs. Rucker served as President of the Georgia Home Demonstration Council. The Rucker family was one of the founding families of Milton County in the 1800's. The Ruckers moved to this area in approximately 1835. John Rucker as a pioneer, was a subsistence farmer growing cash crops such as cotton. Over the years he acquired extensive land holdings in the Crabapple area. His children became locally prominent in agriculture, agri-business, newspaper publishing and politics. The Rucker family was one of the earliest members of the Clear Springs Missionary Baptist Church, founded in 1858. Descendants are still represented

in the church now located at Kimball Bridge Rd. Nancy Jane Rucker Manning walked two miles each way to attend the Alpharetta Male and Female Academy founded in 1871 by L.F. Rainwater. The private school held classes for elementary, intermediate and college students.

John Rucker was a Confederate soldier.

Napoleon Rucker, pitcher of the Brooklyn Club of the National League, was born in Alpharetta in 1886. After his baseball career, "Nap" became Mayor of Roswell.

Crabapple native Johnny Rucker (Nap's nephew) played centerfield for the New York Giants from 1941 to 1946. Before becoming the "Crabapple Comet" he played at Milton High School and the University of Georgia.

There was a Rucker League for the Alpharetta Baseball team in the 1940's.

George D Rucker served as Postmaster for Milton County as well as editor of the American Free Press in the early 1900's.

Valuation

	2017	2016	2015	2014	2013	2012
LUC	101	101	101	101	101	101
Class	R3	R3	R3	R3	R3	R3
+ Land Value	\$79,100	\$79,100	\$79,100	\$70,900	\$70,900	\$82,600
+ Building Value	\$243,900	\$243,900	\$243,900	\$218,400	\$218,400	\$260,800
= Total Value	\$323,000	\$323,000	\$323,000	\$289,300	\$289,300	\$343,400
Assessed Value	\$129,200	\$129,200	\$129,200	\$115,720	\$115,720	\$137,360

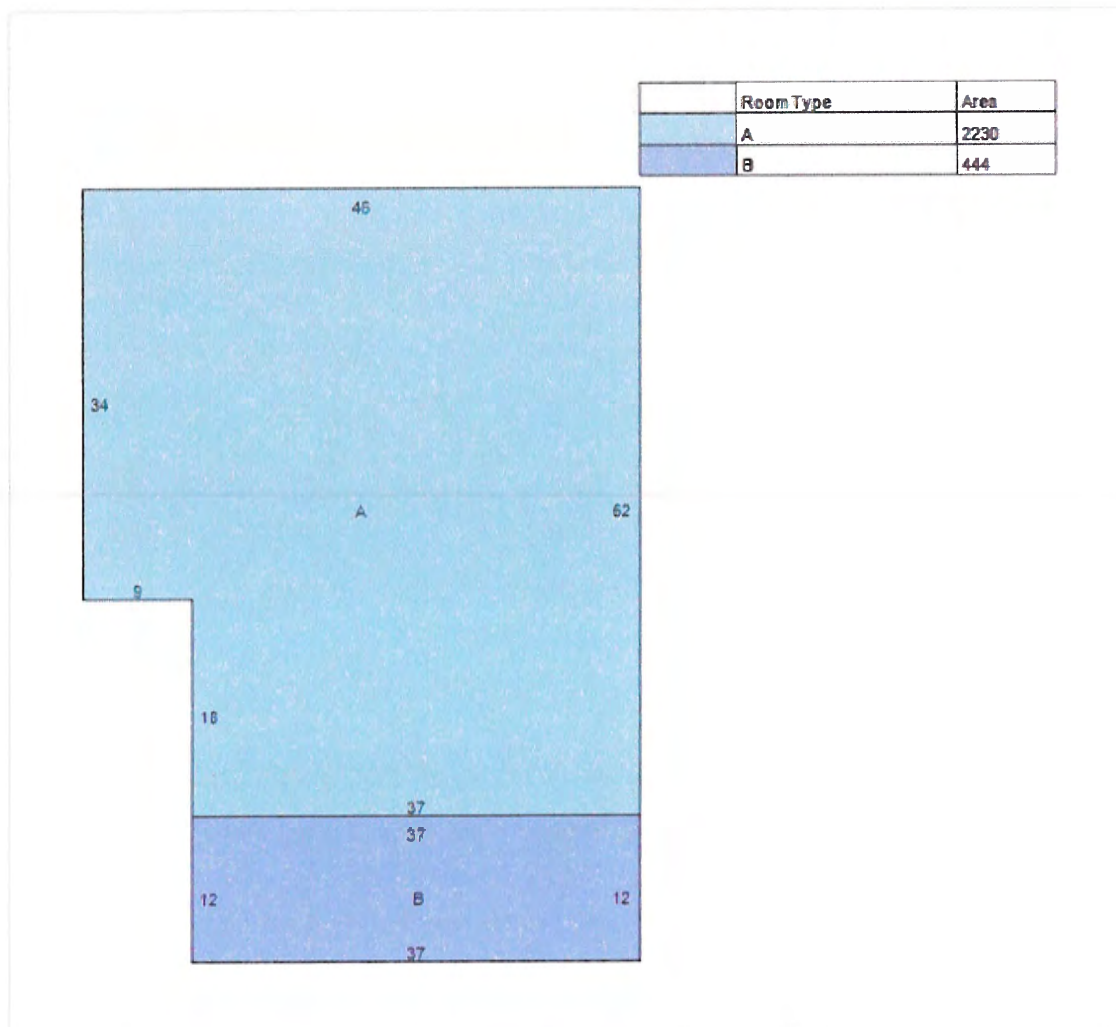
2017 Assessment Notice

2017 Assessment Notice

Corrected 2017 Notice

Corrected 2017 Notice

Sketches





Summary

Parcel Number 22 434012760315
Location Address 1080 RUCKER RD
ALP
Legal Description
Property Class R3 - Residential Lots
Neighborhood 24134
Tax District 10
Zoning AG
Acres 2
Homestead Y
Exemptions HF01

[View Map](#)

Owner

Hogan Millie R
1080 RUCKER RD
ALPHARETTA GA 30004

Land

Description	Land Type	Land Code	Square Feet	Acres	Price
PRIMARY SITE	S	1	87,120	2.000	79,140

Total Acres:
2.0000
Total Land-Value:
79,140

Residential Improvement Information

Card	1	Heating System	WARM AIR
Stories	1	Heat	CENTRAL WITH A/C
Exterior Wall	FRAME	Total Fixtures	8
Style	CONVENTIONAL	Masonry Fireplaces	2
Year Built	1900	Heating Fuel Type	GAS
Res Sq Ft	2230	Pre Fab Fireplace	0
Basement	NONE	Miscellaneous Feature	
Finished Bsmt Sqft	0	Miscellaneous Feature 2	
Full Bath/Half Bath	2/0	Grade Factor	C+ 1.08
Bedrooms	3	Cost/Design Factor	0%
Attic	UNFIN	CDU	GD
Additional Fixtures	2		

Accessory Information

Card 1

Description	Year Built	Area	Grade	Value
CARPORT	1960	400	C -AVERAGE	754
MS UTIL	1900	1660	C -AVERAGE	2,654

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Qualification	Sales Validity	Grantee	Grantor
5/30/2003	\$290,000	WD	35537	00040	Qualified	Valid Sale	HOGAN MILLIE R	GLENN BRANDON KING & AMIE A
6/30/1999	\$203,000	WD	27758	00291	Unqualified	Unvalidated/Deed Stamps	GLENN BRANDON K & AMIE A	LYNN HELENE ORR
9/1/1987	\$145,000		11040	00192	Qualified	Valid Sale		



qPublic.net™ Fulton County, GA

Please use the map's print tool.

Parcel ID	22	Physical Address	1080 RUCKER RD	Last 2 Sales	Ⓜ
Class	R3	Owner	HOGAN	Date	Pri
Code			MILLIE R	5/30/2003	\$2
Taxing	10		1080	6/30/1999	\$2
District			RUCKER RD		
Acres	2		ALPHARETTA		



Summary

Parcel Number 22434012760315
Location Address 1080 RUCKER RD
ALP
Legal Description
Property Class R3 Residential Lots
Neighborhood 24134
Tax District 10
Zoning AG
Acres 2
Homestead Y
Exemptions H 01

[View Map](#)

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Basement	NONE	Miscellaneous Feature	
Finished Bsmt Sqft	0	Miscellaneous Feature 2	
Full Bath/Half Bath	2/0	Grade Factor	C+ 1.08
Bedrooms	3	Cost/Design Factor	0%
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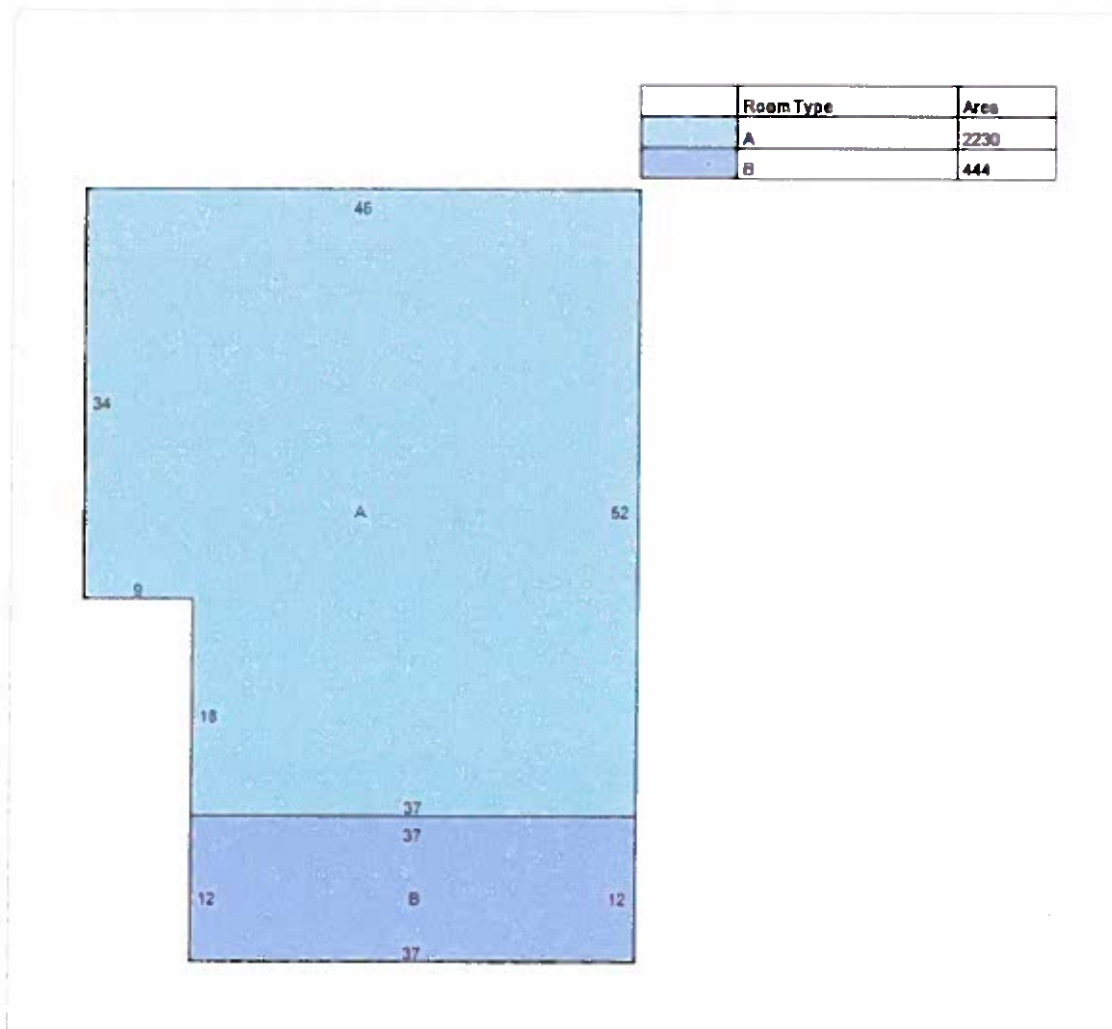
2017 Assessment Notice

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Corrected 2017 Notice

Corrected 2017 Notice

Sketches



6/25/18

1080 RUCKER RD
HISTORIC DESIGNATION



6/25/18

1080 RUCKER RD
HISTORIC DESIGNATION



6/25/18

1080 RUCKER RD
HISTORIC DESIGNATION



A THANKSGIVING DAY FOOTBALL GAME WITH GRANDPA HASTENS TURKEY TIME
Troy Rucker of Alpharetta Coaches Mary Helen and David Rayner and Selina Stewart



Newly elected officers of the State Home Demonstration Council who also were chosen at the Athens meeting. Seated, left to right: Mrs. Homer Cook, Newton County, second vice president; Mrs. Troy Rucker, Fulton County, president; Mrs. L. G. Almonrode, Telfair County, first vice president. Standing: Mrs. W. B. Fitzgerald, Fulton County, treasurer; Mrs. H. C. Henderson, Bibb County, secretary.—Photos by John Fleetwood.

Demonstration Council Drafts New Program



Mrs. Troy Rucker (right), of Alpharetta, and Mrs. W. B. Fitzgerald (left), of Route 1, College Park, president and treasurer-publicity chairman, respectively, of the Georgia State Home Demonstration Council, have returned from Athens, where they assisted other state officers and project chairmen from throughout the state in planning the council's program. Miss Lurline Collier, state home demonstration agent, also assisted in drafting the council's plans.

TROY RUCKER HOME

1080 RUCKER ROAD
ALPHARETTA, GA 30004

THEN and NOW
Designation of a Historic Property



Front of house facing south toward Rucker Road with rock wall. Oak tree (shown in picture as small sapling) in front still is standing, only fully grown. Thrift growing along top of wall. One of the front columns on the house had honey bees inside. Cir. 1938

Front of the Rucker home as seen in early spring



1938

The Thrift which grows along the wall makes a very nice background for Mary.



Front of Edith and Troy Rucker Home 'Before rear addition' and "After" as well as "Close view of new addition to the house" at rear (currently present day Dining Room, bath/laundry and bedroom) Cir. 1938. Added to house when Mary Rucker was in high school. Kitchen was enclosed and extended and stain glass window added in kitchen.



Before



After



Close view of new addition.

Mary Rucker standing by east side of house. Chimney is front bedroom Cir 1930's

PICTURES OF MARY AROUND HER HOME

1938



Mary Rucker in front of Troy Rucker house leaning against wall next to thrift growing on wall. Cir. 1938



July 1939



Side of house with Mary feeding chickens and chicken house located at northwest side rear property

Rear bedroom (part of 'new' addition)



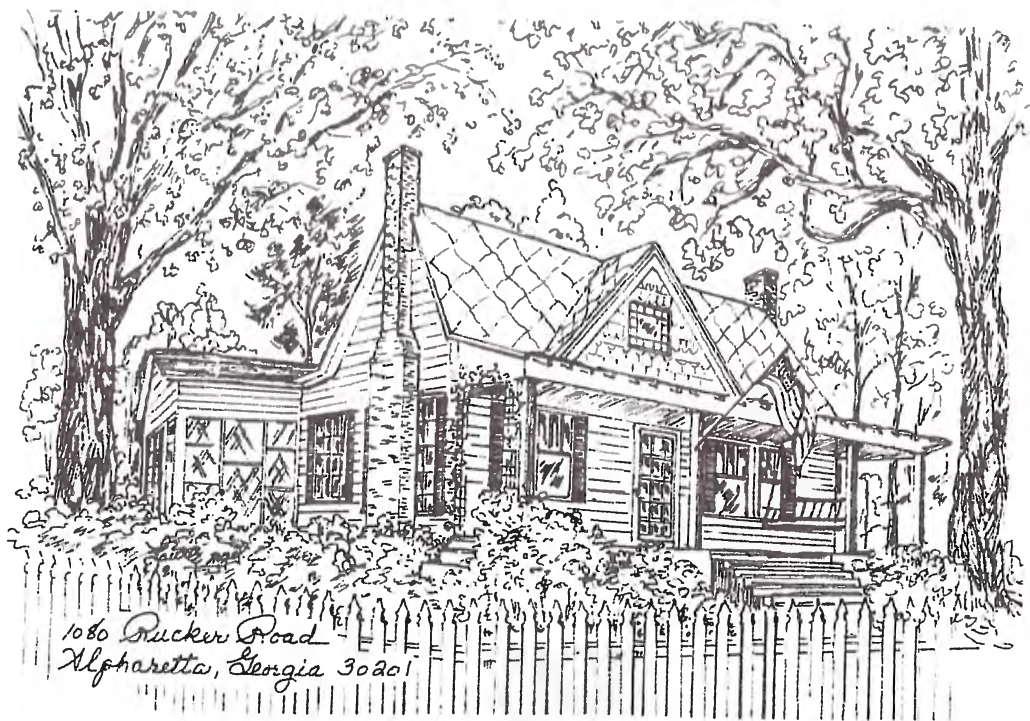
Before

Barn at
W.D. Rucker's

Barn before and after across the road from Troy Rucker home on William David "W.D." Rucker property .
While building Troy Rucker home, W.D. lived in the barn area.



After
(Not Complete, As yet)



Christmas Card sketching of home showing screened porch and lattice around front porch and original photo sketching was taken from.



Troy Rucker home
Showing Screen porch

TIMELINE FOR TROY RUCKER HOME
Located at 1080 Rucker Road, Alpharetta, GA 30004

Simeon Bluford Rucker (1709-1881 and Jane Barnwell (1801-1879) – 10 children
Owned Log house on Rucker Road and Mid Broadwell

SON – John Rucker (1842-1918) married (Married to Sarah Hembree Jameson)

6 CHILDREN in birth order:

Julia Edna Rucker (1868-1905)

William David Rucker (owned Rock House and Barn across the road from the Troy Rucker Home at 1080 Rucker Road) 1872-1959 (86)

Married to Melissa Princella “Prinny” Broadwell Rucker (1872 – 1950)
(records from Crabapple Bapt. Cemetery, 12655 Charlotte Drive)

SON: Troy Rucker 1892 – 1982 (Buried in Green Lawn Cemetery, Alpharetta)
(Married Edith Gertrude Copeland 1900 - 1987) -
Owned property from Foe Killer Creek to Charlotte Drive

DAUGHTER Mary Princella Rucker (1921 – 1992)
(Married Charles Dorsey Stewart 1922-1979)
Selina Stewart Kent's (1943) Father

Harriet Jane “Jennie” Rucker (1874-1941), spinster

John Simeon (1877-) married Emma Cox

Joel Jackson Rucker (1880-1960) married Lenora Rusk (1878-1976)

Frankie Rucker (1888-1928) married George T. Upshaw

Family raised cotton and chickens for income. Children went to school in Crabapple.

Troy's wife Edith died in 1987. Her daughter Mary Princella Rucker Stewart (Selina Stewart Kent's mother) owned 40 acres of farm land at the time and sold 35 acres to Mr. Carroll Byers (around 1960 ?) and took 2 acres of that land to build Selina's house in 1970 at 12145 Charlotte Drive, Alpharetta, GA and lived in an apartment in that home.

1980's

Bob, Charlotte, Wayne and Brandi Johnson lived in the house and according to Lyssa Styers who bought the house from them, they had a hot tub on the front porch. The Johnsons had painted the entire inside apple green, including the floors. Lyssa had all the floors refinished to remove the apple green (I still see apple green every now and again). The Johnson's had named the house 'Ivy Cottage' and planted ivy all around the home. That ivy growth took over the yard and in spots was growing into the house from under the crawl space and baseboards. The fireplace chimney's were covered in ivy which was eating into the mortar and weakening the structure of the chimney and was removed entirely in 2003. It had grown up and was overtaking the large pecan tree at the rear side of the house near the back door and damaging the tree. It was also removed in 2003. The Johnson's put in the little brick 'patio' at the back door.

1984 – 1991

(Notes made after visit from Lyssa Styers in October 2012 who dropped by when visiting area and gave these updates of her time living here from **1984 – 1991**. Ms. Styers is a decorator living in Nashville, TN and her husband was a contractor. They both loved architectural accuracy and renovated some of the house to reflect its 1900's timeframe.

They installed the porch lights, the rocking chairs and swing on the porch.

They finished the hall to the back .

Raised the ceiling in front bedroom with wide boards.

Took out all the windows and scraped lead paint off and replaced window panes with old glass as much as possible.

While they were renovating, she came out of the bathroom and a raccoon was sitting in the bedroom !

She found the mantle for the fireplace in the W.D. Rucker barn that was across the road.

Termites were a problem in the front of the house.

The ceiling in the house was a drop ceiling with metal brackets holding square tiles - like you see in an office.

The entire front bath was orange tile, so they replaced with white tile, leaving the orange and white tile still on the floor. (in 2016 there was a water leak in the shower behind the tile and water knobs. When the tile was taken out, it was discovered that one of the previous owners had simply put electrical tape around the pipe and tiled over the original orange tile)

They put in the 'fake door' in the hall to hide the breaks in the wood lines where the Johnsons had sealed up the wall.

The muscadine vine that was to the side of the driveway had grown over the entire area so you could barely see the large oak tree that is to the left of my driveway. She actually was surprised to see the tree because it was covered up before with vines.

She said there was a man down the road that used to pick crabapples from the crabapple tree in the front yard, and he would leave her honey from his bee hives in exchange. That crabapple tree split in half in 2012 from weight of the crabapples and had to be removed. It was one of the last 'original' crabapple trees in the area.

There are initials carved in the brick on the chimney outside the front bedroom. Those initials are still there.

When they renovated the front rooms and they discovered the framing around the doors are tree trunks with bark on them. If you go up in the attic and pull back the insulation, you can still see them. .

When they were renovating they found many old newspapers, an old child's shoe and a silver spoon. She said that it was a custom to ensure good luck for the home, people often wedged an old shoe between the wall as they constructed a new room. It supposedly brought the family good luck. They left all of that when they moved in 1991.

1991 – 1996

Family named H. Lynn lived in house, no information available.

1996-2003

Brandon King and Aimee Glenn lived in Troy Rucker home 7 years. When the Glynns purchased the house they stated in realtor documents that:

"When we purchased the house there was carpet over the floors, some of the hard woods were replaced. You can see the two different floors. Original floors are in bedroom and den, the rest of the floors are new pine and tongue and groove. There was also brown paneling over all the walls as well as drop ceilings in the rooms in the back of the house. We refinished all of the floors and painted the inside and outside of the house. We have installed a security system and a sprinkler system. The yard had basically no grass and was overgrown with hardly any live plants. We had a landscaping company draw up a plan and have implemented some of it. We renovated the back bathroom as well as the kitchen. The roof was replaced in October 2000 and the hot water heater is only a year old"

There was major termite damage to the rear of the house which was undisclosed to the Glenns when they purchased the property and they had to sue the realtor to have the termite damage repaired.

2003 – Present

Yard landscaped and ivy removed from chimneys and trees. Fencing was installed around the entire property. It was also discovered that there is an entire pitch shingle roof with window under the present roof indicating that when the present roof was put on, it was just put over the old roof, rather than removed.

In 2003 the after continuous plumbing problems and crack in Septic tank, the Septic tank was removed and a pipe line was put in at a length of 300 feet from the side of the house, down the driveway, to the rear of the house and back pasture to hook up with Alpharetta City sewer water.

On April 8, 2006 a F2 tornado hit the Roswell –Crabapple – Alpharetta area destroying businesses and damaging many homes. At the Troy Rucker Home, a large Oak tree was cut in half, picked up and "speared" through the 2-car wood garage at the Troy Rucker home, damaging vehicles requiring tree company to lift it out. The garage had to be torn down and replaced. The house next door was cut in half by a falling tree. Everything on the porch and around the Troy Rucker house was blown off or destroyed. Six months after the tornado the house started sinking at the rear that had been held up by a rock foundation. The plumbing in the house was backing up and water and mold was accumulating in the crawl space. A contractor was called and verified that the force of wind from the tornado had shifted the house slightly "wind shear", causing the rear of the house to sink off the rock foundation.

The back exterior walls of the house had to be removed and metal jacks were put in place to support the rear. Insulation had to be put in the walls since there was none. The plumbing in the back bathroom and

kitchen had to be replaced since it had shifted and was becoming inferior and leaking. The main electrical switch box was not wired properly and had to be rewired and replaced. When the floor in the bathroom was pulled up, it was obvious there was water flowing under the house causing rot and damage. It was discovered that there was no support under the kitchen floor and back hall floor, just around the perimeter. The floor had to be removed and jacks and wood beams were put into place under the entire floor and bathroom floor to provide support and the wood floor was replaced with tile.

A new metal roof was put on in 2011. There was a leak from the interior chimney that attached to a wood burning heater and it was advised to remove the heater and the chimney since it was not operational and seal up the roof in that area with the new metal roof and replace the wood heater with a gas heater.

The chimneys in the house are not sealed and not safe to burn wood in. Not advised to even install gas burning logs.

The HVAC was replaced in 2007.

Days Gone By[©]

CAROLINE DILLMAN

The Ruckers...

"By the grace of God, a deck of cards, and a keg of rum you are here today," Edith Copeland Rucker said as she began her speech at the annual Rucker reunion held on Sunday, October 5, at the Crabapple Community building.

The Ruckers are probably one of the most well-known families of Old Milton County. There are not many old-timers, if any, who do not remember or have not heard of George Rucker and the Alpharetta Free Press, a Rucker who played for the Brooklyn Dodgers, and Johnny Rucker who played center field for the New York Giants. And probably the old-timers could tick off many other Ruckers of at least local, if not regional, national, fame.

But back to the reunion and Edith Rucker. She explained to the 100-some Ruckers at the reunion that Thomas Rucker, who lives with his father, for which one was actually the first Rucker on American soil, came on a ship that was wrecked just before reaching the shores of Virginia back in the 1600s. It seems that there were two potential survivors of the disaster, and they gambled in a game of "Seven Up" to determine who would win the remaining keg of rum to use to float to shore. Rucker won, and *keg of rum*—S, over the years, been used as the surname of Thomas Rucker's descen-



to Alabama. One day, he decided, somewhat suddenly, to leave Alabama and move back to what would become Milton County, Georgia. He pulled up his onions, the only thing in the garden at that time, and hauled them and his family to the Crabapple area and there in the early 1830s settled in—for generations of Ruckers to come.

At this year's reunion, as at all past ones, those attending were all descendants of the original Ruckers in Virginia, and they came all the way from other states like Kentucky, Arkansas, and Alabama. Edith Rucker says that the generations are not so close as they used to be, and this is reflected in the fact that fewer come from so far away as they used to.

Those attending the Rucker reunion resolved to present a tribute to Mrs. Ella Hazelton, present owner of the old Rucker house. It will be in script and framed and says in part, "The descendants of Simeon Bluford and Jane Barnwell Rucker, in annual session, desire to express their appreciation for the restoration of the two-story log house built by their revered ancestors soon after their arrival in 1832. Because of your careful study of each detail in construction and the meticulous use of all original materials, the pioneer home in which two (generations of) large Rucker families were born and reared has been authentically preserved."

The children of Simeon and Jane Rucker were George Elsie, William David, Simeon L., Russell, Nancy, Joel, Julia Ann, and John. John inherited the home after the Civil War. He married a widow, Sarah Hemree Jameson, whose son, Thomas Jameson, was reared with the Rucker children as one of them. John and Sarah Rucker had the following children: Robert Lee, Julia, Mary, William David, Harriet Jane, John Simeon, Joel Jackson, George

Napoleona, and Frankie.

The original Joel Rucker (son of Simeon) and his wife were the parents of George, whose newspaper work was mentioned earlier. George's daughter, Blanche Rucker Maddox and his granddaughter, Anne Maddox Ebright, are also familiar names to those in the Alpharetta area. Nap Rucker was the son of the first John Rucker. Another one of John's sons, William David, was the father of Troy Rucker, the husband of Edith Copeland Rucker. One of John's grandchildren is Dorcus Rucker David of Roswell. There are just a few of the well-known descendants of Simeon and Jane Rucker who live in the area today.

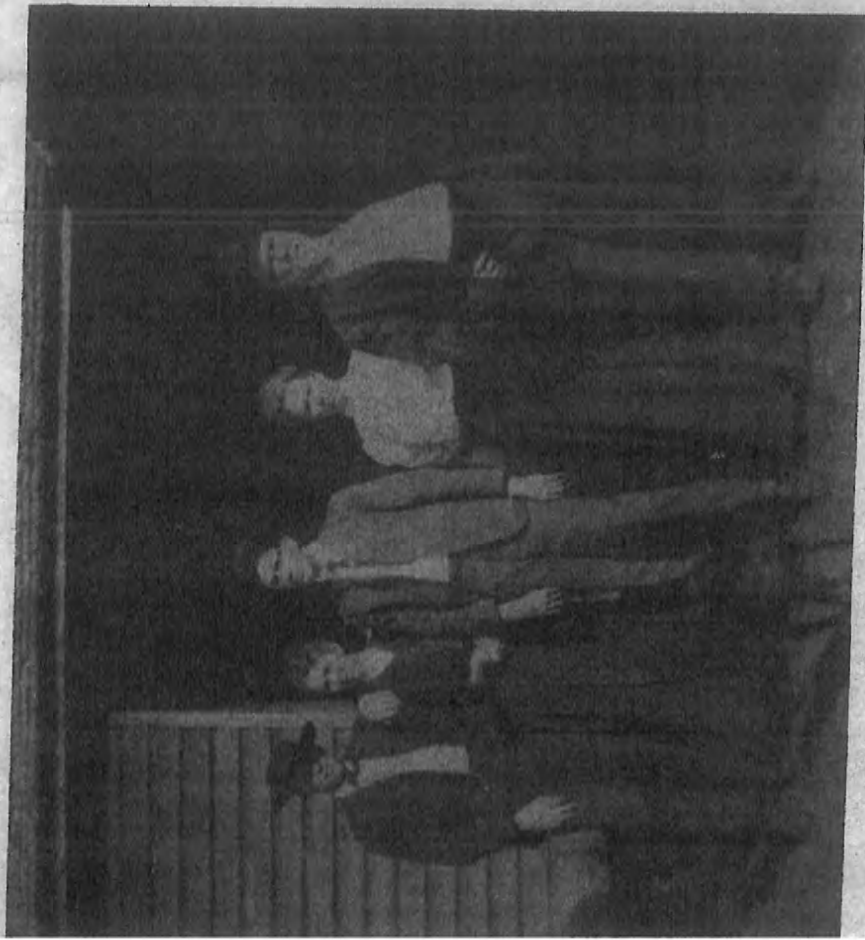
A few other Rucker items of interest include the following: There is a Ruckersville, Virginia, as well as a Ruckersville, Georgia, over in the Eatonton area—both are named after original Ruckers. The "Chief" of the Rucker Clan—always the oldest member—is Lovic Rucker of Roswell. The Rucker burial ground, off Rucker Road, may be the earliest marked cemetery in the area.



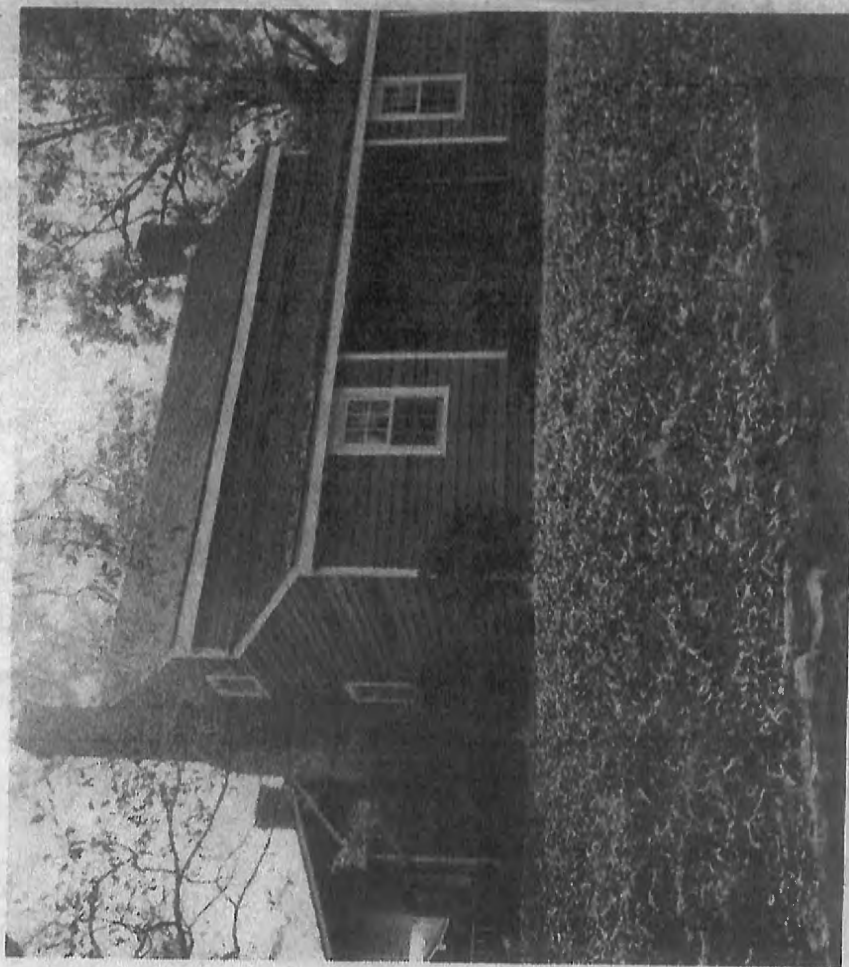
Eventually, Thomas Rucker's grandson, George Rucker and his wife, Catherine Ehart Rucker, were the first Ruckers to live in Georgia, having moved from Virginia to the Georgia coastal region. Their son, Simeon Bluford Rucker, was the first Rucker to live in this part of Georgia. He settled in the Crabapple area. But that was eventually."

First, Simon Rucker moved to Alabama but was dissatisfied there and kept remembering his trip through this area on his way through Georgia to get

Top row, left to right: Alec, Wade, Robert, Jep, Troy, Harry, Lawrence, Marvin, Simeon, Joel J., and Dave. Bottom row, left to right: Malcolm, Howard, Lovie, T.B., J.C., and Russ.



Left to right: George (Nap) Rucker, Frankie Rucker Upshaw, J.J. (Joe) Rucker, Mary, and John Rucker (father of the others).



This two story log house was originally built by Simeon Bluford Rucker sometime in 1833. The present owner, Ella Hazelton, restored the house and lives there today.



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: MP-18-06 STARBUCKS/WINDWARD MASTER PLAN

CITY COUNCIL: AUGUST 27, 2018

This item was heard at the August 2, 2018 Planning Commission meeting. Staff recommended approval of the item subject to 6 conditions. No one spoke in favor of or in opposition to the request. After discussion, the Planning Commission recommended to approve the item subject to staff's recommended conditions. Vote (6-1)

II. RECOMMENDATION:

Approve MP-18-06 Starbucks/Windward Master Plan, subject to the following conditions:

1. Property shall be developed substantially in accordance with submitted plan prepared by GPD Group, dated 6/28/2018, except for modifications required to comply with the conditions below.
2. Add 'Restaurant with Drive-thru Window' as a permitted use in Windward Master Plan Pod 4 at 6197 Windward Parkway for Starbucks. Approval shall be limited to a coffee shop only.
3. Drive-thru facilities shall not be visible from the public right-of-way. Decorative landscape material shall be used to screen the drive-thru, as approved by the DRB.
4. Replace dead, dying or missing landscape material in existing required landscape areas.
5. Developer shall provide the required bicycle racks.
6. Building, site and landscape plans shall be subject to review and approval by the DRB.

III. REPORT IN BRIEF:

The applicant, GPD Group, is requesting an amendment to Windward Master Plan Pod 4 to allow a former bank with drive-through to be converted to a Starbucks with drive-through on a 1.15-acre site. A master plan amendment to add 'Restaurant with Drive-thru Window' as a permitted use in Windward Pod 4 is required for the proposed business. The subject property is located at 6197 Windward Parkway at the southwest corner of Windward Parkway and Market Place.

DISCUSSION

The submitted request, if approved, will allow a former bank with drive-thru to be converted to a coffee shop with drive-thru for Starbucks on a 1.15-acre site. A master plan amendment to add 'Restaurant with Drive-thru Window' as a permitted use in Windward Pod 4 is required for the proposed business. The nearby Starbucks at 3070 Windward Plaza will be closing due to lease termination and is proposed to be relocated to the subject property. The subject property is located at 6197 Windward Parkway at the southwest corner of Windward Parkway and Market Place.

The property is zoned CUP (Community Unit Plan) and subject to the Windward Master Plan Pod 4. A 1-story, 3,625 square foot bank with drive-thru was constructed in 2008 for Flagstar Bank and later PNC Bank. Surrounding properties are also zoned CUP and subject to the Windward Master Plan, including Market Forest retail center to the west, E-Trade Financial to the north, The Ascent at Windward apartments

to the east, Bank of America to the southeast and Windward Plaza office building to the south. The Comprehensive Land Use Plan designation of the property is 'Commercial', which allows the proposed use.

The Windward Master Plan was approved in 1980 with a substantial update in 1993 (MP-92-03) for a 3,000+ acre planned community, including residential, commercial, office, industrial and recreational uses. Windward Pod 4 has a land use designation of 'Commercial', which allows professional office, banks, restaurant, theater, health club, retail commercial, service commercial, gas station, civic buildings, medical facilities, hotel and conference center, specialty retail shops and boutiques and day care center. 'Commercial' pods in Windward represent less than 2%, or 60 acres, of the total land area within the Master Plan. The Windward Master Plan has been amended on a few occasions, including the non-residential master plan amendments as shown in the table below.

File #	Project Name	Pod	Requested Change	Outcome	Date
MP-13-04 / CU-13-09	HealthSouth	66	60-bed acute inpatient rehabilitation hospital	Approved	8/26/13
MP-12-08 / CU-12-08	Karate Atlanta	56	Karate School	Denied	9/23/2012
MP-11-03 / CU-11-01	Amana Academy	14A	School, Academic	Denied	12/19/2011
MP-07-08 / CLUP-07-08	Windward Mill	66	80,000 SF retail, 800,000 SF office, 250-room full service hotel (10,000 SF meeting space), 400 For-Sale Condominiums	Approved	4/28/2008
MP-07-07 / CLUP-07-07	1st Baptist Church	66	Church and associated uses	Approved	10/22/2007
MP-06-14 / CU-06-04	Habakkuk Center	56	Church use	Approved	1/22/2006
MP-04-02 / CU-04-02	Comprehensive Martial Arts	56	Personal Training Studio with Office	Approved	6/21/2004
MP-01-08	Source Fitness	14A	Health Club	Approved	9/24/2001

SITE PLAN

The applicant's site plan depicts the 1-story, 3,625 square foot bank building and associated parking to remain. The building is proposed to be opened up at the front to include an under roof open air patio (596 square feet), which will reduce the size of the building to 3,032 square feet. Land disturbance is limited to reconfiguration of the drive-thru facilities from three (3) lanes to a single lane, as well as the addition of a dumpster enclosure, sidewalk connection and outdoor seating area. Additional green space will be added as a result of the modifications to the drive-thru facilities. Access to the site will continue from Windward Parkway.

A total of 28 parking spaces exists and will remain on the property. Windward Pod 4 requires one (1) parking space per 200 square feet; therefore, the proposed use would require 15 spaces. Landscape strips along Windward Parkway and Market Place are substantially in compliance with the Unified Development Code. If approved, staff recommends a condition requiring the developer to assess existing landscaping and replace any missing, dying or dead material. A tree save/stormwater area is located to the rear of the property; however, the developer does not propose any impacts to the area.

TRAFFIC

The applicant submitted trip generation figures for the proposed request. As shown in the tables below, the proposed use would generate a total of 2,983 daily trips, when calculated based on the total area of the building. However, the size of the existing building is larger than what Starbucks needs. Starbucks typically builds a 2,000 square foot building for free-standing ground up projects. Starbucks proposes to open the front of the existing building to be an under roof open air patio, which will result in a decrease to the overall building size. The applicant estimates that the proposed Starbucks will generate 1,638 daily trips.

	Intensity	Daily Load	AM Peak In	AM Peak Out	Total	Peak PM In	Peak PM Out	Total
Code 912 Bank with DT three Lanes	3 DT Lanes	540	15	13	28	49	51	100
Code 937 Coffee Shop with DT One Lane	3,643 SF	2983	187	180	367	78	78	156

	Intensity	Daily Load	AM Peak In	AM Peak Out	Total	Peak PM In	Peak PM Out	Total
Code 937 Coffee Shop with DT One Lane	2,000 SF	1638	103	99	202	43	43	86

The City's Transportation Engineer reviewed the applicant's proposed drive-through configuration. From the right-turn into the site, there would be space for approximately eight (8) vehicles beyond the eight (8) vehicles between the order board and the drive-through window. In addition, vehicles coming from Market Place would have over 400' before the the order board. From both drives vehicles would more likely choose to drive into the site and park in lieu of waiting in a long drive-through line. Staff believes the site provides sufficient circulation for the operator to manage any peak customer surges.

STANDARDS FOR MASTER PLAN AMENDMENTS

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

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

Response: The master plan amendment would allow 'Restaurant with Drive-thru Window' for a Starbucks at the specified location in Windward Pod 4. The proposed use is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Commercial'. The proposed use is suitable in view of adjacent and nearby properties being developed for commercial uses.

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

Response: The proposal would not adversely affect the existing use or usability of adjacent or nearby properties; if conditions are included requiring proper screening of the drive-thru facilities.

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

Response: Not applicable.

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

Response: The subject property was developed as a bank with drive-thru, which is a permitted use in Pod 4 of the Windward Master Plan. The City's Unified Development Code (UDC) does not make a distinction between banks with or without a drive-thru, since most banks include drive-thru facilities. However, the UDC does distinguish between a restaurant with or without a drive-thru window. Due to this distinction, a master plan amendment is required to add the proposed commercial use.

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

Response: The proposed use would not result in significant impacts on public facilities and services. Staff has reviewed the applicant's proposal and believes sufficient queuing length is provided within the proposed drive-thru.

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

Response: Not applicable.

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

Response: The master plan amendment reflects a reasonable balance, if conditions are included requiring proper screening of the drive-thru facilities.

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

Response: The subject property was developed as a bank with drive-thru, which is a permitted use in Pod 4 of the Windward Master Plan. The City's UDC does not make a distinction between banks with or without a drive-thru, since most banks include drive-thru facilities. However, the UDC does distinguish between a restaurant with or without a drive-thru window. Due to this distinction, a master plan amendment is required to add the proposed commercial use.

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

Response: The proposal meets the Comprehensive Land Use Plan designation of the property, which is 'Commercial'.

CONCURRENCES

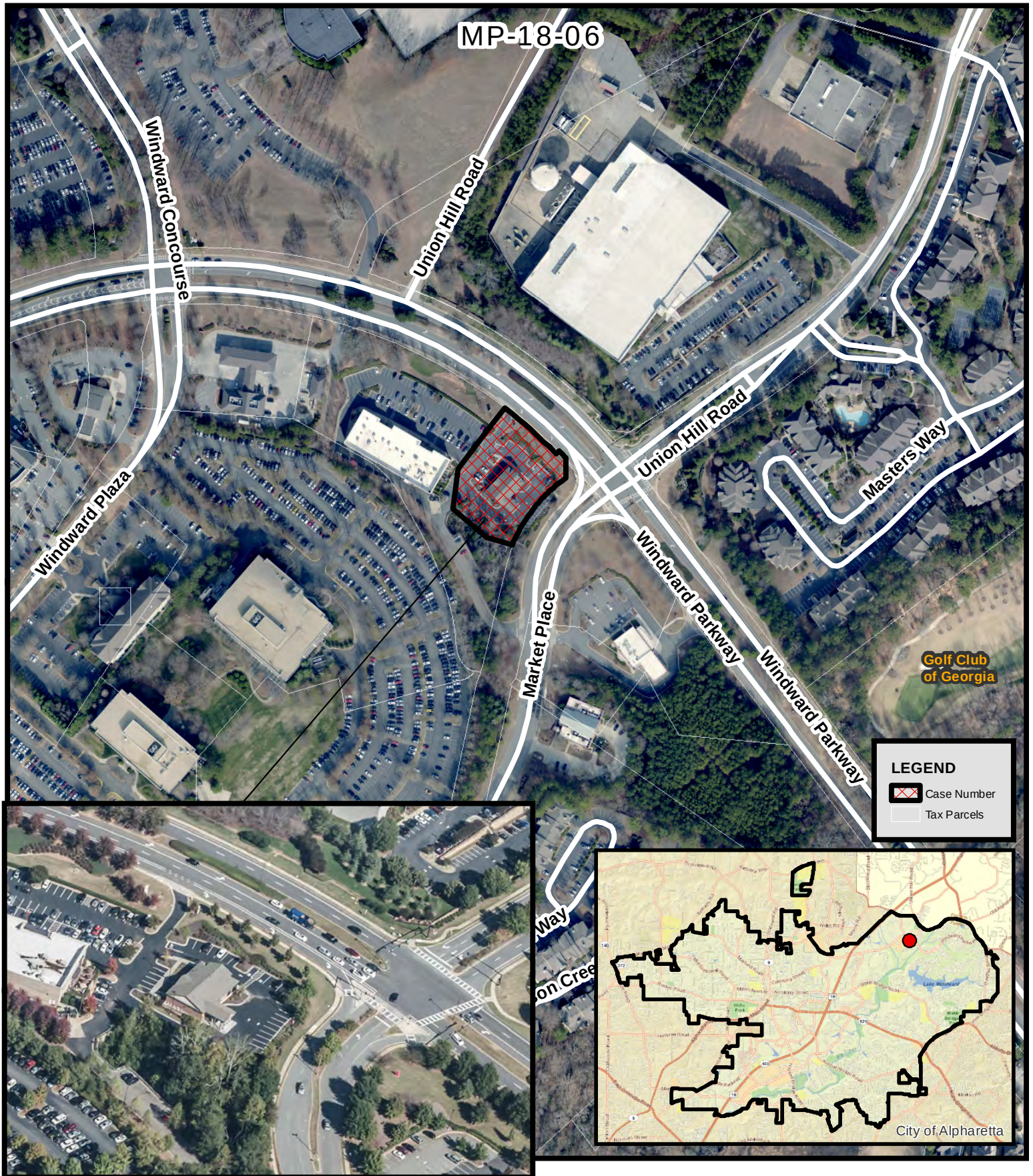
Staff has reviewed the applicant's proposal and finds that it can generally support the request for master plan amendment. The request is compatible with properties in the vicinity, which are also designated 'Commercial' and developed with commercial uses. The property was previously developed with drive-thru facilities and the applicant is asking to utilize those facilities in conjunction with a restaurant use. The Windward Master Plan was approved in 1980 with a substantial update in 1993 before the first Starbucks with drive-thru opened in 1994. Therefore, a coffee shop with drive-thru was not considered in the Windward Master Plan list of permitted uses. If approved, conditions are recommended requiring screening of the drive-thru facilities. However, a drive-through should only be permitted for a coffee shop, which has fewer trips at different peak times as compared to a traditional fast food restaurant with drive-through.

CITIZEN PARTICIPATION PLAN

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

IV. ATTACHMENTS:

- Site Plan



MP-18-06

Windward Concourse

Union Hill Road

Union Hill Road

Masters Way

Market Place

Windward Parkway

Windward Parkway

Golf Club of Georgia

LEGEND

- Case Number
- Tax Parcels

MP-18-06

D/LL: 2/1/1106, 1107

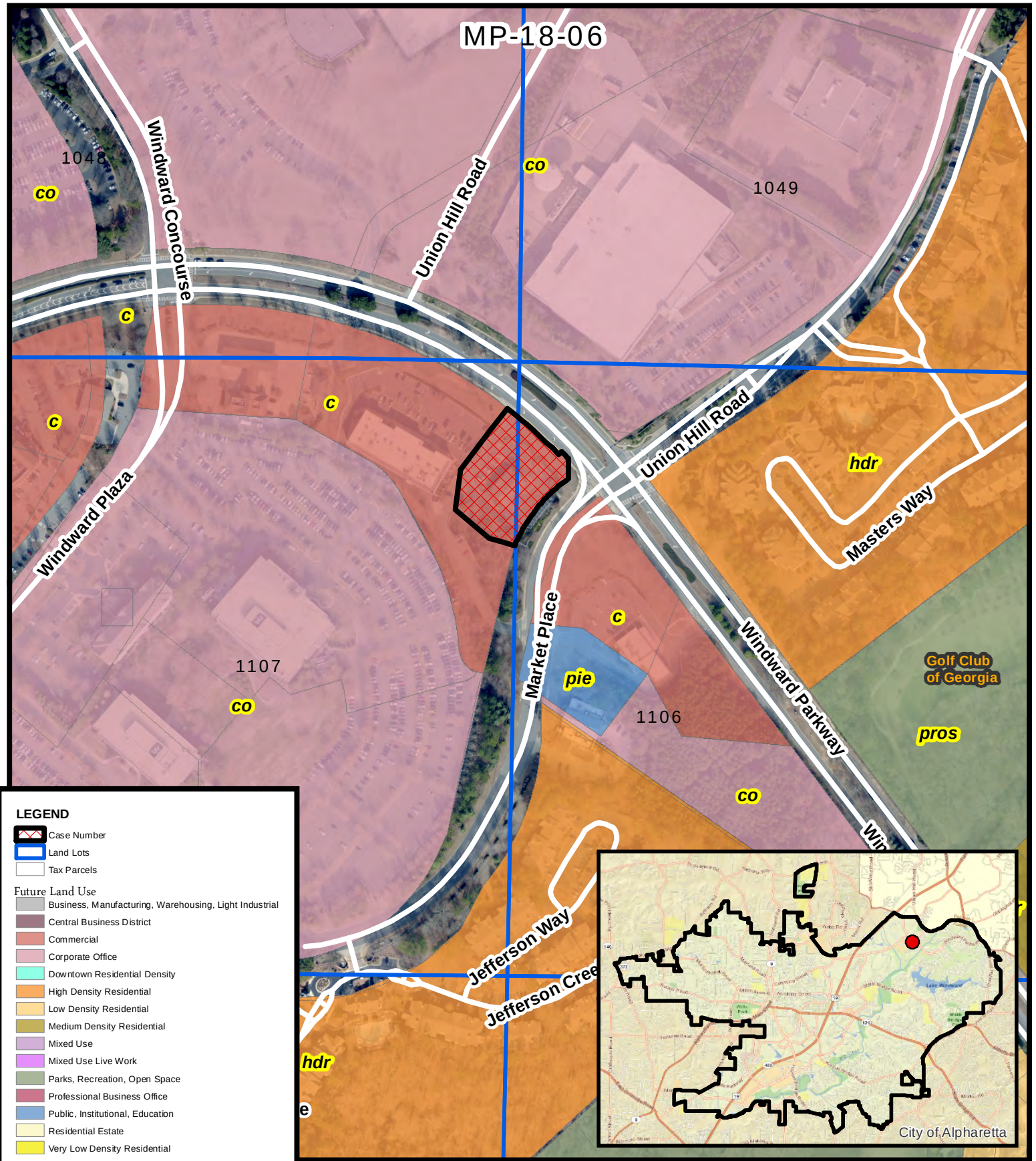
PC: 8/02/18

CC: 8/27/18

Location Map Provided by:
Community Development - GIS



Aerial Map
Starbucks/Windward
6197 Windward Parkway

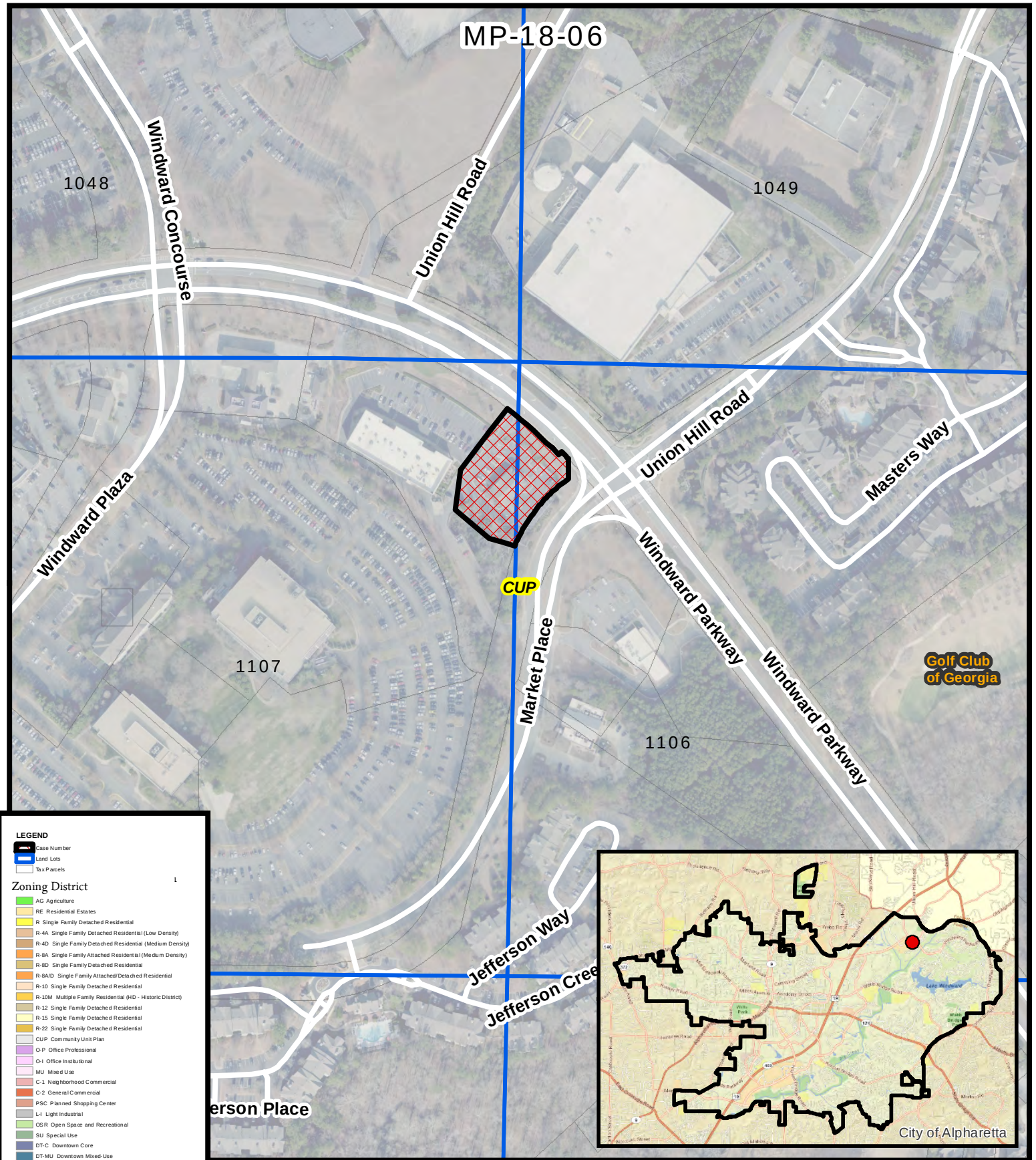


Future Land Use
Starbucks/Windward
6197 Windward Parkway

Mp-18-06
 D/LL: 2/1/1106, 1107
 PC: 8/02/18
 CC: 8/27/18

Location Map Provided by:
 Community Development - GIS



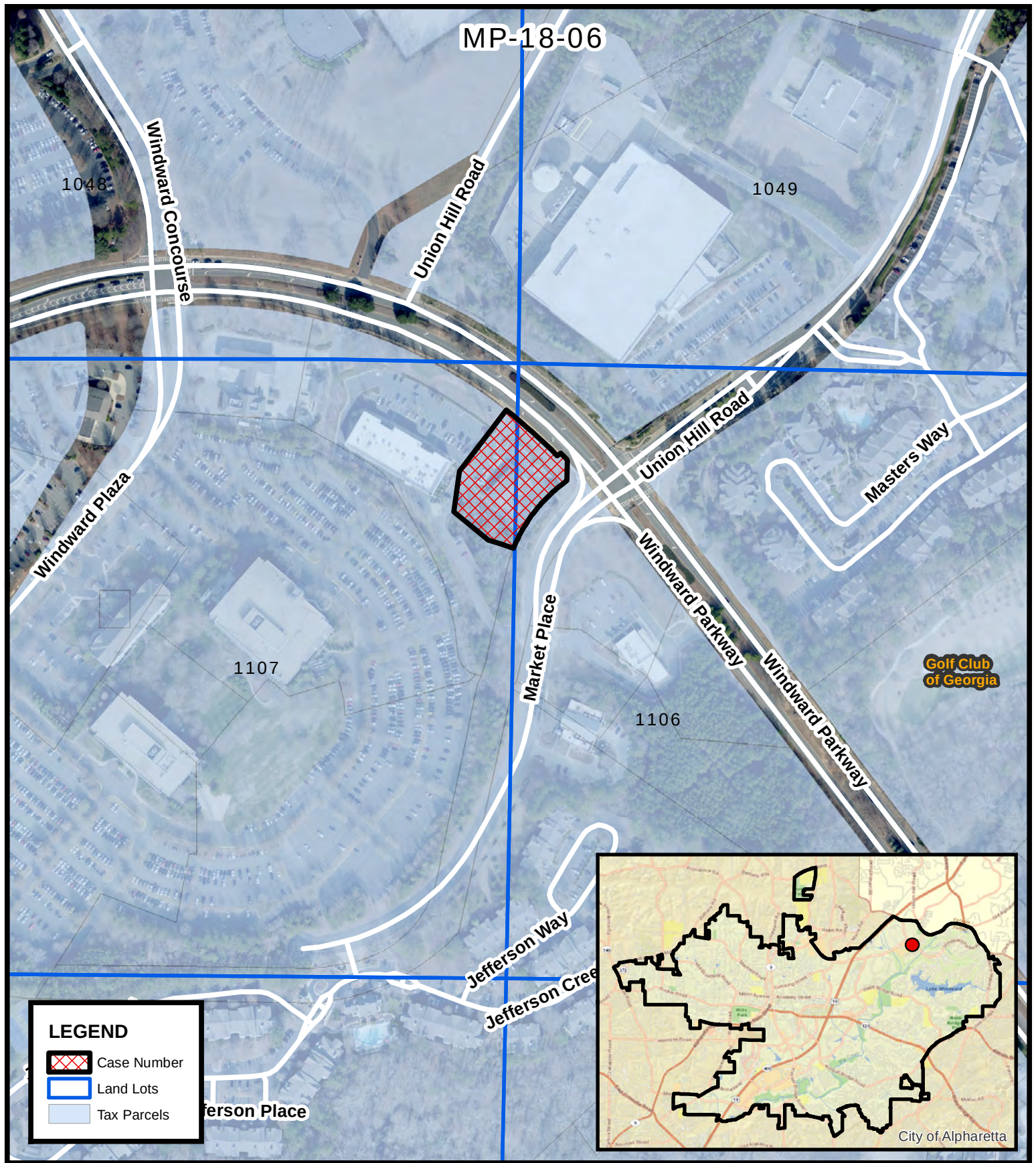


Zoning Map
Starbucks/Windward
6197 Windward Parkway

Mp-18-06
D/LL: 2/1/1106, 1107
PC: 8/02/18
CC: 8/27/18

Location Map Provided by:
Community Development - GIS





Location Map
Starbucks/Windward
6197 Windward Parkway

Mp-18-06
D/LL: 2/1/1106, 1107
PC: 8/02/18
CC: 8/27/18

Location Map Provided by:
Community Development - GIS

7/26/18 APPLICANT REQUESTED C-1 USES

2.2.14 C-1 neighborhood commercial.

A. Permitted Principal Uses. A property in the C-1 district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Residential Uses.

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

b. Reserved.

c. Bed and Breakfast.

2. Business Uses.

a. Art Gallery.

b. Bakery.

c. Barber Shop.

d. Bank, Savings and Loan.

e. Beauty Shop.

f. Book Store.

g. Carpet and Rug Sales.

h. Clinic.

i. Contractor's Office without outside storage.

j. Day Care Center.

k. Drug Store.

l. Dry Cleaning Pick-up Station.

m. Florist, Retail Without Greenhouse.

n. Gourmet Food Store.

o. Hardware and Garden Supply Store.

p. Jewelry Store.

q. Laundry, Self-Serve, Pick-up.

r. Office Building or Park.

s. Pet Day Care.

t. Pet Grooming.

7/26/18 APPLICANT REQUESTED C-1 USES

u. Print Shop.

v. Reserved.

w. Restaurant, without Drive-thru or Drive-In facilities.

x. Retail Sales and Services (Establishments not otherwise listed for this zoning district as a permitted or conditional use).

y. School, Commercial.

z. Shop or Studio, Craftsman/Artist.

aa. Theater, Cinema.

3. Semipublic Uses, Utilities.

a. Club, association or lodge.

b. Library.

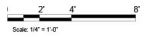
c. Museum.

d. Park or Playground.

e. Public Building.



1ST FLOOR - SCHEMATIC FLOOR PLAN





STARBUCKS
6197 Windward Parkway
Alpharetta, GA 30005

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. BECAUSE OF INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED. THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OF MATERIAL SAMPLES PROVIDED.


GPD GROUP
Glaus, Pyle, Schomer, Burns & DeHaven, Inc.
1.800.955.4731
www.gpdgroup.com



STARBUCKS
6197 Windward Parkway
Alpharetta, GA 30005

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. BECAUSE OF INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED. THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OF MATERIAL SAMPLES PROVIDED.


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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: Starbucks Coffee Co

Contact Name: Erika Aultman

Telephone: 608-407-9090

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.

A letter was sent out to all adjoining property owners on June 29, 2018. At this time, we have not received any

comments or concerns about the proposed Starbucks project.

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: Erika Aultman

Date: 7/11/2018

Print Form

STARBUCKS COFFEE COMPANY
WINDWARD & UNION HILL
6197 WINDWARD PARKWAY
ALPHARETTA, GA 30005

Dear Property Owner:

This letter is to inform you that a Master Plan Amendment Application has been submitted to the city of Alpharetta on land located within 500 feet of your property. Please be advised of the following information pertaining to the Application & public hearings:

CASE NUMBER: MP-18-06 Starbucks/Windward

APPLICANT NAME: Starbucks Coffee Co

REQUEST: Amendment to the Windward Master Plan to add 'Restaurant with Drive-thru Window' in Pod 4 in order to convert an existing bank with drive-thru to a Starbucks with drive-thru.

STREET LOCATION: 6197 Windward Parkway Alpharetta, GA 30005

PROPOSED DEVELOPMENT: Coffee Shop

PLANNING COMMISSION HEARING

THURSDAY, AUGUST 2, 2018

6:30 PM

CITY COUNCIL HEARING

Monday, August 27, 2018

6:30 PM

PUBLIC HEARING LOCATION

Alpharetta City Hall, Council Chambers

2 Park Plaza

Alpharetta, Georgia 30009

If you have questions about the zoning application, please contact Michael Martin at (608) 407-9090 or mike@permit.com

Sincerely,

Erika Aultman

BANK OF AMERICA NA
Or Current Property Owner
101 N TRYON ST
CHARLOTTE NC 28255

DC 1001 WINDWARD CONCOURSE LLC
Or Current Property Owner
4890 W KENNEDY BLVD SUITE 650
TAMPA FL 33609

GH WINDWARD PLAZA INC
Or Current Property Owner
225 PEACHTREE ST NE SUITE 200
ATLANTA GA 30303

MAIN STREET BANK
Or Current Property Owner
P.O. BOX 167
WINSTON SALEM NC 27102-0167

MFREVF II WINDWARD LLC
Or Current Property Owner
353 N CLARK ST
CHICAGO IL 60654

MRI REAL ESTATE HOLDINGS LLC
Or Current Property Owner
6415 SHILOH RD E
ALPHARETTA GA 30005

PNC BANK NATL ASSN
Or Current Property Owner
620 LIBERTY AVE FLOOR 18TH
PITTSBURGH PA 15222-2722

WINDWARD ASSCOIATES LLC
Or Current Property Owner
6400 POWERS FERRY RD NW # #100
ATLANTA GA 30339

WINDWARD MARKET CORP
Or Current Property Owner
1251 AVE OF THE AMERICAS
NEW YORK NY 10020

WINDWARD MARKET FOREST LLC
Or Current Property Owner
1300 PEACHTREE IND BLVD STE 3209
SUWANEE GA 30024

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: Erika Aultman Telephone: 608-407-9090

Address: 319 Elaines Court Suite: _____

City: Dodgeville State: WI Zip: 53533 Fax: _____

Mobile Tel: _____ Email: mike@permit.com

Subject Property Information:

Address: 6197 Windward Pkwy., Alpharetta, GA 30005 Current Zoning: CUP

District: _____ Section: _____ Land Lot: 1107 Parcel ID: 21 557011070468

Proposed Zoning: _____ Current Use: _____

This Application For (Check All That Apply):

- | | |
|---|---|
| ☐ Conditional Use | ☒ Master Plan Amendment |
| ☐ Rezoning | ☐ Master Plan Review |
| ☐ Variance | ☐ Public Hearing |
| ☐ Comprehensive Plan Amendment | ☐ Other <i>Specify:</i> _____ |

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

This site is located in a suburban retail area. The Proposed Starbucks will complement the existing dynamic providing a valued service to both residence and other business in the area. A drive-thru element will be consistent with the existing bank that was previously operated on this site.

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

This project will convert the existing PNC Bank which is no longer in operation into a Starbucks Coffee shop. It is Starbucks belief that this conversion will not impact the value of the surrounding property. Starbucks does have a history of improving property value in in surrounding properties but no studies have been completed on this topic.

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

The property was a functional PNC Bank which is now out of business. The current zoning does allow for Drive-Thru with Banks but not for Restaurant which this project would fall under. Starbucks does not consider themselves a restaurant but a coffee shop. It would not be economically feasible for Starbucks to redevelop this site with out the ability to have a drive-thru. Much of their business is comprised of passer by traffic.

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

The Starbucks would not facilitate the increase in population. Much of Starbucks customer base is pass by traffic. Starbucks does generate some trips but the bulk of trips would be already generated due to travel to work and other venues. Starbucks would mealy capture this existing traffic for its sales.

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

The proposed Starbucks will reuse the existing Water and sewer connection that are currently servicing the PNC Bank. They would add a grease trap and will need to sprinkle the building according to the Fire marshal. There is no anticipated impact to schools created by this project.

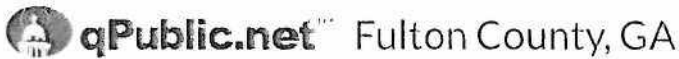
How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map?

This project is a minor conversion of an existing commercial use to another. The Starbucks is consistent with the Future Land Use plan as was the PNC bank it will be replacing.

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

The existing building currently has three Drive-Thru lanes with a large overhead canopy over all three lanes. The proposed project will reduce the drive -thru lanes to one and provide a large landscape island to help screen the drive-thru from public view. the intensity of the Drive thru use of this building is being reduced as it relates to appearance of this site and building.

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.



Summary

Parcel Number 21 557011070468
 Location Address 6197 WINDWARD PKWY
 ALP
 Legal Description
 Property Class C3 - Commercial Lots
 Neighborhood C104
 Tax District 10
 Zoning CUP
 Acres 1.15
 Homestead N
 Exemptions

[View Map](#)

Owner

Parkash Investment Properties LLC
 6197 WINDWARD PKWY
 ALPHARETTA GA 30005 4187

Land

Description	Land Type	Land Code	Square Feet	Acres	Price
PRIMARY SITE	S	21	50,094	1.150	1,241,930

Total Acres:
 1.1500
 Total Land-Value:
 1,241,930

Commercial Improvement Information

Card	1	Units	1
Building No	1	Year Built	2008
Structure	BANK	Total Sq Footage	3626

Accessory Information

Card 1	Description	Year Built	Area	Grade	Value
	PAVING-ASP	2008	23,522	C-AVERAGE	29,279

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Qualification	Sales Validity	Grantee	Grantor
10/25/2017	\$1,050,000		58152	0439	Qualified	Valid Sale	PARKASH INVESTMENT PROPERTIES LLC	PNC BANK NATIONAL ASSOCIATION
12/9/2011	\$1,880,713		50682	0180	Unqualified	Multi-Portfolio	PNC BANK NATL ASSN	FLAGSTAR BANK
10/14/2005	\$1,115,000	LW	41147	00083	Qualified	Valid Sale	FLAGSTAR BANK FSB	PARKE DAY PROPERTIES LLC
9/28/2004	\$0	LW	38720	00130	Unqualified	Sale <= 1000	PARKE DAY PROPERTIES LLC	MARKET FOREST SHOPPES LLC
9/28/2004	\$850,000	LW	38628	00637	Qualified	Valid Sale	PARKE DAY PROPERTIES LLC	MARKET FOREST SHOPPES LLC

Valuation

	2018	2017	2016	2015	2014	2013
LUC	351	351	351	351	351	351
Class	C3	C3	C3	C3	C3	C3
+ Land Value	\$700,000	\$993,600	\$993,600	\$993,600	\$993,600	\$993,600
+ Building Value	\$350,000	\$377,000	\$377,000	\$377,000	\$377,000	\$377,000
= Total Value	\$1,050,000	\$1,370,600	\$1,370,600	\$1,370,600	\$1,370,600	\$1,370,600
Assessed Value	\$420,000	\$548,240	\$548,240	\$548,240	\$548,240	\$548,240

2018 Assessment Notice

2018 Assessment Notice

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Parkash Investment Properties LLC

Telephone: 404-429-0175

Address: 2350 Hopewell Plantation Drive

Suite: _____

City Alpharetta

State: GA

Zip: 30004

Authorization:

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

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

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

Identify Authorized Applicant:

(Same)

Name of Authorized Applicant: Jim Neidlinger

Telephone: 678-781-5070

Address: 1117 Perimeter Center West

Suite: W306

City Atlanta

State: GA

Zip: 30338

So Sworn and Attested:

Owner Signature: A. A. P. L.

Date: 08-30-18

Notary:

Notary Signature: Chandra Swayam Pakula



Date: 08/30/2018

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: (James) Sim Neidlinger

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: N/A Position: N/A

Description of Contribution: _____ 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: Li Peng

Date: 6/1/18



Summary

Parcel Number 21 55701 1070468
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Assessed Value	\$420,000	\$548,240	\$548,240	\$548,240	\$548,240	\$548,240

2018 Assessment Notice

[2018 Assessment Notice](#)

APPLICANT REQUEST AND INTENT

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

The proposed use of the property will be a Starbucks Coffee Shop with drive-thru. Starbucks will convert the existing PNC Bank which currently has three Drive-Thru lanes to a coffee shop with only one. The existing building will remain with modifications to accommodate Starbucks.

Applicant's Request (Please itemize the proposal):

- 1.) The request is to amend the Master Plan to allow Starbucks to have a drive-thru.

Currently the Master Plan allows for Banks with Drive-thru but not restaurants with drive-thru. Starbucks does not consider itself to be a Restaurant and Coffee Shop is not a classification in the Master Plan. Starbucks would like to amend the master plan to allow for Starbucks to be allowed to have a drive-thru.

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

Starbucks will convert the existing PNC Bank which has three Drive Thru lanes and a large canopy serving them. Starbucks will reduce the lanes to one and remove the large over head canopy to be replaced with a smaller awning style canopy. The existing building will be reused in its existing foot print and part of it will be converted to an open air under roof patio. And additional out door patio is also proposed. Colored elevations of the proposed changes have been submitted in the submittal package. The amendment to the master plan to allow for Starbucks to have a drive-thru facility is required for the success of this project. Without the drive-thru Starbucks would not be able to make this site work.

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: Starbucks Coffee Co

Contact Name: Erika Aultman Telephone: 608-407-9090

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.

<u>Windward Market Forest LLC</u>	<u>GH Windward Plaza Inc</u>
<u>Bank of America NA</u>	<u>City of Alpharetta</u>
<u>MRI Real Estate Holdings LLC</u>	<u>DC 1650 Union Hill Road LLC</u>
<u>MFREVF II Windward LLC</u>	<u>Windward Associates LLC</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

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) <u> </u>

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.

Letter will include contact information to reach out to authorized applicant/Starbucks Company with any questions/concerns



GPD GROUP
Professional Corporation

Atlanta Office

1117 Perimeter Center West
Suite W306
Atlanta, Georgia 30338

tel 678.781.5060
fax 678.781.5099
www.gpdgroup.com

**Starbucks Windward and Union Hill
ITE Trip Generation Study**

June 1, 2018
2018261.01

This project will consist of the conversion of an Existing PNC Bank with three drive-thru lanes into a Starbucks with a single drive-thru lane. Based on the ITE Trip Generation Manual the below numbers indicate the trips generated by the existing Bank use and the proposed trips generated by the Starbucks Coffee Shop use.

	Intensity	Daily Load	AM Peak In	AM Peak Out	Total	Peak PM In	Peak PM Out	Total
Code 912 Bank with DT three Lanes	3 DT Lanes	540	15	13	28	49	51	100
Code 937 Coffee Shop with DT One Lane	3,643 SF	2983	187	180	367	78	78	156

Based on the market research done by Starbucks they do not believe that this store will do as much business as the ITE numbers would indicate. They are anticipating to serve between 1,200 to 1,500 customers daily. Starbucks does an analysis of this when they are determining how much and what kind of equipment they will provide in the store to preparing beverages. This store will receive the same equipment as a typical 2,000 square foot Starbucks. The size of this store is larger than Starbucks needs or wants but it is the space available for lease. To counter act the size of this space Starbucks will open the front of the store to be an under roof open air patio. Based on the equipment and anticipated sales the below numbers reflect what Starbucks feels are more realistic numbers. Starbucks Typically constructs 2,000 SF buildings for their free standing ground up projects. Starbucks feels that this square footage is a better reflection of the trips that will be generated by this store. These numbers are show below.

	Intensity	Daily Load	AM Peak In	AM Peak Out	Total	Peak PM In	Peak PM Out	Total
Code 937 Coffee Shop with DT One Lane	2,000 SF	1638	103	99	202	43	43	86

If you have any questions please contact me at (678) 781-5070 or email me at jimn@gpdgroup.com

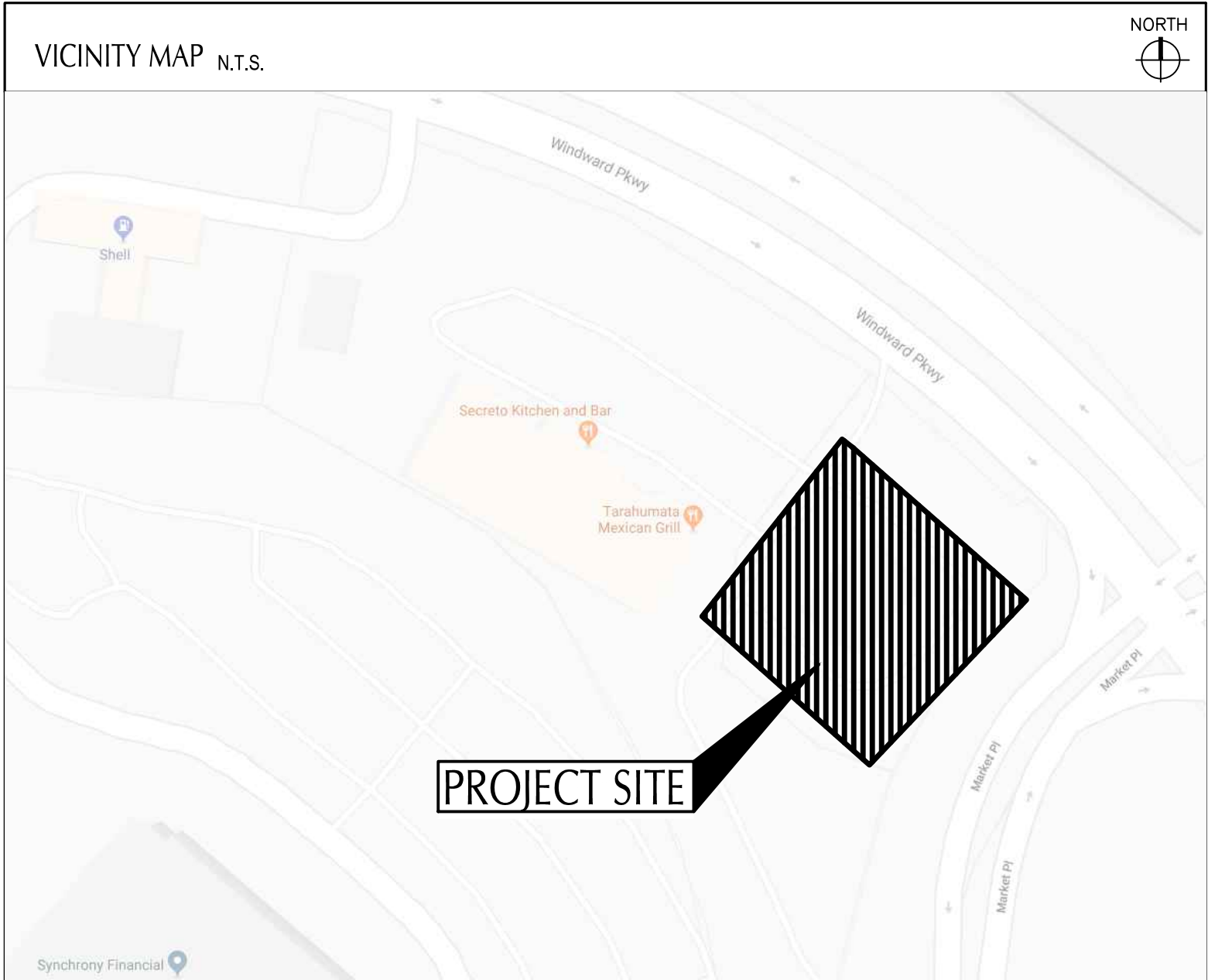
Sincerely,
Jim Neidlinger

Project Manager
GPD Group

IMPROVEMENT PLANS

STARBUCKS

6197 WINDWARD PARKWAY
ALPHARETTA, GEORGIA 30005



INDEX OF DRAWINGS	
CIVIL TITLE SHEET	C-000
ALTA/NSPS TITLE SURVEY	1 of 1
SITE PLAN	C-111
LANDSCAPE PLAN	L-111

OWNER AND DEVELOPER

STARBUCKS COFFEE COMPANY
2401 UTAH AVENUE SOUTH
SEATTLE, WASHINGTON 98134



STARBUCKS COFFEE
COMPANY
2401 UTAH AVENUE SOUTH
SEATTLE, WASHINGTON 98134
(206) 318-1575

THESE DRAWINGS AND SPECIFICATIONS ARE
CONFIDENTIAL AND SHALL REMAIN THE SOLE
PROPERTY OF STARBUCKS CORPORATION,
WHICH IS THE OWNER OF THE COPYRIGHT IN
THIS WORK. THEY SHALL NOT BE
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WITH THIRD PARTIES OR USED IN ANY MANNER
ON OTHER PROJECTS OR EXTENSIONS TO THIS
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PROTOTYPICAL STARBUCKS STORE (WHICH IS
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NOT REFLECT ACTUAL SITE CONDITIONS.
NEITHER PARTY SHALL HAVE ANY OBLIGATION
NOR LIABILITY TO THE OTHER (EXCEPT STATED
ABOVE) UNTIL A WRITTEN AGREEMENT IS
FULLY EXECUTED BY BOTH PARTIES.

STARBUCKS TEMPLATE VERSION I2017.07.28



520 SOUTH MAIN ST., SUITE 2531
AKRON, OH 44311
P: 330-572-2100 F: 330-572-2101
GPD PROJECT NO: 2017355.19

NOT FOR
CONSTRUCTION

PROJECT NAME:
WINDWARD AND UNION HILL

PROJECT ADDRESS:
6197 WINDWARD PARKWAY
ALPHARETTA, GEORGIA 30005

STORE #: -
PROJECT #: -
ISSUE DATE: -
DESIGN MANAGER: -
LEED AP: -
PRODUCTION DESIGNER: GPD GROUP
CHECKED BY:

Revision Schedule			
Rev	Date	By	Description
-	-	-	-

SHEET TITLE:
TITLE SHEET

SCALE: AS SHOWN

SHEET NUMBER:
C-000

LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	BSL BORE HOLE
BH BORE HOLE	CI CURB INLET
CI CURB INLET	CMF CORRUGATED METAL PIPE
CMF CORRUGATED METAL PIPE	CO SANITARY CLEANOUT
CO SANITARY CLEANOUT	CPED COMMUNICATION PEDESTAL
CPED COMMUNICATION PEDESTAL	CTP CRIMPED TOP PIPE
CTP CRIMPED TOP PIPE	DI DROP INLET
DI DROP INLET	DIP DUCTILE IRON PIPE
DIP DUCTILE IRON PIPE	DWCB DOUBLE WING CATCH BASIN
DWCB DOUBLE WING CATCH BASIN	FNC FENCE
FNC FENCE	FND FOUND
FND FOUND	GM GAS METER
GM GAS METER	INV INVERT
INV INVERT	JB JUNCTION BOX
JB JUNCTION BOX	MC MANHOLE
MC MANHOLE	OCS OUTLET CONTROL STRUCTURE
OCS OUTLET CONTROL STRUCTURE	OTP OPEN TOP PIPE
OTP OPEN TOP PIPE	PM POWER METER
PM POWER METER	PK PK NAIL SET
PK PK NAIL SET	POB POINT OF BEGINNING
POB POINT OF BEGINNING	POC POINT OF COMMENCEMENT
POC POINT OF COMMENCEMENT	RCP REINFORCED CONCRETE PIPE
RCP REINFORCED CONCRETE PIPE	RBR IRON REINFORCING BAR
RBR IRON REINFORCING BAR	RBS 5/8" RBR SET CAPPED LSF 621
RBS 5/8" RBR SET CAPPED LSF 621	SS SANITARY SEWER
SS SANITARY SEWER	SWCB SINGLE WING CATCH BASIN
SWCB SINGLE WING CATCH BASIN	TRANS ELECTRIC TRANSFORMER
TRANS ELECTRIC TRANSFORMER	
	OVERHEAD TRAFFIC SIGNAL LIGHT
	POWER POLE
	GUY WIRE
	POWER LINE
	LIGHT POLE
	ELECTRIC TRANSFORMER
	WATER VAULT
	GAS VALVE
	GAS METER
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND GAS LINE
	UNDERGROUND COMMUNICATION LINE
	UNDERGROUND WATER LINE
	PHOTO POSITION INDICATOR
	REGULAR PARKING SPACE COUNT
	HANDICAP PARKING SPACE
	TREE POSITION INDICATOR
	SIGN

N/F PROPERTY OF
**WINDWARD MARKET
FOREST LLC**
DEED BOOK 55615 / PAGE 288
EXISTING RETAIL SHOPPING

N/F PROPERTY OF
**GH WINDWARD
PLAZA INC.**
DEED BOOK 53042 / PAGE 140

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 65,358, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-6 TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE, AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 159,400 FEET. JNL INT.

IF YOU DIG



Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

UTILISURVEY, LLC
154 GRANT ROAD
FAYETTEVILLE, GA 30215

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY UTILISURVEY, LLC. UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

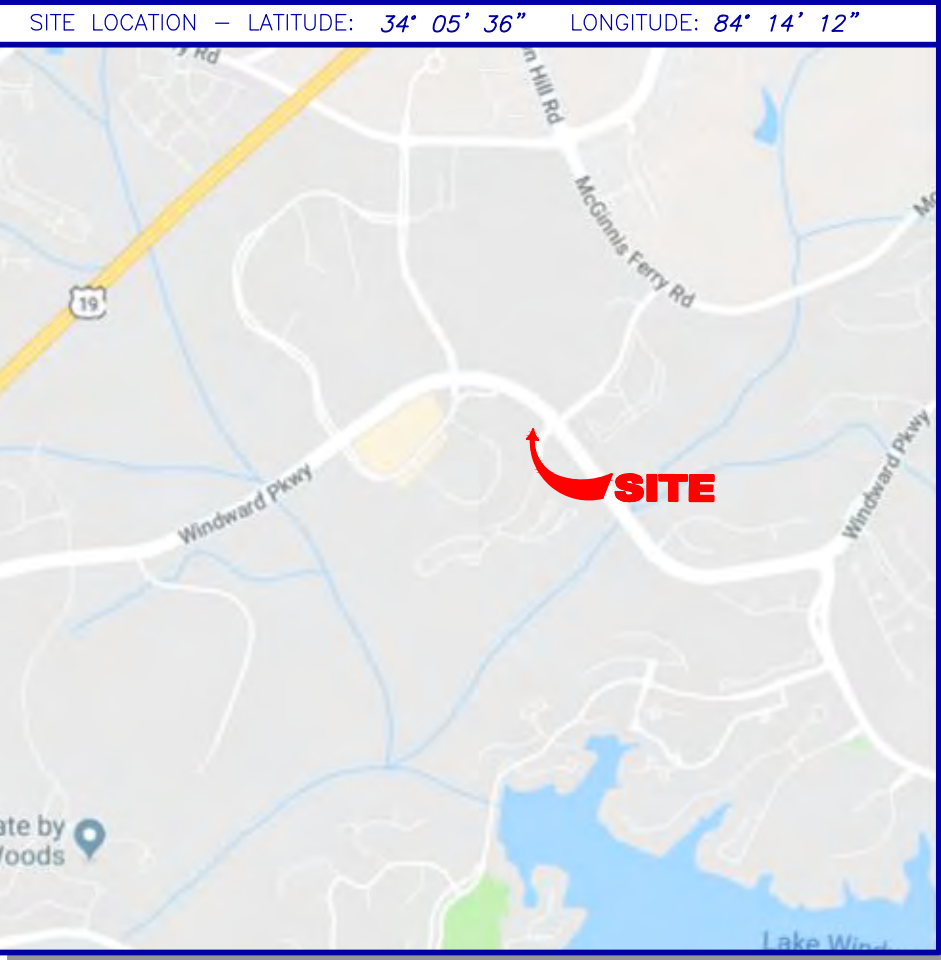
THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

SITE PHOTOGRAPHS



VICINITY MAP



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 1312100078F, AND THE DATE OF SAID MAP IS SEPTEMBER 18, 2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

PLEASE NOTE: STAND-ALONE TREES 4-INCH DBH (DIAMETER AT BREAST HEIGHT) AND LARGER & TREES 8-INCH DBH WITHIN WOODED AREAS WERE LOCATED FOR THIS SURVEY.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

THE SITE IS ZONED "CUP" (COMMUNITY UNIT PLAN DISTRICT) AS SHOWN ON THE ZONING MAP OF THE CITY OF ALPHARETTA.

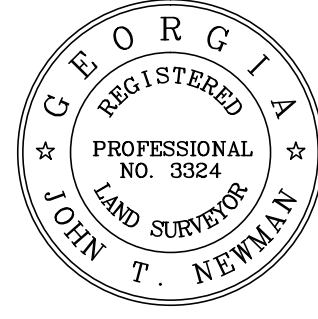
PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

SURVEY REFERENCES
1- ALTA/ACSM LAND TITLE SURVEY FOR MARKET FOREST PARTNERS, LLC, PREPARED BY ARMSTRONG LAND SURVEYING, INC., DATED MARCH 20, 2003 (JOB NO. 03-003)

SURVEYOR CERTIFICATION

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

John T. Newman
John T. Newman
Georgia Registered
Land Surveyor # 3324



BOUNDARY & TOPOGRAPHIC SURVEY OF

6197 Windward Parkway

FOR

Parkash Investment Properties LLC

GS JOB NO:	20185805	DRAWING SCALE:	1" = 30'	SURVEY DATE:	05-14-2018
FIELD WORK:	MW/CB	CITY:	ALPHARETTA	No. Date	Revisions
PROJ MGR:	JTN	COUNTY:	FULTON	State:	GA
REVIEWED:	JRC	LAND LOT:	1106 & 1107		
DWG FILE:	20185805-01.dwg	DISTRICT:	2ND	SECTION:	1ST

N/F PROPERTY OF
**PARKASH INVESTMENT
PROPERTIES LLC**
DEED BOOK 58152 / PAGE 439

SITE AREA
1.155 Acres
50,295 sf
ZONED CUP



Land Surveying • 3D Laser Scanning

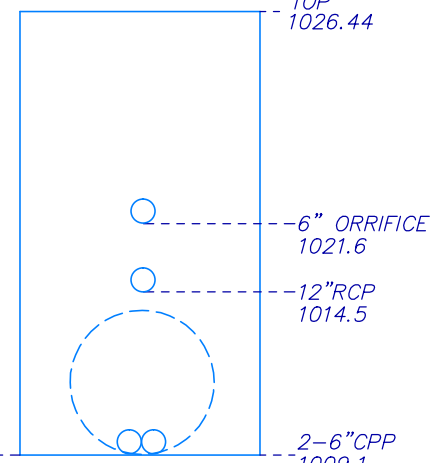
1660 Barnes Mill Road
Marietta, Georgia 30062

Phone: (770) 795-9900
Fax: (770) 795-8880

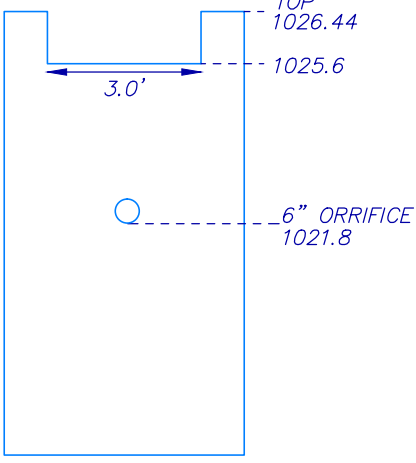
www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

OCS DETAIL

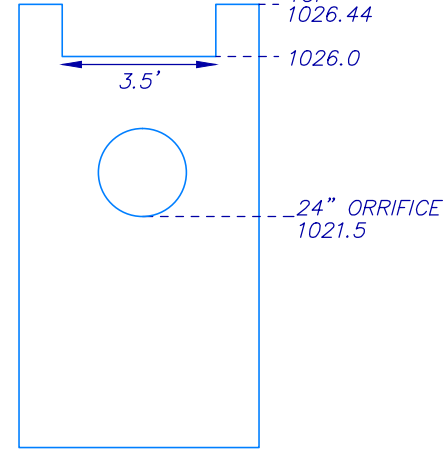
FRONT (NORTH)



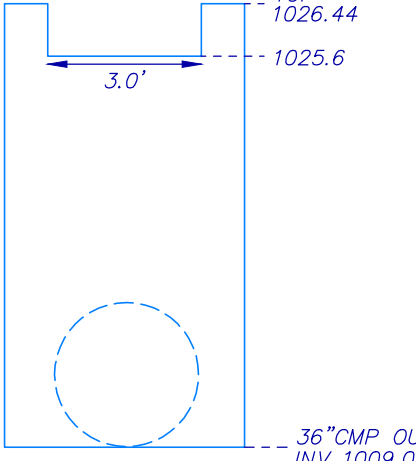
LEFT (EAST)



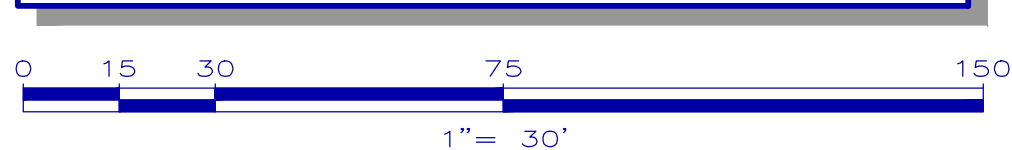
RIGHT (WEST)

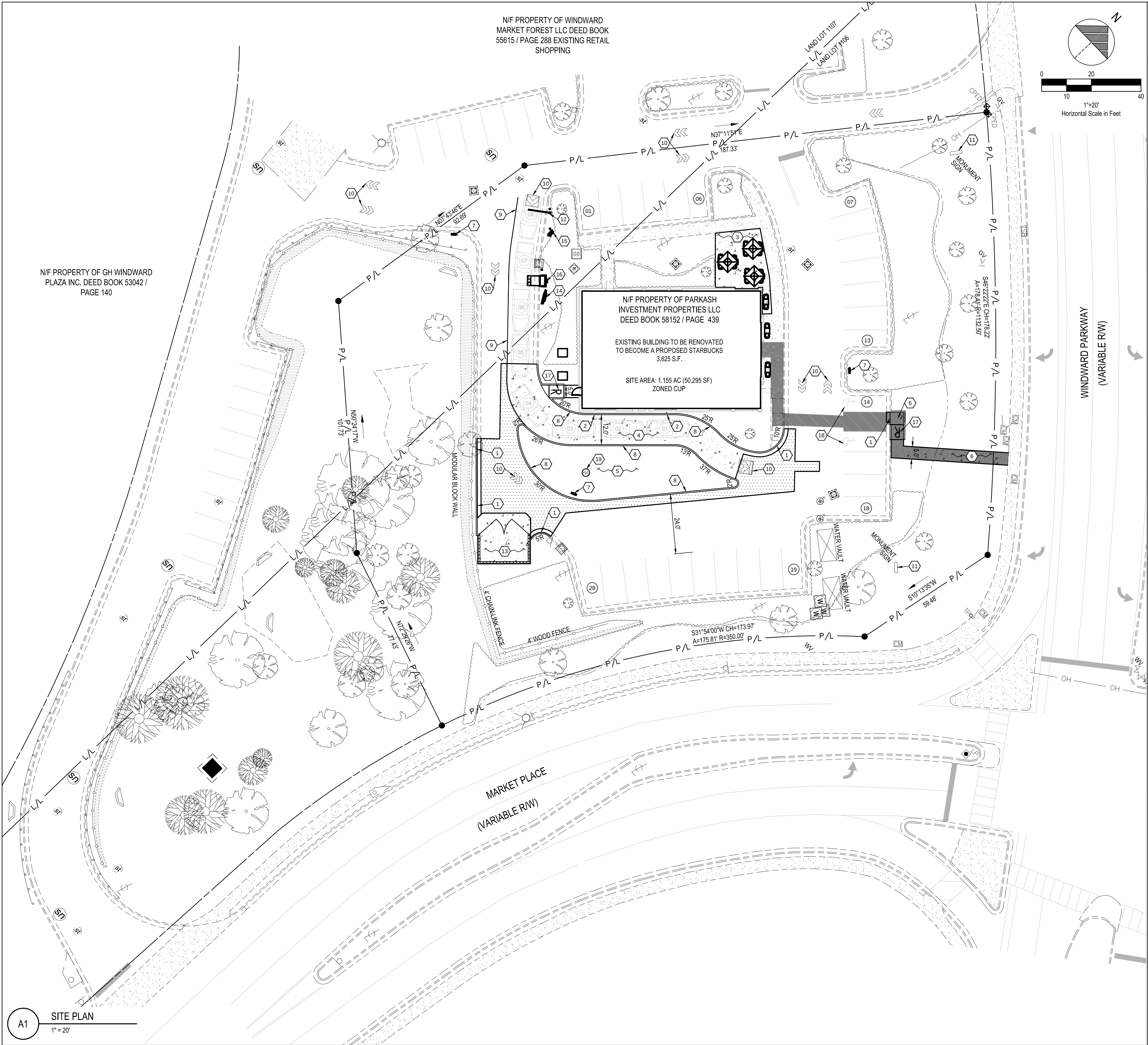


REAR (SOUTH)



GRAPHIC SCALE



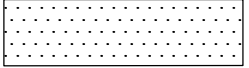


PLAN KEYNOTES (#)

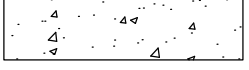
1. PROPOSED P.C.C. CURB AND GUTTER.
2. PROPOSED CURB AT DRIVE THRU.
3. PROPOSED PATIO.
4. PROPOSED 6" P.C.C. PAVEMENT W/ W.W.F. 6" x 6" W2.9 x W2.9 (CONTROL JTS. 12'-0" O.C.) OVER 6" CRUSHED AGGREGATE OR GRAVEL BASE. APPLY LIQUID ASPHALT AT ALL JOINTS BETWEEN CONCRETE AND ASPHALT.
5. PROPOSED LANDSCAPING AREA. SOD ALL DISTURBED AREAS EXCEPT WHERE PLANTING BEDS ARE INDICATED.
6. PROPOSED P.C.C. WALK.
7. PROPOSED DIRECTIONAL SIGN PER SIGN SUPPLIER SPECIFICATIONS. CONTRACTOR SHALL INSTALL FOUNDATION PER SIGN SUPPLIER DESIGN.
8. PROPOSED P.C.C. CURB.
9. PROPOSED PAINTED 4" WIDE SOLID STRIPE - WHITE ON ASPHALT, YELLOW ON CONCRETE.
10. PROPOSED DIRECTIONAL PAVEMENT MARKINGS - WHITE ON ASPHALT, YELLOW ON CONCRETE.
11. PROPOSED REFACING OF EXISTING MONUMENT SIGNS PER SIGN PER SIGN SUPPLIER SPECIFICATIONS.
12. PROPOSED CLEARANCE BAR.
13. PROPOSED DUMPSTER ENCLOSURE.
14. PROPOSED MENU BOARD.
15. PROPOSED PRE MENU BOARD.
16. PROPOSED ORDER SCREEN WITH CANOPY.
17. PROPOSED ADA COMPLIANT RAMP.
18. EXISTING ADA PARKING STALLS TO REMAIN.
19. PROPOSED FIRE DEPARTMENT CONNECTION STANDPIPE PER FULTON COUNTY STANDARDS.

LEGEND

(SEE SHEET C-001 FOR GENERAL LEGEND)



PROPOSED ASPHALT TO MATCH EXISTING ON SITE IN DEPTH AND COURSE TYPE. SEE TYPICAL SECTION ON SHEET C-501.



PROPOSED CONCRETE



PROPOSED ADA ACCESS ROUTE



CONSTRUCTION KEYNOTE



PROPOSED PARKING SPACE NUMBER



PROPOSED DRIVE THRU STACK CAR AND NUMBER



PROPOSED ADA ACCESSIBLE RAMP PER ADA SPECIFICATIONS AND SHEET C-501.

PARKING SPACES

	EXISTING	PROPOSED
NUMBER OF SPACES	28	28

LAND USE DATA

	% OF SITE AREA	AREA PROVIDED
BUILDING	7.0%	0.08 AC.
PAVEMENT/IMPERVIOUS	40.0%	0.46 AC.
LANDSCAPING	53.0%	0.61 AC.
TOTAL	100%	1.15 AC.

CURRENT ZONING:
CUP - COMMUNITY UNIT PLANNING DISTRICT

NO PART OF THE PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA F.I.R.M. PANEL # 13121C0078F.



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2401 UTAH AVENUE SOUTH
SEATTLE, WASHINGTON 98134
(206) 318-1575

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STARBUCKS TEMPLATE VERSION I2017.07.28



NOT FOR CONSTRUCTION

PROJECT NAME:
WINDWARD AND UNION HILL

PROJECT ADDRESS:
6197 WINDWARD PARKWAY
ALPHARETTA, GEORGIA 30005

STORE #:
PROJECT #:
ISSUE DATE:
DESIGN MANAGER:
LEED AP:
PRODUCTION DESIGNER: GPD GROUP
CHECKED BY:

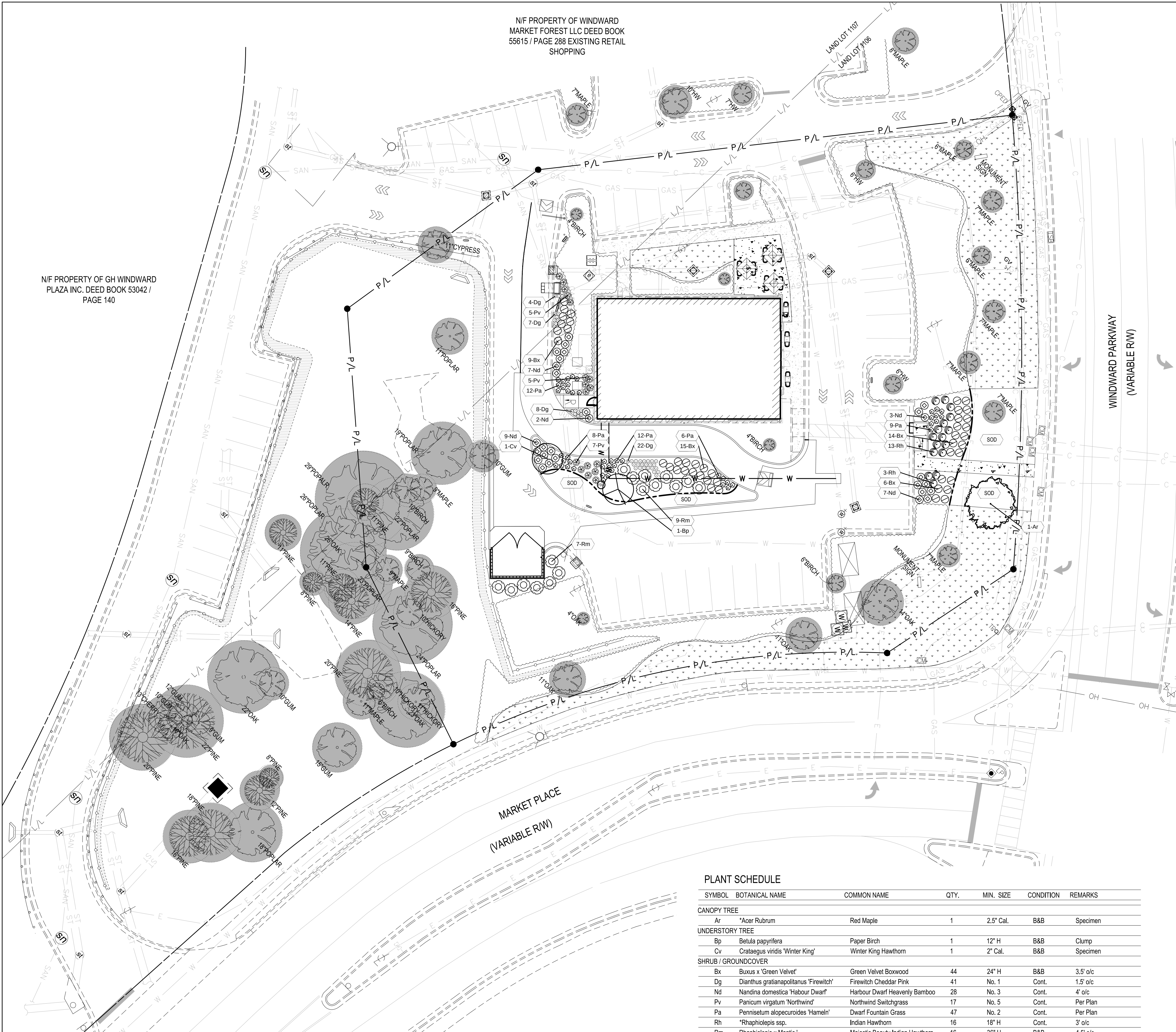
Revision Schedule				
Rev	Date	By	Description	

SHEET TITLE:
SITE PLAN

SCALE: AS SHOWN

SHEET NUMBER:

C-111



LANDSCAPE PLAN LEGEND
(SEE SHEET C-001 FOR GENERAL LEGEND)

- EXISTING DECIDUOUS AND EVERGREEN TREE, SIZE, AND TYPE TO REMAIN
- EXISTING TREE CRITICAL ROOT ZONE
- EXISTING PLANT MATERIAL INCLUDING SHRUBS, PERENNIALS, GROUND COVER, ETC. TO REMAIN
- EXISTING LAWN AREA
- PROPOSED PLANT QUANTITY AND SYMBOL
- PROPOSED LAWN AREA
- PROPOSED CANOPY TREE
- PROPOSED UNDERSTORY TREE
- PROPOSED SHRUBS
- PROPOSED TRENCHED LANDSCAPE BED EDGE

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STARBUCKS TEMPLATE VERSION I2017.07.28

GPD GROUP
Professional Corporation
520 SOUTH MAIN ST., SUITE 2531
AKRON, OH 44311
P: 330-572-2100 F: 330-572-2101
GPD PROJECT NO: 2017355.19

NOT FOR CONSTRUCTION

PROJECT NAME:
WINDWARD AND UNION HILL

PROJECT ADDRESS:
**6197 WINDWARD PARKWAY
ALPHARETTA, GEORGIA 30005**

STORE #:
PROJECT #:
ISSUE DATE:
DESIGN MANAGER:
LEED AP:
PRODUCTION DESIGNER: GPD GROUP
CHECKED BY:

Revision Schedule

Rev	Date	By	Description

SHEET TITLE:
LANDSCAPE PLAN

SCALE: AS SHOWN

SHEET NUMBER:
L-111

811
Know what's below
Call before you dig.

BENCHMARKS:
UPDATE ELEVATION TIE-IN OR BASIS OF BEARING.
BENCHMARK #1 - UPDATE.
ELEVATION=UPDATE
BENCHMARK #2 - UPDATE.
ELEVATION=UPDATE
BENCHMARK #3 - UPDATE.
ELEVATION=UPDATE

6/1/2018 12:04:17 PM O:\2018\2018261101 Windward and Union Hill\Drawg\From Starbucks\18 05 30 SketchUp File\06411-057 Windward-Union Hill_SD Op2.rvt



1 Side (Drive Thru) Elevation
Scale: 1/4" = 1'-0"



2 Side Elevation
Scale: 1/4" = 1'-0"



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STARBUCKS TEMPLATE VERSION 12017.11.03



Professional Corporation
520 SOUTH MAIN ST., SUITE 2531
AKRON, OH 44311

P: 330-572-2100 F: 330-572-2101

GPD PROJECT NO: 2018261.01

PROJECT NAME:
WINDWARD & UNION HILL

PROJECT ADDRESS:
6197 WINDWARD PARKWAY
ALPHARETTA, GA 30005

STORE #: TBD
PROJECT #: 00006-411
ISSUE DATE: AS-BUILT 02/09/18
DESIGN MANAGER:
LEED AP:
PRODUCTION DESIGNER:
CHECKED BY:

Revision Schedule			
Rev	Date	By	Description

SHEET TITLE:
EXTERIOR ELEVATIONS

SCALE: AS SHOWN

SHEET NUMBER:

A-2002

O:\2018\201826101 Windward and Union Hill\Drawg\From Starbucks\18 05 30 SketchUp File\06411-057 Windward-Union Hill_SD Op2.rvt 6/1/2018 12:04:17 PM



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



2 Rear Elevation
Scale: 1/4" = 1'-0"



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STARBUCKS TEMPLATE VERSION 12017.11.03



GPD GROUP

Professional Corporation

520 SOUTH MAIN ST., SUITE 2531

AKRON, OH 44311

P: 330-572-2100 F: 330-572-2101

GPD PROJECT NO: 2018261.01

PROJECT NAME:
WINDWARD & UNION HILL

PROJECT ADDRESS:
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ALPHARETTA, GA 30005

STORE #: TBD
PROJECT #: 00006-411
ISSUE DATE: AS-BUILT 02/09/18
DESIGN MANAGER:
LEED AP:
PRODUCTION DESIGNER:
CHECKED BY:

Revision Schedule			
Rev	Date	By	Description

SHEET TITLE:
EXTERIOR ELEVATIONS

SCALE: AS SHOWN

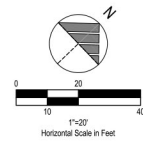
SHEET NUMBER:

A-2003

REVISED SITE PLAN 7.27.18

N/F PROPERTY OF WINDWARD
MARKET FOREST LLC DEED BOOK
55615 / PAGE 288 EXISTING RETAIL
SHOPPING

N/F PROPERTY OF PARKASH
INVESTMENT PROPERTIES LLC
DEED BOOK 58152 / PAGE 439
EXISTING BUILDING TO BE RENOVATED
TO BECOME A PROPOSED STARBUCKS
3,625 S.F.
SITE AREA: 1.155 AC (50,265 SF)
ZONED CUP



PLAN KEYNOTES (7)

1. PROPOSED P.C.C. CURB AND GUTTER, SEE SHEET C-501.
2. PROPOSED CURB AT DRIVE THRU, SEE SHEET C-501.
3. PROPOSED PATIO PER ARCHITECTURAL PLANS.
4. PROPOSED 6" P.C.C. PAVEMENT W/ W.W.F. 6" x 6" W2.8 x W2.8 (CONTROL JTS. 12'-0" O.C.) OVER 6" CRUSHED AGGREGATE OR GRAVEL BASE. APPLY LIQUID ASPHALT AT ALL JOINTS BETWEEN CONCRETE AND ASPHALT.
5. PROPOSED LANDSCAPE AREA TO BE EXCAVATED TO A MINIMUM DEPTH OF 3" AND FILLED WITH A MIXTURE OF NATIVE SOIL AND PLANTING MIX. SEE SHEET L-101 AND L-111.
6. PROPOSED P.C.C. WALK, SEE SHEET C-501.
7. PROPOSED DIRECTIONAL SIGN PER SIGN SUPPLIER SPECIFICATIONS. CONTRACTOR SHALL INSTALL FOUNDATION PER SIGN SUPPLIER DESIGN, SEE ARCHITECTURAL PLANS.
8. PROPOSED P.C.C. CURB, SEE SHEET C-501.
9. PROPOSED PAINTED 4" WIDE SOLID STRIPE - WHITE ON ASPHALT, YELLOW ON CONCRETE.
10. PROPOSED DIRECTIONAL PAVEMENT MARKINGS - WHITE ON ASPHALT, YELLOW ON CONCRETE - SEE ARCHITECTURAL PLANS.
11. PROPOSED REFACING OF EXISTING MONUMENT SIGNS PER SIGN SUPPLIER SPECIFICATIONS. SEE ARCHITECTURAL PLANS.
12. PROPOSED CLEARANCE BAR, SEE ARCHITECTURAL PLANS.
13. PROPOSED DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS.
14. PROPOSED MENU BOARD, SEE ARCHITECTURAL PLANS.
15. PROPOSED PRE MENU BOARD, SEE ARCHITECTURAL PLANS.
16. PROPOSED ORDER SCREEN WITH CANOPY.
17. PROPOSED ADA COMPLIANT RAMP, SEE SHEET C-501.
18. EXISTING ADA PARKING STALLS TO REMAIN.
19. PROPOSED FIRE DEPARTMENT CONNECTION STANDPIPE PER FULTON COUNTY STANDARDS.
20. PROPOSED 3'X3' TREE PIT WITH GRATE, SEE SHEET L-111.
21. EXISTING A/C UNITS TO REMAIN.
22. EXISTING WALL TO REMAIN.

LEGEND

(SEE SHEET C-501 FOR GENERAL LEGEND)

- PROPOSED ASPHALT TO MATCH EXISTING ON SITE IN DEPTH AND COURSE TYPE. SEE TYPICAL SECTION ON SHEET C-501.
- PROPOSED CONCRETE
- PROPOSED ADA ACCESS ROUTE
- CONSTRUCTION KEYNOTE
- PROPOSED PARKING SPACE NUMBER
- PROPOSED DRIVE THRU STACK CAR AND NUMBER
- PROPOSED ADA ACCESSIBLE RAMP PER ADA SPECIFICATIONS AND SHEET C-501.

PARKING SPACES		
NUMBER OF SPACES	EXISTING	PROPOSED
	28	28
LAND USE DATA		
	% OF SITE AREA	AREA PROVIDED
BUILDING	7.0%	0.08 AC.
PAVEMENT/IMPERVIOUS	40.0%	0.46 AC.
LANDSCAPING	53.0%	0.61 AC.
TOTAL	100%	1.15 AC.

CURRENT ZONING:
CUP - COMMUNITY UNIT PLANNING DISTRICT
NO PART OF THE PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA F.I.R.M. PANEL # 13121C0078F.



Know what's below
Call before you dig.

BENCHMARKS:

UPDATE ELEVATION TIE-IN OR BASIS OF BEARING.

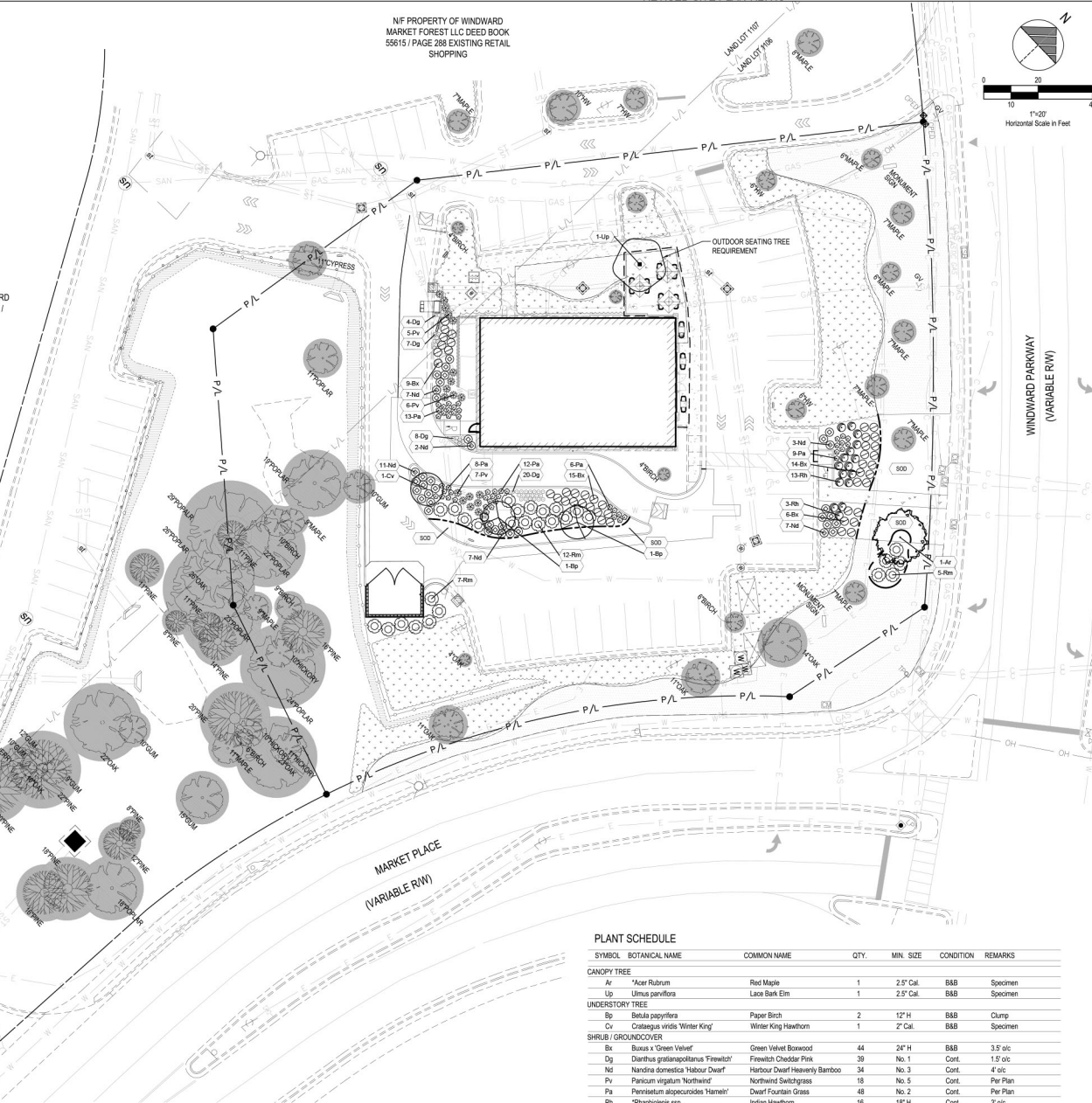
BENCHMARK #1 - UPDATE.
ELEVATION-UPDATE

BENCHMARK #2 - UPDATE.
ELEVATION-UPDATE

BENCHMARK #3 - UPDATE.
ELEVATION-UPDATE

REVISED SITE PLAN 7.27.18

N/F PROPERTY OF WINDWARD
MARKET FOREST LLC DEED BOOK
55615 / PAGE 288 EXISTING RETAIL
SHOPPING



LANDSCAPE PLAN LEGEND

(SEE SHEET C-001 FOR GENERAL LEGEND)

- EXISTING DECIDUOUS AND EVERGREEN TREE, SIZE, AND TYPE TO REMAIN
- EXISTING TREE CRITICAL ROOT ZONE
- EXISTING PLANT MATERIAL INCLUDING SHRUBS, PERENNIALS, GROUND COVER, ETC. TO REMAIN
- EXISTING LAWN AREA
- PROPOSED PLANT QUANTITY AND SYMBOL
- PROPOSED LAWN AREA
- PROPOSED CANOPY TREE
- PROPOSED UNDERSTORY TREE
- PROPOSED SHRUBS
- PROPOSED TRENCHED LANDSCAPE BED EDGE
- OUTDOOR SEATING AREA (TOTAL SF < 750 SF; THEREFORE, ONE SHADE TREE HAS BEEN PROPOSED)

LANDSCAPE NOTES

1. ALL DISTURBED AREAS NOT TO BE MULCHED OR PAVED SHALL BE SODDED PER SHEET 1.001.
2. CONTRACTOR SHALL VERIFY THAT EXISTING LANDSCAPE BUFFER STRIPS NOT TO BE DISTURBED ARE COMPLIANT WITH THE ALPHARETTA UNIFIED DEVELOPMENT CODE FOR PARKING LOT LANDSCAPING, SECTION 3.2.3.8 TREE REPLANTING, BUFFER, AND LANDSCAPE STANDARDS C.4. ANY SHRUBS PLANTED TO FULFILL THIS REQUIREMENT SHALL MATCH WITH LIKE KIND.

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	MIN. SIZE	CONDITION	REMARKS
CANOPY TREE						
Ar	*Acer Rubrum	Red Maple	1	2.5" Cal.	B&B	Specimen
Up	Ulmus parviflora	Lace Bark Elm	1	2.5" Cal.	B&B	Specimen
UNDERSTORY TREE						
Bp	Betula papyrifera	Paper Birch	2	12" H	B&B	Clump
Cr	Cotinus viridis 'Winter King'	Winter King Hawthorn	1	2" Cal.	B&B	Specimen
SHRUB / GROUND COVER						
Bx	Buxus x 'Green Velvet'	Green Velvet Boxwood	44	24" H	B&B	3.5' o/c
Dg	Dianthus gratiosopolitanus 'Firewitch'	Firewitch Cheddar Pink	39	No. 1	Cont.	1.5' o/c
Nd	Nandina domestica 'Hebor Dwarf'	Hebor Dwarf Heavenly Bamboo	34	No. 3	Cont.	4' o/c
Pv	Panicum virgatum 'Northwind'	Northwind Switchgrass	18	No. 5	Cont.	Per Plan
Pa	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	48	No. 2	Cont.	Per Plan
Rh	*Raphiolepis ssp.	Indian Hawthorn	16	18" H	Cont.	3' o/c
Rm	Rhaphiolepis x Montic	Majestic Beauty Indian Hawthorn	28	36" H	B&B	4.5' o/c

NOTE: PLANT TYPES LISTED WITH AN (*) ASTERISK SHALL MATCH EXISTING SPECIES AND CULTIVARS ON SITE.



Know what's below
Call before you dig.

BENCHMARKS:

UPDATE ELEVATION TIE-IN OR BASIS OF BEARING.

BENCHMARK #1 - UPDATE.

ELEVATION-UPDATE

BENCHMARK #2 - UPDATE.

ELEVATION-UPDATE

BENCHMARK #3 - UPDATE.

ELEVATION-UPDATE



City Council Meeting & Public Hearing STAFF REPORT

Submitting Department: City Clerk
Submitted By: Coty Thigpen
Meeting Date: August 27, 2018

I. AGENDA ITEM TITLE: PH-18-AB-51 MINIMUM DISTANCE REQUIREMENT WAIVER REQUEST - CHIRINGA

II. RECOMMENDATION:

Staff recommends approval of PH-18-AB-51 Chiringa Minimum Distance Requirement Waiver request.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

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

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

The applicant, Chiringa, has applied for a City of Alpharetta Alcohol License for on-premise consumption. The proposed restaurant is located at 34 S. Main Street, Suite 2B, within City Center in one of the 'jewel boxes' adjacent to the Town Green. After reviewing the application, it was determined that the applicant did not satisfy the distance requirement for public parks due to their proximity to the City's Town Green. Licensees within the Downtown District are required to be 50 feet from public parks.

The City's Alcohol Code has special provisions and exceptions for establishments located in the Downtown District. One such provision, outlined in the attached Code Section 4-399, provides an allowance to submit a distance waiver request for Council consideration.

The applicant has satisfied all other necessary requirements for a City of Alpharetta On-Premise Consumption Alcohol License.

V. ALTERNATIVES:

VI. ATTACHMENTS:

APPLICATION FOR DISTANCE WAIVER, Sec._4_399.____Waiver_procedure_and_standards. (1)

Michele L. Stumpe
Direct Dial: 678-336-7160
E-mail: mstumpe@taylorenchish.com

APPLICATION FOR WAIVER

Chiringa, LLC d/b/a Chiringa
34 South Main Street, Suite 2B, Alpharetta, GA 30009
August 13, 2018

VIA EMAIL TO:

Coty Thigpen – *cthigpen@alpharetta.ga.us*
City of Alpharetta, City Council &
Department of Public Safety
2565 Old Milton Parkway
Alpharetta, GA 30009

Pursuant to the City of Alpharetta's request, Chiringa, LLC hereby files its application for Waiver of the City's current distance requirements.

STATEMENT OF FACTS:

- 1) The official address of the proposed Chiringa restaurant will be 34 South Main Street, Suite 2B, Alpharetta, GA 30009
- 2) Although the official address for Alpharetta City Center (in which the restaurant is located) is South Main Street, the front door of the proposed location faces South Broad Street
- 3) The survey obtained for the alcohol license shows that Chiringa meets the distance requirements to the nearest park. However, it has been brought to Chiringa's attention that Town Green is considered a public park and that there is a possibility that the proposed location would not meet the distance requirements with respect to Town Green. Upon information and belief, the distance from where the front door of Chiringa will be located, as measured in a straight line to the nearest public sidewalk, street or highway, then along such sidewalk, street or highway by the nearest route to the closest public park is greater than 50 feet. However, to the extent that the distance requirement is not met, Chiringa is requesting a waiver.

APPLICABLE CODE PROVISIONS:

Sec. 4-398. - provides that "[t]he minimum distance requirements for on-premises consumption establishments in the downtown district shall be **50 feet** from all of the establishments and locations [i.e. parks] designated in section 4-17(a), and measured in accordance with the provisions set forth in section 4-17(b)."

Section 4-17 (b) provides that “distance shall be measured from such . . . park . . . by the straight line distance to the nearest public sidewalk, street or highway, then along such sidewalk, street or highway by the nearest route to the front door of the premises from which alcoholic beverages are to be sold.”

REQUEST OF APPLICANT:

Applying the facts of this location to the provisions of the ordinance, it is possible that the subject location may not meet the distance requirements of the ordinance. In the interest of time, and while a more formal measurement is being conducted, Chiringa hereby submits a request for a waiver of the distance requirements.

Pursuant to Alpharetta Code §4-399, “an establishment that desires to locate within the downtown district and cannot meet the distance requirements specified [in section 4-398] may file an application for a waiver or reduction of the minimum distance requirements with the city council. The city council, after notice and a public hearing, may grant a waiver or reduction to the minimum distance requirements if it determines that the proposed variance will not substantially diminish the property value, nor alter the essential character of the area surrounding the site, and will not substantially interfere with or injure the rights of others whose property would be affected by the variance.

Chiringa, LLC dba Chiringa hereby files this application for a waiver of the minimum distance requirements and submits that a full service restaurant like Chiringa (with alcohol) will not diminish but would actually increase property values, is key to the essential character of the “Live, Work, Play” concept of Alpharetta City Center, and would not interfere but would enhance the rights of others whose property would be affected.

Respectfully Submitted,

Michele L. Stumpe, Esq.
As Attorney in Fact for Chiringa, LLC

Sec. 4-399. - Waiver procedure and standards.

An establishment that desires to locate within the downtown district and cannot meet the distance requirements specified above may file an application for a waiver or reduction of the minimum distance requirements with the city council. The city council, after notice and a public hearing, may grant a waiver or reduction to the minimum distance requirements if it determines that the proposed variance will not substantially diminish the property value, nor alter the essential character of the area surrounding the site, and will not substantially interfere with or injure the rights of others whose property would be affected by the variance. The city council may also impose any conditions which it finds to be necessary to protect the best interest of the surrounding property of the city. Conditions may include, but not be limited to, the hours of operation, parking and landscaping requirements and, with respect to residentially zoned areas, whether the establishment is physically separated or well buffered from adjacent residentially zoned areas. A location that has been granted a waiver or reduction of distance by the city council shall not be required to obtain a new waiver or reduction of distance as a result in change of tenancy, ownership or management, unless a change in use occurs for a time period of 12 months or more.

(Code 1989, § 3-180.2; Ord. No. 668, § 1, 8-6-2012)



City Council Meeting & Public Hearing STAFF REPORT

Submitting Department: Council
Submitted By: Mayor Jim Gilvin
Meeting Date: August 27, 2018

I. AGENDA ITEM TITLE: BOARD AND COMMISSION APPOINTMENTS: ALPHARETTA DEVELOPMENT AUTHORITY

II. RECOMMENDATION:

Approve the appointment of Mr. Jack Nugent to the Alpharetta Development Authority.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

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

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

Consideration to appoint Mr. Jack Nugent to the Alpharetta Development Authority.

V. ALTERNATIVES:

VI. ATTACHMENTS:



City Council Meeting & Public Hearing STAFF REPORT

Submitting Department: Public Works
Submitted By: Geoffrey Sarra
Meeting Date: August 27, 2018

I. AGENDA ITEM TITLE: MORRIS ROAD OPERATIONAL IMPROVEMENTS, ITB #18-009

II. RECOMMENDATION:

Please award Bid No. 18-009 to Vertical Earth Incorporated in the amount of \$2,600,127.17 for the Morris Road Operational Improvements TSPLOST Project and authorize the Mayor to execute all necessary documents.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: YES

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: YES INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
Morris Rd Operational Improvements (33541100-541410-C1716)	\$2,600,127.17

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
NA	\$0.00

IV. REPORT IN BRIEF:

The award of this bid is for the construction of the Morris Road Operational Improvements TSPLOST project.

Elements of this project include:

- Providing two lanes of travel in each direction along Morris Road from Old Milton Parkway to Preston Ridge;
- Converting one of the two north-bound lanes of Morris Road between Preston Ridge and Webb Bridge Road into a center turn lane;
- Constructing a roundabout at the intersection of Morris Road Preston Ridge; and,
- Installing sidewalks along both sides of Morris Road from Old Milton Parkway to Webb Bridge Road.

Plans and specifications for this project were prepared by Pond and Company with program management oversight provided by Atkins. The project advertised for competitive bids during May, June, and July 2018. Bids for the project were received on July 12, 2018 and the City received a total of five bids from the following:

Vertical Earth Inc.	\$2,600,127.17
CMES, Inc.	\$3,026,366.00
Baldwin Paving Company, Inc.	\$3,198,988.53
C. W. Matthews Contracting Co., Inc.	\$3,216,831.76
A! Contracting LLC	\$3,324,704.50

The apparent low bidder, Vertical Earth Inc. is an experienced contractor which has worked on several projects with similar elements in Georgia for multiple governmental agencies including City of Johns Creek, City of Kennesaw, and City of Roswell. The contacted references stated that Vertical Earth Inc. provided reliable work on time and within budget and would utilize their services again. Additionally, Vertical Earth Inc. was previously awarded, and has substantially completed, the city's Warsaw Area Sidewalk Improvement

Project.

Staff met with representatives of Vertical Earth Inc. on July 26, 2018 to review the scope of work and the City's expectations. Vertical Earth Inc. assured Staff that they could complete the project for the bid amount and within the allocated time frame. Thus, staff determined Vertical Earth Inc. to be the lowest responsive and responsible bidder.

Once a contract with Vertical Earth Inc. has been finalized and executed, construction may begin immediately. The anticipated completion date for work at all locations is no more than 365 days from notice to proceed.

V. ALTERNATIVES:

None.

VI. ATTACHMENTS:

Site Plan Exhibit, Site Plan Exhibit, Wall Veneer Material/Color



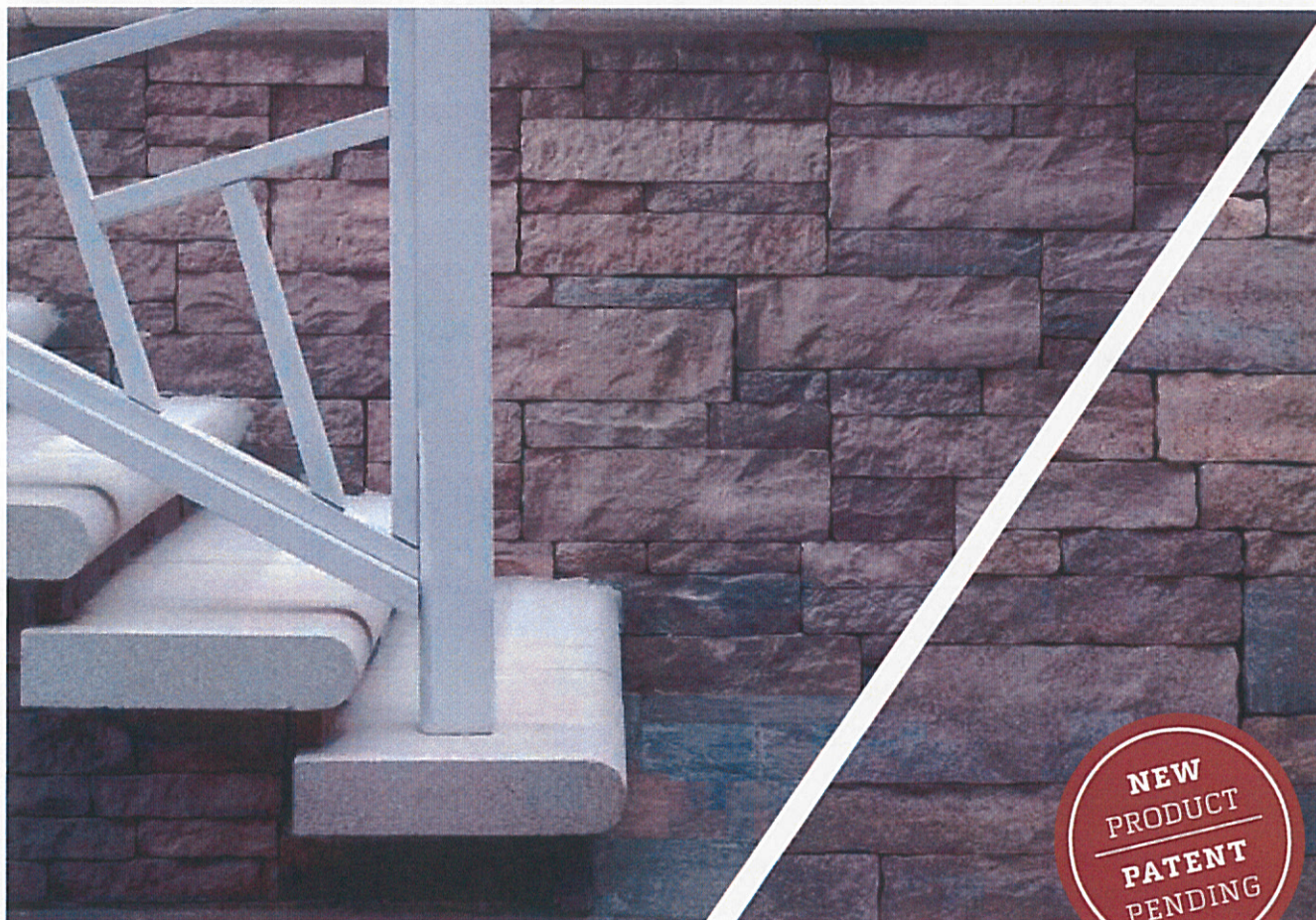
Hillcrest™ Stone

ARTISAN MASONRY STONE THIN VENEER



ECHELON™

Quality masonry products from Oldcastle®



Hillcrest™ Stone is the newest innovation to the Artisan Masonry Stone Veneers® line. Boasting an aesthetic and modular system that emulates stacked stone, Hillcrest is designed to fit with tight dimensional tolerance which reduces installation time. This new lightweight offering gives even more options to maximize aesthetics and performance while minimizing installation time and cost.

Features & Benefits

- Integrated color throughout unit
- Used for non-load bearing applications, doesn't require a footing
- Ideal for interior and exterior applications
- Tight dimensional tolerance
- Fast installation

Hillcrest™ Stone Thin Veneer

Enhance the beauty and increase the construction efficiency of your next project with Hillcrest™ Stone Thin Veneer. Whether cladding the entire home or adding decorative elements, Hillcrest Stone offers the versatility to enrich both modern and traditional architecture and gives the appearance of natural stone. Perfect for both exterior and interior applications.

Product Specifications

Modular system designed to fit with tight dimensional tolerances.

Heights: 2, 3, 4 & 6 inches

Lengths: 6, 8, 10, 12, 14, 16 & 20 inches

Thickness: 1 5/8 - 1 1/8 inches

Pallet: 105 sq.ft., 10 layers/pallet, 10.5 sq. ft./layer



Colors & Textures

Alpine



Sable



Timber



Alpine-Sable Field Blend
(50/50)



Alpine-Timber Field Blend
(50/50)



Sable-Timber Field Blend
(50/50)



Note: All color samples are representative only. For accurate color selection, ask your sales representative for samples.

Technical Information

ASTM C170 Compressive Strength	Average 5,000 PSI
ASTM C140 Density	Average 104.5 lbs/ft ³ (Less than 15 lbs/ft ²)
ASTM C140 Absorption	Average 5.9%
ASTM C666 Freeze Thaw Resistance	Less than 3% loss

ASTM C90-18 Standard Specifications for Loadbearing Concrete Masonry Units



Oldcastle Architectural
EchelonMasonry.com



City Council Meeting & Public Hearing STAFF REPORT

Submitting Department: Finance

Submitted By:

Meeting Date: August 27, 2018

I. AGENDA ITEM TITLE: E911 PREPAID AND POSTPAID FEE RESOLUTIONS

II. RECOMMENDATION:

The purpose of this meeting is to adopt updated E911 Prepaid and Postpaid Fee Resolutions to ensure compliance and uniformity with recent State law changes.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: YES

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY
OPRT. BUDGET: NO

TOTAL PROJECT COST: THE FEE STRUCTURE SET FORTH IN THE ATTACHED RESOLUTIONS IS CONSISTENT WITH WHAT WAS APPROVED AS PART OF THE FY 2019 BUDGET.

APPROPRIATIONS:

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

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

During the 2018 Session, the Georgia General Assembly passed HB 751 and it was signed into law on May 7, 2018. HB 751 is a comprehensive piece of legislation that, among other things, establishes the Georgia Emergency Communications Authority (GECA) as the coordinating body for 911 and emergency communications in the state. Additionally, the legislation creates a new process by which all 911 fees are to be collected and remitted to local governments.

Beginning January 1, 2019, service suppliers will begin aggregating and remitting their collected 911 fees to the Georgia Department of Revenue through a contract with GECA. Wireline, postpaid wireless, and Voice over Internet Protocol fees will continue to be distributed based on the same formula as before. Prepaid will continue to be distributed based on the same formula as well; however, the prepaid remittances will be delivered to the local governments monthly as opposed to the current annual distribution in October.

Per O.C.G.A. § 46-5-134, the 911 fees collected by the service supplier and transmitted to the authority for distribution to local governments pursuant to Code Section 38-3-185 shall, upon being received by a local government, be deposited and accounted for in a separate restricted revenue fund known as the Emergency Telephone System Fund maintained by the local government. All such funds shall be used exclusively for the purposes authorized by O.C.G.A. § 46-5-134(f).

With these changes to the processes, new 911 resolutions need to be adopted by each local government that operates a public safety answering point (PSAP). Updated 911 Resolutions were approved by Alpharetta in June 2018 based on staff interpretations of HB 751. However, model resolutions were subsequently provided in July by the Georgia Municipal Association and staff desires to reaffirm its 911 fees using the updated

resolution language to ensure consistency with other PSAP providers.

The new 911 resolutions must be submitted to the Georgia Department of Revenue no later than November 1, 2018 to ensure that the Department has sufficient time to implement the new collection and remittance process by January 1, 2019.

V. ALTERNATIVES:

VI. ATTACHMENTS:

AUTHORIZING 9-1-1 CHARGE (PREPAID), AUTHORIZING 9-1-1 CHARGE (POSTPAID)

**A RESOLUTION AUTHORIZING A 9-1-1 CHARGE ON PREPAID WIRELESS
TELEPHONE SERVICE WITHIN THE CITY OF ALPHARETTA, GEORGIA**

WHEREAS, Part 4 of Article 2 of Chapter 5 of Title 46 of the Official Code of Georgia Annotated, authorizes counties and cities that operate a 9-1-1 public safety answering point to impose a 9-1-1 charge on prepaid wireless service at the retail point of sale; and

WHEREAS, pursuant to Code Section 46-5-134.2 of the Official Code of Georgia Annotated, such charges shall be imposed at the rate of \$1.50 per retail transaction; and

WHEREAS, revenues received by a county or municipality from such charges must be deposited in the emergency telephone system fund maintained by the county or municipality; and

WHEREAS, imposition of the charge on prepaid wireless service is contingent upon the enactment of an ordinance or resolution of the county or municipality; and

WHEREAS, the City of Alpharetta operates a 9-1-1 public safety answering point; and

WHEREAS, the City Council does now deem it in the best interest of the citizens of the City of Alpharetta to impose such a charge;

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

Section 1. 9-1-1 Charge on Prepaid Wireless Transactions

In accordance with O.C.G.A. § 46-5-134.2, there is hereby imposed a prepaid wireless 9-1-1 charge as defined by O.C.G.A. § 46-5-134.2(a)(4) upon every prepaid wireless retail transaction occurring within the jurisdiction of the public service answering point in the amount of \$1.50.

Section 2. Collection of 9-1-1 Charge on Prepaid Wireless Transactions

Prepaid wireless 9-1-1 charges collected by retailers shall be remitted to the Georgia Department of Revenue, as the contracted collection partner of the Georgia Emergency Communications Authority, at the times and in the manner provided by O.C.G.A. 46-5-134.2 and any other Georgia Department

of Revenue or Georgia Emergency Communications Authority regulation or policy.

Section 3. Administrative Provisions

The Clerk of the City is hereby directed to file with the State Revenue Commissioner a certified copy of this Resolution and amendments thereto, in accordance with O.C.G.A. § 46-5-134.2(j)(1), within ten (10) days of enactment of this Resolution or future amendment.

Section 4. Depositing of Funds; Use of Funds

In accordance with O.C.G.A. § 46-5-134.2(j)(4), funds received by this city from charges imposed by this Resolution shall be deposited in the Emergency Telephone System Fund maintained by the city pursuant to O.C.G.A. § 46-5-134 and kept separate from general revenue of the jurisdiction; all such funds shall be used exclusively for the purposes authorized by O.C.G.A. § 46-5-134(f).

Section 5. Repealer

All resolutions and ordinances, and parts of resolutions and ordinances, in conflict with this Resolution are hereby repealed as of January 1, 2019.

Section 6. Effective Date

Any previous prepaid wireless telephone 9-1-1 charge resolution(s) will remain in effect until January 1, 2019. On such date, the prepaid wireless telephone 9-1-1 charge shall become \$1.50 per O.C.G.A. § 46-5-134 and this Resolution.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

SO RESOLVED this _____ day of _____, 2018.

CITY OF ALPHARETTA, GEORGIA

By: _____
Jim Gilvin, Mayor

COUNCIL MEMBERS

Jason Binder

Ben Burnett

John Hipes

Dan Merkel

Donald Mitchell

Karen Richard

(SEAL)

Attest:

Coty Thipgen, City Clerk

2922516

**A RESOLUTION AUTHORIZING A 9-1-1 CHARGE ON POSTPAID WIRELINE,
WIRELESS, AND VOICE OVER INTERNET PROTOCOL ("V.O.I.P.")
TELEPHONE SERVICE WITHIN THE CITY OF ALPHARETTA, GEORGIA**

WHEREAS, Part 4 of Article 2 of Chapter 5 of Title 46 of the Official Code of Georgia Annotated, authorizes counties and cities that operate a 9-1-1 public safety answering point to impose a 9-1-1 charge on the postpaid wireline, wireless and V.O.I.P. telephone bill; and

WHEREAS, pursuant to Code Section 46-5-134 of the Official Code of Georgia Annotated, such charges shall be imposed at the rate of \$1.50 per month; and

WHEREAS, revenues received by a county or municipality from such charges must be deposited in the emergency telephone system fund maintained by the county or municipality; and

WHEREAS, imposition of the monthly charge is contingent upon the enactment of an ordinance or resolution of the county or municipality; and

WHEREAS, the City of Alpharetta operates a 9-1-1 public safety answering point; and

WHEREAS, the City Council does now deem it in the best interest of the citizens of the City of Alpharetta to impose such a charge;

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

Section 1. 9-1-1 Charge on Monthly Service

In accordance with O.C.G.A. § 46-5-133, there is hereby imposed a postpaid wireline, wireless and V.O.I.P. telephone 9-1-1 charge as defined by O.C.G.A. § 46-5-122 upon every postpaid monthly telephone service bill occurring within the jurisdiction of the public service answering point in the amount of \$1.50.

Section 2. Collection of 9-1-1 Charge on Monthly Service

9-1-1 charges collected by service suppliers shall be remitted to the Georgia Department of Revenue, as the contracted collection partner of the Georgia Emergency Communications Authority, at the times and in the manner provided by O.C.G.A.

§38-3-185, O.C.G.A. §38-3-186, and any other Georgia Department of Revenue or Georgia Emergency Communications Authority regulation or policy.

Section 3. Administrative Provisions

The Clerk of the City is hereby directed to file with the State Revenue Commissioner a certified copy of this Resolution and amendments thereto within ten (10) days of enactment of this Resolution or future amendment.

Section 4. Depositing of Funds; Use of Funds

In accordance with O.C.G.A. § 46-5-134, funds received by this city from charges imposed by this Resolution shall be deposited in the Emergency Telephone System Fund maintained by the City pursuant to O.C.G.A. § 46-5-134 and kept separate from general revenue of the jurisdiction; all such funds shall be used exclusively for the purposes authorized by O.C.G.A. § 46-5-134(f).

Section 5. Repealer

All resolutions and ordinances, and parts of resolutions and ordinances, in conflict with this Resolution are hereby repealed as of January 1, 2019.

Section 6. Effective Date

Any previous postpaid wireline, wireless and V.O.I.P. telephone service resolution(s) will remain in effect until January 1, 2019. On such date, the wireline, wireless, and V.O.I.P. telephone service 9-1-1 charge shall become \$1.50 per O.C.G.A. § 46-5-134 and this Resolution.

SO RESOLVED this _____ day of _____, 2018.

CITY OF ALPHARETTA, GEORGIA

By: _____
Jim Gilvin, Mayor

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

[SIGNATURES CONTINUED FROM PREVIOUS PAGE]

COUNCIL MEMBERS

Jason Binder

Ben Burnett

John Hipes

Dan Merkel

Donald Mitchell

Karen Richard

(SEAL)

Attest:

Coty Thipgen, City Clerk

2922461

2.2.16 PSC planned shopping center.

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

A. *Conditional Principal Uses.* A property in the PSC district may be used for those uses listed in Table 2.2, only upon approval as a conditional use by the city council:

1. Residential Uses

a. Dwelling, 'For-Sale', Attached (only allowed in the North Point Overlay and subject to North Point Overlay requirements).

b. Dwelling, 'For-Sale', Detached (only allowed in the North Point Overlay and subject to North Point Overlay requirements).

2. Business Uses.

- a. Art Galleries.
- b. Automobile Service Station.
- c. Automotive Parts.
- d. Bakery.
- e. Barber Shop.
- f. Bank, Savings and Loan.
- g. Beauty Shop.
- h. Brewery.
- i. Book Store.
- j. Car Wash.
- k. Carpet and Rug Sales.
- l. Clinic.
- m. Convenience Market with or without gas pumps.
- n. Dance Studio.
- o. Day Care Center.
- p. Distillery.
- q. Florist, Retail Without Greenhouse.
- r. Grocery Store.
- s. Hardware Store.
- t. Home Improvement Store.
- u. Laundry, Self-Serve, Pick-up.
- v. Liquor Store.
- w. Office Building or Park.

- x. Pest Control Business.
 - y. Pet Grooming.
 - z. Public Building.
 - aa. Recreational Facilities (Indoor).
 - bb. Rental Services Establishment without outside storage.
 - cc. Restaurant.
 - dd. Restaurant, Drive-In or Fast-Food.
 - ee. Retail Sales and Services Establishments not otherwise listed for this zoning district as a permitted or conditional use.
 - ff. Retail Establishment, Mixed Sales.
 - gg. Theater.
- B. *Accessory Uses.* A property in the PSC district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.
- Permitted accessory structures and uses include but are not limited to the following:
- 1. Privacy and decorative fences and walls.
 - 2. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
 - 3. Signs, subject to all of the requirements regulating signage herein.
 - 4. Retaining walls and other site improvement structures approved as part of the development permit.
- C. *Conditional Subordinate Uses.* A property in the PSC district may be used for any of the following only upon approval as a conditional use by the City Council and provided that these uses in aggregate do not constitute more than 50% of the site area:
- 1. Residential Uses.
 - a. Reserved.
 - 2. Business Uses.
 - a. Animal Hospital, small animals.
 - b. Automotive Parts.
 - c. Automotive Service.
 - d. Bowling Alley.
 - e. Boutique Hotel.
 - f. Broadcasting Studio (radio or TV).
 - g. Building Materials, retail with enclosed storage.
 - h. Commercial Parking Lot.

- i. Convenience Center with gas pumps.
 - j. Dry Cleaning Plant.
 - k. Dry Cleaning Plant with pick-up station.
 - l. Florist, Retail with Greenhouse.
 - m. Funeral Home with no cemetery or mausoleum.
 - n. Golf, Miniature.
 - o. Hotel or Motel.
 - p. Pet Day Care.
 - q. Pet Grooming.
 - r. Print Shop.
 - s. Radio or TV, Transmitter or Studio.
 - t. School, Commercial.
 - u. Shop or Studio, Craftsman/Artist.
3. Semipublic Uses, Utilities.
- a. Athletic Facility.
 - b. Auditorium.
 - c. Church, Synagogue.
 - d. Club, fraternity, association or lodge.
 - e. Heliport, public or private.
 - f. Museum.
 - g. Park or Playground.
 - h. Recreational Facilities (Outdoor).
 - i. School, Academic.
 - j. Spa Services.
 - k. Reserved.
 - l. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.
 - m. Wholesale Establishment.
 - n. Wireless Tower.

D. *District Regulations.*

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

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

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

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

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—40 feet.

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

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

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

2.2.20 MU mixed use district.

This district is intended to allow for the development of a mix of uses within the framework of a master plan. The district regulations are intended to allow greater design flexibility in order to accommodate a pedestrian focused environment that provides opportunities for living, working, shopping, recreation and entertainment.

- A. *Applicability.* This zoning district is applicable to properties located within:
1. Areas that are primarily non-residential in character; or
 2. Along major roadways that are primarily commercial in character; or
 3. Historic Downtown Alpharetta; or
 4. As noted in the Comprehensive Land Use Plan.
- B. *Permitted Principal Uses.* A property in the MU district may be used only for those uses approved as part of the conditions of approval of the MU zoning on the property and as further limited below.
1. *Dwelling, attached or detached:* At least 25% of the MU development shall be utilized as residential dwellings. Land use calculations shall utilize gross floor area for vertical mix of uses and land area for horizontal mix of uses.

Dwelling, 'For-Rent' units shall require conditional use approval.
 3. *Commercial:* At least ~~10~~25% of the MU development shall be utilized as commercial uses (as approved in the MU master plan). Land use calculations shall utilize gross floor area for vertical mix of uses and land area for horizontal mix of uses.
 4. *Open Space: MU developments shall incorporate the following amounts and types of open space:*
 - a. ~~*Public-All developments:*~~*Space:* A minimum of 10% of the gross land area must be designed for ~~public~~ use as outdoor recreation, outdoor entertainment and/or civic space.
 - a-b. *Developments with residential uses: In addition to the requirements of "a" immediately above, Each MU development containing residential uses shall provide a minimum of one acre of open space/100 population generated by residential uses. Household size shall be calculated using the most current US Census data for the City of Alpharetta. Required open space and civic space shall be achieved on-site and exclusive from each other.* This requirement shall not apply in the North Point Overlay, where alternate standards apply.
 5. *Office/Institutional:* At least 25% of the MU development shall be utilized for office buildings. Land use calculations shall utilize gross floor area for vertical mix of uses and land area for horizontal mix of uses.
 - ~~6. *Open Space:* Each MU development shall provide a minimum of one acre of open space/100 population generated by residential uses. Household size shall be calculated using the most~~

~~current US Census data for the City of Alpharetta. Required open space and public space shall be achieved on-site and exclusive from each other.~~

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

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

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

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

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

Combination of Horizontal and Vertical Mixed Use:

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

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

- C. *Conditional Uses.* A property in the MU district may be used for those uses listed below and in Table 2.2, as well as, any additional uses included in the conditions of approval for the MU zoning on the property. Conditional uses not included in the master plan shall require a public hearing by the Planning Commission and approval by the City Council.

1. *Residential Uses:*

- a. Dwelling, Group (assisted living facility, progressive care facility).
- b. Dwelling, 'For-Rent'.
- c. Bed and Breakfast.

2. *Commercial Uses:*

- a. Bank, Savings & Loan.
- b. Boutique Hotel.
- c. Brewery.
- d. Contractor's Office (no on site storage).
- e. Day Care Center.
- f. Distillery.
- g. Entertainment Venue (jazz club, comedy club, dinner theater, etc.).
- h. Hotel/Motel.
- i. Liquor Store.

- j. Outdoor/Indoor Recreation Facilities.
- k. Religious Institution.
- l. School, Commercial.
- m. Spa Services.
- n. Theater, Cinema.

3. *Semipublic Uses, Utilities:*

- a. Athletic Facilities.
- b. Public Building.
- c. School, Academic.

D. *District Regulations.*

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

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

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

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

~~Public Civic Space: Each MU development shall have a minimum of 10% of the gross land area designed for public use. Public space shall be used for recreation, entertainment or civic purposes and may include plazas, outdoor theaters, sculpture gardens, parks, playground, community gardens or any other spaces where people can gather. Business kiosks shall be located outside of public space. Sidewalks and residential amenities may not be included within the public space requirement. See Sec. 2.20.B.4.~~

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

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

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

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

TABLE 2.2 LIST OF PERMISSIBLE AND CONDITIONAL USES

On the following table, an open circle "O" means that the use will be permitted in that district only if a Conditional Use Permit is granted by the City Council. An "X" means that the use is permitted in the zone district subject to the general provisions of the Unified Development Code. For uses not included in this list or when the Director of Community Development is unable to determine placement, application shall be made to the Board of Appeals for interpretation.

USES	A G	R E	R	R- 2 2	R- 1 5	R- 1 2	R- 1 0	R- 4 A	R- 4 D	R- 8A/ D	R- 10 M	CUP *	OI *	O P	C - 1	C - 2	PS C	L I	OS -R	S U	M U
Adult Entertainment Establishment																		O			
Airport, Public/Private	O											O						O		X	
Amphitheater												O	O					X	O	X	
Animal Hospital, Small Animal (Veterinarian)	O											O			O	O	O	X			
Animal Hospital, Large Animal	O																	X			
Art Galleries												O	O	O	X	X	O	X			O
Asphalt Plant																		O			
Associations, (Clubs and Lodges)	O			O	O	O	O	O	O	O	O	O	O	O	X	X	O			X	
Athletic Facilities/Fitness Studio	O											O	O	O	X	X	O	X			O
Auditorium	O											O	O	O	O	O	O	X			
Auto Sales and Leasing (Trucks, Vans, Cars and Accessories)												O				O		X			
Automotive Parts												O			O	X	O	X			
Automotive Service												O				X	O	X			
Bakery												O	O	O	X	X	O	X			O
Bank, Savings and Loan, Mortgage Company												O	O	X	X	X	O	X			O

Barber Shop													O	O	X	X	X	O				O
Beauty Shop													O	O	X	X	X	O				O
Bed and Breakfast	X	O	O	O	O						X	O			X	X	X					O
Book Store or Stationery												O	O			X	X	O	X			O
Bottle Gas Storage and Distribution																			X			
Boutique Hotel												O	O				O	O	O			O
Bowling Alley												O	O				X	O	X			
Brewery												O	O			O	O	O	X			O
Broadcasting Studio (Radio and TV)	O											O					X		X			
Builder's Equipment/Material	O											O					X		X			
Car Wash													O				O	O	X			
Carpenter Shop, Woodworking	O																		X			
Carpet and Rug Sales																X	X	O	X			
Cemetery	O																				O	
Check Cashing																O	O		X			
Church, Synagogue	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	X		O	O
Clinic, Public/Private												O	O	X	X	X	O					O
Concrete Plant																			O			
Congregate Housing, Assisted Living Facility											O	O	O			O	O		X			O
Contractor's Office without outside storage												O	O	X	X	X			X			O
Contractor's Office with outside storage												O				O	X		X			

Convenience Center w/Gas Pumps													O	O			X	O	X				
Country Club	O	O	O	O	O	O	O	O	O	O	O	O	O										
Dance Studio													O	O			X	X	O	X			O
Day Care Center													O	O	X	X	X	O	X				O
Discount Store																			X				
Distillery													O	O			O	O	O	X			O
Drug Store (Pharmacy)													O	O			X	X		X			O
Dry Cleaning, Pick-Up Station													O	O	O	X	X	O	X				O
Dry Cleaning, Plant																		O	O				
Dwelling, 'For-Sale', Attached								X		X	X	O						<u>O</u>					O
Dwelling, 'For-Sale', Detached	X	X	X	X	X	X	X		X	X		O						<u>O</u>					
Dwelling, 'For-Rent'											X	O				O	O						O
Dwelling, Group											O	O	O			O	O						O
Equestrian Center	O	O	O	O	O								O								X		O
Extended Stay Hotel (see Section 2.7)													O	O			O		O				
Family Day Care Home (accessory use)	X	X	X	X	X	X	X	X	X	X	X	O											
Farmlands (including Livestock, poultry)	X																						
Fire station													O	O								X	
Fireworks Sales																			X				
Florist, Retail													O	O	O	X	X	O					O
Florist, Retail with greenhouse																	O	O					

Funeral Homes with no cemetery or mausoleum													O	O		O	O	O	X			
Glass Fabrication																			O			
Golf Course, Driving Range	O	O	O	O	O	O	O	O	O	O	O	O	O	O							X	
Golf, Miniature													O	O		O	O	O				
Greenhouse, Nursery	O															O			X			
Grocery Store													O			O	X	O	X			
Group Home, Special Care Home (accessory use)	X	X	X	X	X	X	X															
Hardware and Garden Supply Store													O			X	X	O	X			
Heliport, Public/Private	O												O	O				O	X		X	O
Home Improvement Store																X	O	X				
Home-Elderly, Children, Nursing											O	O	O		X	X		X				
Hospital													O	O		O	X		X		X	
Hotel or Motel													O	O		O	O	O				O
Indoor Shooting Range																			O			
Junk Yard																			O			
Kennel	O																		X			
Laboratory, Research Commercial													O	O					X			
Laundry, Industrial													O						O			
Laundry, Self-Serve, Pick-Up													O			X	X	O	X			
Limousine Service and Taxi (with or																O		X				

without outside vehicle storage)																				
Liquor Store												O	O		O	X	O	X		O
Locker, Frozen Food or Cold Storage												O					X			
Machine Shop																	X			
Manufacturing, Heavy, General																	O			
Manufacturing, Light, Limited												O	O				X			
Massage Therapy															O		X			
Mini-warehouse Storage, Conditioned or Unconditioned space																	X			
Museum and Libraries												O	O		X	X	O	X	X	O
Nail Salon												O	O		X	X	O	X		O
Office												O	O	X	X	X	O	X		O
Outdoor Recreational Facilities (Commercial) (Playfields, etc.)												O	O		O	O	O	X	X	O
Park and Playground	X	X	X	X	X	X	X	X	X	X	X	O	O	X	X	X	O	X	X	O
Parking Lot, Commercial												O	O		O	X	O	X		
Pawn Shop																	X			
Pest Control Business (with or without onsite chemical storage)															O	O		X		
Pet Day Care												O			X	X	O	X		
Pet Grooming												O			X	X	O	X		O
Power Station												O						O	O	
Print Shop												O	O	X	X	X	O	X		O

Prison																			O	
Public Building											O	O	X	X	X	O	X		X	O
Radio, TV, Transmitter, Studio	O										O	O			O	O	X			
Recreation Facilities, Indoor (Health Clubs, Bowling Alleys, Skating Rink, Billiards, Children's event facilities, etc.)											O	O			X	O	X			O
Recycling Center																	O			
Rental Services Establishment with no outside storage											O				O	X	O	X		
Rental Services Establishment with outside storage (other than auto related)																	X			
Restaurant											O	O	O	X	X	O	X			O
Restaurant w/Drive-thru window											O	O		O	X	O	X			
Retail Establishment											O	O		X	X	O	X			O
Retail Establishment (Mixed Sales)											O			O	X	O	X			
Salvage Yards																	O			
Sawmill																	O			
School, Academic											O	O	O	X	X	O	X		X	O
School, Commercial (Beauty, Business)											O	O	O	X	X	O	X			O
Septic Tank, Sales, Construction																	X			

Service Station, Automotive													O	O			X	O	X			
Sewage, Disposal Plant																			O			
Shop or Studio, Craftsman/Artist													O		O	X	X	O	X			
Small Appliance Repair Shop																	O		X			
Smoke Shop and Tobacco Store																O	O		X			
Spa Services													O	O	O	O	O	O	X			O
Storage, Inside																			X			
Storage, Outside																			X			
Switching Station (Telecom)													O						X			
Tattoo Parlor and Body Piercing																			X			
Taxidermist	X																		O			
Theater, Cinema													O	O		X	X	O	O			O
Tire Retreading																						
Transfer Station																			O			
Utility Substation	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	X	
Welding Shop																			X			
Wholesale (storage and distribution)													O					O	X			
Wireless Tower (subject to approval of conditional use permit in accordance with Section 2.8.7)	O												O	O			O	O	O		O	

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Sec. 2.10. North Point Overlay

2.10.1. General Provisions

A. Title

This Section shall be known as the “North Point Overlay” or may be internally cited as “this overlay.”

B. General Purpose

The purpose of this overlay is to enable and support the implementation of the following policies:

1. That North Point is a focal point for high-quality development and redevelopment in the City of Alpharetta as established in the North Point Livable Centers Initiative Plan and the City of Alpharetta 2035 Comprehensive Plan.
2. That North Point should be a live-work-play district featuring a balanced mix of uses that complements the city’s overall mix.
3. That development and redevelopment should incorporate environmental stewardship and sustainability.
4. That the redevelopment of large areas of surface parking can accommodate growth and expand the transportation system.
5. That the existing greenway system should be enhanced and expanded as an amenity.
6. That a range of useable and interconnected open spaces including parks, squares, playgrounds, and preserved environmentally sensitive areas should be distributed throughout North Point.
7. That development should adequately accommodate automobiles while respecting the pedestrian and the design of the public realm.
8. That interconnected networks of streets should be designed to disperse traffic and reduce the length and number of automobile trips.
9. That development patterns should make walking and bicycling safer and more pleasant.
10. That buildings and landscaping should contribute to the physical definition of streets and open spaces.
11. That the harmonious and orderly development and redevelopment of North Point should be secured through these regulations.

C. Applicability

1. This overlay applies within the area be shown on the Official Zoning Map and labeled “North Point Overlay.”
2. Parcels within this overlay shall be subject to both the requirements of this Section and the requirements of their underlying zoning district, subject to the conflict provisions in “3” immediately below.
3. When requirements of this overlay conflict with any requirement of the underlying zoning or any other provision of the City Unified Development Code (UDC), the requirements of this overlay shall prevail.
4. When the word “street” is used it means both public and private streets unless stated otherwise.

D. Conformance Requirements

1. All buildings, structures or land, in whole or in part, must be used or occupied, in conformance with this overlay. All buildings or structures, in whole or in part, must be erected, constructed, moved, enlarged or structurally altered in conformance with this overlay.
2. Nothing in this overlay shall require any change in the plans, construction or intended use of a building or structure for which a lawful permit has been issued or a lawful permit application has been accepted before the effective date of this overlay, provided that the construction under the terms of such permit is diligently followed until its completion.

E. Conflicting Provisions

1. It is not the intent of this overlay to interfere with or abrogate or annul any easements, covenants or other agreements between parties; provided, however, that where this overlay imposes a greater restriction upon the use of property, or requires more space than is imposed or required by other resolutions, rules or regulations, or by easements, covenants or agreements, the provisions of this overlay shall govern.
2. Nothing herein shall be construed as repealing or modifying the conditions of operation or conditions of site development accompanying those zoning approvals, variances, or use permits issued prior to the existence of this overlay; however, modification or repeal of these past conditions of approval may be accomplished through a zoning change in accordance UDC Section 4.2.

F. Definitions

The following words, when used in this overlay, shall have the following meanings. Terms not defined here shall be accorded their commonly accepted meanings. In the event of conflicts between these definitions and those of UDC Sec. 1.4, those of this overlay shall take precedence.

Architectural block. A building component made from cast concrete with an exterior facing that resembles natural stone.

Planter. A zone adjacent to the curb intended for planting street trees and the placement of street furniture including light poles, litter receptacles, and similar items.

Stub-out. A shortened thoroughfare which is intended to provide connectivity at some point in the future.

Wall Plate. A horizontal load-bearing member in a wall assembly. The top of the wall plate is the topmost structural piece of the wall.

G. Text and Graphics

Illustrations, photos, and graphics are included in this overlay to illustrate the intent and requirements of the text. In the case of a conflict between the text of this overlay and any illustrations, photos, or graphics, the text governs.

H. Place Making

The design of streets, streetscapes, open spaces, civic spaces, and other features regulated by this overlay must incorporate signage, plantings, lighting, materials, and other placemaking elements as follows:

1. In accordance with placemaking plans adopted by the City of Alpharetta; or
2. As submitted by the applicant and approved by the Director of Community development if no plans identified in “1” immediately above have been adopted.

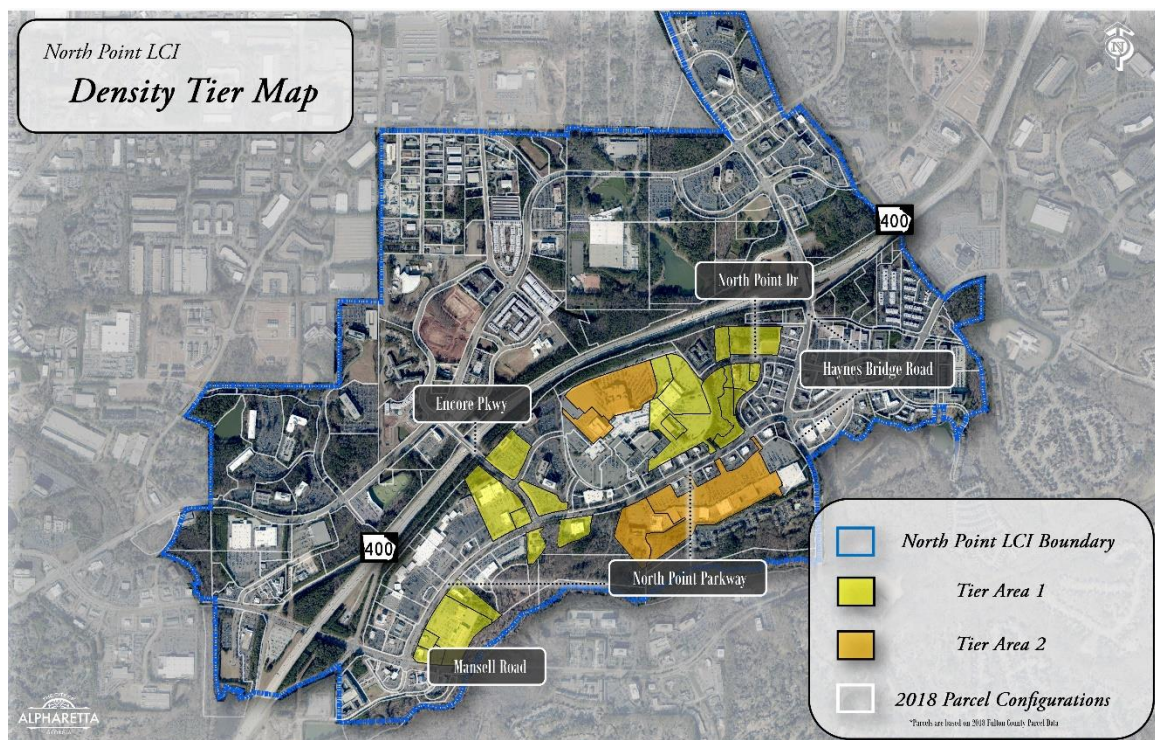
2.10.2. Use and Density

A. Use Provisions

Uses must be in accordance with the underlying zoning district.

B. Residential Density

1. Residential density must be in accordance with the underlying zoning district except as otherwise provided for by “2” immediately below.
2. When a site is located in a Tier Area 1 or Tier Area 2 North Point LCI priority area, as shown in the below North Point LCI Density Tier Map, City Council may authorize residential density over what the underlying district allows by conditional use. The area subject to the conditional use requests shall conform to both the minimum acreage requirements of the underlying district and any previously approved master plans, as applicable.



3. In reviewing a request for conditional use, City Council must give the consideration to the following criteria in addition to the set forth in UDC Section 2.2.a:
 - a. Conformance with the North Point Livable Centers Initiative Study, the Comprehensive Plan, City of Alpharetta Rental housing study findings and policies, and other City policies, plans, and initiatives;
 - b. The number of EcoDistrict measures incorporated under Section 2.10.11, provided that development projects seeking to increase residential density shall incorporate measures totaling 10 points minimum;
 - c. The impact on the public health, safety, and general welfare; and
 - d. Other considerations deemed material to the application by city council.

2.10.3. Site Regulations

A. Corridor Types Established

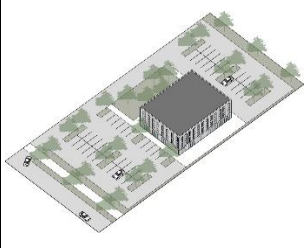
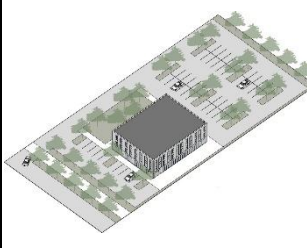
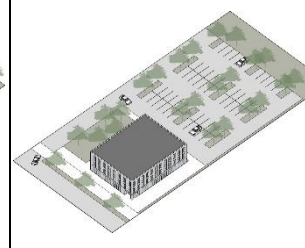
This overlay uses corridor types to regulate the design of sidewalks, sites, buildings, and other purposes, as shown in the Site Regulation Table and as referenced in other Sections. Corridor types include:

1. **Type A Corridors**, which include Mansell Road and Haynes Bridge Road.
2. **Type B Corridors**, which include North Point Parkway and Westside Parkway
3. **Type C Corridors**, which include Encore Parkway, North Point Drive, and other existing or proposed internal streets.

B. Site Regulation Table

Sites must be developed in accordance with the following Site Regulation Table.

Site Regulation Table

Site Design Standards			
			
	Type A Corridors	Type B Corridors	Type C Corridors
Building Setback (from the back of required sidewalk)	20 ft. min./ 100 ft. max.	10 ft. min./ 60 ft. max.	No min./ 10 ft. max.
Building Height (as measured along the applicable corridor)	20 ft. or 2 story min., whichever is higher/ Max. per Sec. 2.10.3.D.	20 ft. or 2 story min., whichever is higher/ Max. per Sec. 2.10.3.D.	No min./ Max. per Sec. 2.10.3.D.
Surface Parking Lots (see UDC Sec. 3.2.8.C and Sec. 2.10.7.A)	May be anywhere on the lot.	Only one row of parking (parallel with the road) is allowed between primary buildings and a public street.	Must be behind or beside primary buildings. No parking or driveways parallel to the roadway may be between primary buildings and a public street.
Streetscape Standards			
	Type A Corridors	Type B Corridors	Type C Corridors
Sidewalk	12 ft. min.	12 ft. min.	12 ft. min.
Planter	8 ft. min.	10 ft. min.	6 ft. min.
Planter Pedestrian Light Spacing (see Sec. 2.10.5.D.3)	40 ft. on-center max.	40 ft. on-center max.	40 ft. on-center max.
Planter Tree Spacing (see Sec. 2.10.5.D.22.10.5.D)	40 ft. on-center max.	40 ft. on-center max.	40 ft. on-center max.
Landscape Strip	Per UDC Sec. 3.2.8.D (see note 1)	Per UDC Sec. 3.2.8.D (see note 1)	Per UDC Sec. 3.2.8.D. (see note 1)

Note 1: The Director of Community Development has the authority to reduce or eliminate UDC Sec. 3.2.8.D landscape strips adjacent to buildings with ground floor commercial uses that front and are accessible from the adjacent sidewalk.

C. Minimum Lot Size

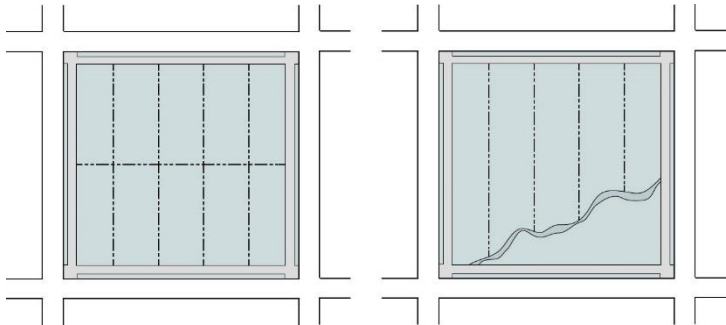
1. Minimum lot size in accordance with the underlying zoning district except as otherwise provided for by "2" immediately below.
2. When the underlying zoning is MU (Mixed-use district) the minimum lot size is as follows:
 - a. Dwelling, 'For-Sale' Detached: Min. 2,500 sf, when the use is otherwise permitted.
 - b. Townhouse/Rowhouse: Min. 900 sf, when the use is otherwise permitted.

D. Maximum Building Height

1. Maximum building height must be in accordance with the underlying zoning district, including any approved master plan conditions, except as provided for by "2" immediately below.
2. When the underlying zoning is MU (Mixed-use district) the maximum building height is 4 stories or 60 feet, whichever is less, provided that City Council may authorize greater building heights for non-residential uses by conditional use.

2.10.4. Blocks and Access**A. Blocks**

1. Sites over 4 acres in size must incorporate existing or new streets that terminate at other existing or new streets to form an interconnected network with the maximum block perimeter of 2,400 feet.
2. In addition to the block standards above, blocks containing exclusively 'For Sale' detached dwellings must be wide enough to provide two tiers of lots, except where fronting on arterial streets prevented by topographical conditions or size of the property, in which case the City Transportation Engineer may require and/or approve a single tier of lots.



3. Other than stub-out streets, dead-end streets are not allowed unless a variance is granted for topographic hardship.
4. **Block Measurement**
 - a. A block is bounded by a public or private right-of-way (not including an alley). All public or private rights-of-way proposed as part of a development must be improved with a street.
 - b. Block perimeter is measured along the edge of the property abutting the public or private right-of-way, except for the measurement of dead-end streets, which are measured from intersecting centerlines.
 - c. The City Transportation Engineer may modify the block perimeter requirements when steep slopes in excess of 25%, preexisting development, tree protection areas, stream buffers, cemeteries, open space, or easements would make the provision of a complete block infeasible.
 - d. Where the block pattern is interrupted by public parkland, including greenways, that is open

and accessible to the public, pedestrian access points must be provided with a minimum spacing equal to half of the maximum block perimeter.

5. No public or private street, including alleys, may be gated.

B. Access

1. General

When land is subdivided or otherwise developed, parcels and buildings must be arranged and designed so as to allow for the opening of future streets and must provide access to those areas not presently served by streets. No development may be designed to completely eliminate street access to abutting parcels without current street access.

2. Stub-Out Streets

- a. Stub-out streets within new development must be installed to meet the block standards of **Sec. 2.10.4.A.**
- b. The stub-out street right-of-way, pavement, and curbing must extend to the boundary of the abutting parcel to the point where the connection to the anticipated street is expected.
- c. Where a stub-out street is provided, a sign noting the future street extension must be posted at the applicant's expense.
- d. Connecting to an Existing Stub-Out Street. If a stub-out street exists on an abutting parcel, the street system of any new development must connect to the stub-out street to form a through street.

3. Exception.

The City Transportation Engineer may eliminate the requirement for a stub-out street or require pedestrian and bicycle-only access when steep slopes in excess of 25%, freeways, waterways, tree conservation areas, flood zones, stream buffers, greenways, open space, or easements would make the provision of a stub-out street infeasible.

C. Vehicle Cross-Access

All lots must comply with the following standards.

1. Internal vehicular circulation areas must be designed and installed to allow for cross-access between abutting lots.
2. Vehicle cross-access may not be gated.
3. When an abutting lot is vacant or already developed, a stub for a future cross-access connection must be provided at the point where the connection to the abutting parcel is expected to occur in the future.
4. If a cross-access driveway stub exists on an abutting parcel, the internal vehicular circulation area must connect to the stub to form a cross-access connection.
5. When cross-access for vehicles is deemed impractical by the City Transportation Engineer on the basis of topography, the presence of natural features, or vehicular safety factors, the requirement for cross access may be waived. Bicycle and pedestrian connections must be provided between abutting properties when cross-access is waived.
6. Property owners who establish cross-access easements must:

- a. Allow pedestrian and vehicular access to all properties on the same block face as the property owner establishing the cross-access. Pedestrian and vehicular access is contingent upon the granting of reciprocal vehicular, bicycle, and pedestrian access rights to the granting property;
- b. Record an easement allowing cross-access to and from properties served by the cross-access easement;
- c. Record a joint maintenance agreement requiring each property owner to maintain the vehicular, bicycle, and pedestrian access areas on their lot;
- d. Contain a provision prohibiting the erection of fences, walls and other obstructions that prevent the use of vehicular, bicycle, and pedestrian access ways;
- e. Include a statement that the cross-access agreement is conveyed with the land, is binding on all successors, heirs and assigns and that the easement rights are perpetual; and
- f. The cross access agreement must be signed by all owners of the granting property.

2.10.5. Streets

A. Applicability

1. The Section applies to:
 - a. New development;
 - b. Existing developed sites when more than 25% of the site area is disturbed, except as provided for in "2" immediately below;
 - c. Existing principal buildings that are expanded, except as provided for in "2" below immediately; and
 - d. Existing principal buildings that are renovated or repaired and the value of said work exceeds 50% of the building's replacement cost, except as provided for in "2" immediately below.
2. The Director of Community Development may grant variances to any requirement of this Section for existing developed sites and existing buildings (except as specifically delegated to the City Transportation Engineer) when one or more of the following exists:
 - a. The streetscape or multi-use trail would render a site non-conforming with regard to vehicular parking; or
 - b. Existing topography, trees, buildings, bridges, utilities, retaining walls, or other existing features render this Section unreasonable.
3. This Section does not apply on a parcel for which a Land Disturbance Permit or Building Permit is issued but where the Director of Community Development determines that the permit is for an accessory use or structure to the principal use or structure or for minor repairs or additions to the principal building or structure in existence.

B. Streetscapes

1. Streetscapes Required

- a. New public and private streets must include sidewalks and planters as identified in the Streetscape Standards of the Site Regulation Table prior to the issuance of Certificate of Occupancy, except as indicated in "d" immediately below.

- b. Existing streets that do not meet the Streetscape Standards of the Site Regulation Table must be brought into compliance with said standards along the site's frontage prior to the issuance of Certificate of Occupancy, except as indicated in "d" immediately below.
- c. On existing streets where there is insufficient right-of-way for the required streetscape improvements, the right-of-way needed for such improvements may be expanded by mutual agreement between the property owner and the entity holding the right-of-way, or a public access easement may be provided to the City to meet the required improvements.
- d. On streetscapes that are or will be within the public right-of-way, root barriers are required between the sidewalk and any adjacent landscape strips or planters, subject to approval of the City Arborist.
- e. The City encourages the use of multi-functional runoff reduction measures in the streetscape, including bioretention areas, stormwater tree box, and planter box. The dimensional standards for planting area, tree spacing, and planting type be varied to accommodate runoff reduction measures.
- f. Alternative streetscape may be approved by City Transportation Engineer for multi-use trails in accordance with [Sec. 2.10.5.C](#).

C. Multi-Use Trails

1. Multi-use trails shall have an average width of 12 feet, but their width may be periodically reduced to 8 feet where topography, wetlands, stream buffers, existing buildings, existing trees, or other existing conditions render this requirement infeasible. The maximum length of this reduced width is 400 feet.
2. A multi-use trail may be required instead of a sidewalk along any new or existing street when the location is identified for a multi-use trail in the North Point Livable Centers Initiative Study or another plan that has been adopted by the City of Alpharetta. A multi-use trail may be required in other locations identified for a multi-use trail in the North Point Livable Centers Initiative Study, the Alpha Loop Plan, or another plan that has been adopted by the City of Alpharetta.
3. Where a City of Alpharetta park or access easement held by the City of Alpharetta abuts a street subject to "1" above, the multi-use trail may also be located in such park or easement.
4. In approving a multi-use trail in lieu of a sidewalk, the City Transportation Engineer may reduce the planter width to a minimum width of 5 feet.



D. Planter

1. Shrubs and landscaping may be planted in the planter as follows:
 - a. When shrubs are installed in the planter and adjacent on-street parking exists, a hardscaped clear zone of at least 2 feet in width (measured from the face of curb) must be installed adjacent to said parking. Additionally, a hardscape walking area at least 2 feet in width must be installed from the parking to the sidewalk.
 - b. Shrubs may not exceed 36 inches in height.

2. Street trees must be planted in the planter as follows:
 - a. Overstory trees must be planted in the planter in accordance with the Streetscape Standards of the Site Regulation Table. Newly planted trees shall be a minimum of 3½ inches in caliper, and must be limbed up to a minimum of 7 feet.
 - b. Trees must have a pervious planting area that is at least 6 feet wide by 10 feet long, 3 feet deep, and 1,800 cubic feet in soil volume. Tree grates are not allowed unless the City Arborist determines that they will not negatively impact tree health.
 - c. Shrubs, groundcover, or mulch must be installed in the tree planting area identified in “c” immediately above when tree grates are not installed. Shrubs must conform to “1” immediately above.
3. Pedestrian Lights
 - a. Pedestrian lights must be installed in the planter in accordance with the Streetscape Standards of the Site Regulation Table.
 - b. Pedestrian lights must be spaced evenly between overstory street trees.
 - c. Pedestrian light spacing may be increased by the Director or Community Development along existing streets when trees, traffic control devices, or other existing conditions prevent the required spacing.

E. On-Street Parking

Newly-created on-street parking on public or private streets must conform to the following:

1. A bulbout must be provided at the end of every four parallel parking spaces and every six angled or perpendicular spaces. More frequent bulbouts are also allowed.
2. Each bulbout must include at least one overstory tree. Newly planted trees must be a minimum of 3½ inches in caliper, and must be limbed up to a minimum of 7 feet.
3. Trees must have a pervious planting area that is at least 6 feet wide by 10 feet long, 3 feet deep, and 1,800 cubic feet in soil volume. Tree grates are not allowed unless the City Arborist determines that they will not negatively impact tree health.

2.10.6. Parking and Loading

A. Vehicular Parking

1. Minimum parking requirements are 20% less than otherwise required by the UDC. Parking requirements may be further reduced based upon an Urban Land Institute shared parking analysis or other parking analyses acceptable to the City, subject to approval of the Director of Community Development.
2. Where on-street parking spaces exist in the public right-of-way, one on-street parking space may be substituted for every required parking space, provided:
 - a. The on-street space immediately abuts the subject property.
 - b. Each on-street parking space may only be counted for one property. Where a space straddles an extension of a property line, the space may only be counted by the owner whose property abuts 50% or more of the on-street parking space.
 - c. The Director of Community Development, in consultation with the City Transportation Engineer, may determine that to ensure future roadway capacity or other public purposes, the on-street parking credit may not be available.
3. To encourage efficient land use and shared parking, the impervious area of surface parking stalls shall not exceed the surface area of the building they serve.

B. Driveways

1. Applicability

This following applies to driveways, including those serving alleys, but not to new streets in conformance with **Sec. 2.10.4.A.**

2. Spacing

Driveways must be spaced as follows:

- a. Along Type A and B Corridors driveways must be at least 400 feet apart.
- b. Along Type C Corridors driveways must be at least 200 feet apart.

3. Location

Driveways may not be located on a Type A Corridor or Type B Corridor when access is available from a Type C Corridor.

C. Design of Parking Structures

1. When a parking structure fronts an arterial or collector street its ground story must have active uses (such as, but not limited to, residential, commercial, office, or civic space) between the parking structure and said street. The active use must be at least 20 feet deep.
2. Where and portions of structured parking are adjacent to or visible from any street or the Big Creek Greenway, they must be screened so that cars and ramps are not visible from ground level view from the adjacent parcel, adjacent street (not including an alley), or adjacent Big Creek Greenway. Screening must include:
 - a. Evergreen trees, vines, and landscaping that physically attached to the parking; or
 - b. A façade having the appearance of a horizontal storied building; or
 - c. A combination of “a” and “b” immediately above.

D. Loading

1. Loading areas must be located to the rear of buildings. Loading areas may not be placed between a building and the closest adjacent street or between a

building and the Big Creek Greenway.

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

E. Parking Locations

Driveway and off-street parking lots are only allowed between a building and the closest street when indicated in the Site Regulations Table.

2.10.7. Landscaping and Screening

A. Parking Lot Landscaping

All parking lots must conform to the requirements of UDC Sec. 3.2.8.C and these additional standards.

1. Landscaped areas within the interior of the parking area may be designed as bio-retention areas, using inwardly draining swales without curbs, in lieu of raised planting areas surrounded by curbs, provided that each parking space provides a wheel stop and provided that depressed areas adjacent to driving aisles are surrounded by painted lines or flush curbing to separate landscaping from driving aisles.
2. Landscape design and material selection may incorporate practices of water

conservation and xeriscape. Use of native materials is encouraged. Plant materials should be arranged so that plants that require similar amounts of irrigation are placed together wherever possible.

B. Foundation Plantings

All building foundations facing a public street must conform to these standards, except as provided for in "3" immediately below:

1. Foundations must be screened with continuous evergreen or semi-evergreen shrubs
2. At the time of installation, the screening must be at least 1 foot in height and each a height of 3 feet within 3 years of planting.
3. Foundation plantings are not required adjacent to ground floor commercial fenestration when said plantings would obstruct views into the commercial establishments, subject to approval of the Director of Community Development.

C. Service Areas

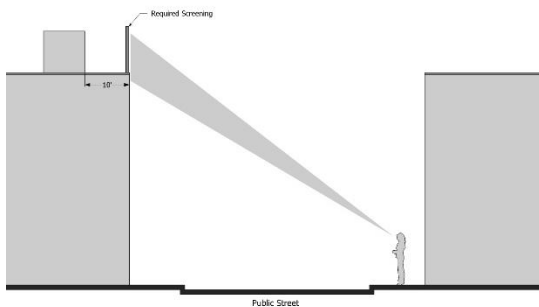
1. Trash and recycling collection and other similar service areas must be located to the side or rear of buildings and may not be between a building and the street.
2. Service areas must be screened on 3 sides and on the 4th side by a solid gate at a minimum of 6 feet in height.
3. Screening must consist of:
 - a. A 6-foot high wall; or
 - b. Evergreen plant material that can be expected to reach a height of 6 feet with a spread of 4 feet within three years of planting.
4. Screening walls must be opaque and be constructed of one or a combination of the following: architectural block; brick; stone; cast-stone; or stucco over

standard concrete masonry blocks.

5. The gate must be self-locking and maintained in good working order.

D. Roof-Mounted Equipment

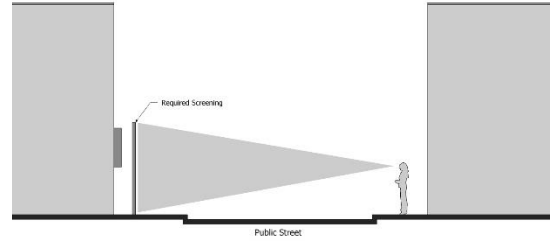
1. Roof-mounted equipment must be set back at least 10 feet from the edge of the roof and screened from ground level view from the abutting parcel or street (not including an alley).
2. New buildings must provide a parapet wall or other architectural element that is compatible with the principal building in terms of texture, quality, material, and color that fully screens roof-mounted equipment from ground level view.



3. For buildings with no or low parapet walls, roof mounted equipment must be screened on all sides by an opaque screen compatible with the principal building in terms of texture, quality, material, and color.

E. Wall-Mounted Equipment

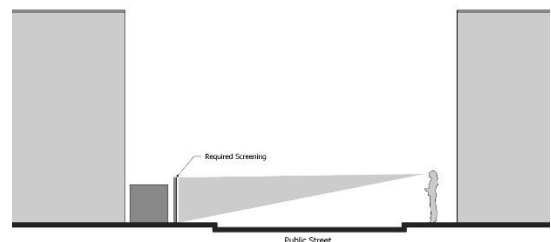
1. Wall-mounted equipment located on any surface that is visible from a street (not including an alley) or the Big Creek Greenway must be fully screened by landscaping or an opaque wall or fence that is compatible with the principal building in terms of texture, quality, material, and color.



2. Screening must be of a height equal to or greater than the height of the mechanical equipment being screened.

F. Ground-Mounted Equipment

1. Ground-mounted mechanical equipment that is visible from a street (not including an alley) or the Big Creek Greenway must be fully screened by landscaping or an opaque wall or fence that is compatible with the principal building in terms of texture, quality, material, and color.



2. Screening must be of a height equal to or greater than the height of the mechanical equipment being screened.

G. Plant Material

All plant material shall conform to UDC Sec. 3.2.8.A, Sec. 3.2.8.C, and the following standards:

1. Plant materials must be hardy to zone 7b in accordance with the U.S. Department of Agriculture's Plant Hardiness Zone Map.
2. Plant materials must be able to survive on natural rainfall once established with no loss of health.
3. No artificial plants, trees, or other vegetation may be installed as required

landscaping and screening

H. Maintenance of Landscaping

1. The property owner is responsible for maintaining all required landscaping and screening in good health and condition. Any dead, unhealthy, damaged or missing landscaping and screening must be replaced with landscaping and screening that conforms to this Section within 90 days (or within 180 days where weather concerns would jeopardize the health of plant materials) as approved by the City Arborist.
2. All planting areas must be stabilized from soil erosion immediately upon planting and must be maintained for the duration of the use.

2.10.8. Building Design

A. Applicability

This Section applies to all new buildings, additions to existing buildings, and any change to a building façade except ordinance maintenance and repairs.

B. Fenestration

1. Fenestration is the minimum percentage of window and door glass that must cover a facade.
2. Ground floor commercial uses along public streets must have no less than 25% and no more than 65% fenestration, calculated per building and per facade.
3. Glass used to satisfy fenestration requirements must be unpainted, must have a transparency (visible light transmission) higher than 70%, and must have an external reflectance of less than 15%. Transparency and external light reflectance must be established using the manufacturer's specifications.
4. Fenestration is measured from the top

of the finished floor to the top of the finished floor above.

5. When there is no floor above, fenestration is measured from the top of the finished floor to the top of the wall plate.

C. Pedestrian Access

1. All buildings must include a street-facing pedestrian entrance.
2. A pedestrian entrance and walkway providing both ingress and egress, operable to residents at all times and operable to customers, visitors, and employees during business hours, is required to meet the street-facing pedestrian entrance requirements. Additional entrances off another street, civic space, pedestrian area or internal parking area are permitted, but must have the same or shorter hours of operability as the street-facing entrance.
3. An angled pedestrian entrance may be provided at either corner of a building along the street to meet the street-facing pedestrian entrance requirements.
4. Where a building has frontage on a civic space instead of a street, these requirements apply to and from the civic space. Where a building has frontage along both a street and civic space, these requirements may apply to either, at the applicant's discretion.
5. Where a building has frontage on both a street and a multi-use trail, an additional pedestrian entrance is required from the trail.

D. Building Materials

1. Exterior finish materials on walls visible from a street or civic space must be limited to brick, manufactured stone, architectural block, natural stone, cement-based panels, and/or hard coat

stucco, except that glass and metal curtain wall systems are allowed to be used on all building stories above the second.

2. Hard coat stucco, when used as an exterior wall finish material on any individual building, is subject to the following additional standards:
 - a. Hard coat stucco may not exceed 50% of the total wall area (excluding foundations) visible from a street or civic space. For the purpose of calculating conformance with this requirement, windows and doors are not included in the total wall area.
 - b. The maximum wall length (excluding foundations) visible from a street or civic space that is finished in any continuous or discontinuous hard coat stucco is 60 feet. Authorized wall lengths finished in hard coat stucco must be separated by a



minimum wall length of 60 feet that contains no hard coat stucco.

General Visual Weight Table

This table shows the visual weight of permitted materials. Those at the top are lighter than those at the bottom and must be combined accordingly.

Visually Lighter ↑ ↓ Visually Heavier	Glass Curtain Wall
	Hard Coat Stucco
	Brick
	Architectural Block
	Natural /Manufactured Stone

3. Exterior finish materials must be combined only horizontally, with the visually heavier below the lighter as shown in the General Visual Weight Table. This does not apply to architectural details such as cornices, window sills, and beltlines.
4. No more than three different exterior finish materials, textures, colors, or combinations thereof may be used on a single building, excluding materials used on windows, doors, front porches, balconies, foundations, awnings, or architectural details.
5. Foundations must be constructed as a distinct building element that is finished in a different material or color than the exterior wall. Exposed above-ground foundations must be coated or faced in cement, hard coat stucco, brick, manufactured stone, or natural stone to contrast with façade materials.

E. Building Facade

The following applies to all street-facing facades.

1. Facades must provide visual divisions between the ground story and second story through architectural means such as courses, awnings, or a change in materials.
2. Facades must delineate all stories above

the ground story with windows, belt courses, balconies, cornice lines or similar architectural detailing.

3. Window panes must be recessed a minimum of 3 inches and a maximum of 8 inches from the adjacent façade or window trim/casing, whichever is greater.

F. Building Massing

1. Facades over 50 feet in length must incorporate wall projections or recesses a minimum of 12 inches in depth. The combined length of said recesses and projections must constitute at least 20% of the total facade length.
2. Variation in the roofline of buildings and offsets in pitched roofs and gables are required. Parapets in individual building facades exceeding 100 continuous linear feet must be varied in height and projection and must use decorative elements such as crown moldings, dentils, brick soldier courses, or similar details.
3. The roofs of buildings may include cisterns and greenroofs if part of an approved stormwater management plan for the site and if designed in accordance with the GA Stormwater Management Design Manual (latest version). Above-ground cisterns and greenwalls shall require approval by the Director of Community Development.

2.10.9. Signs

A. Materials

Signage must be finished in the same exterior materials as the principal structure.

B. Monument Sign

1. A minimum 2 feet wide planting area must be provided around the base of all monument signs.
2. Shrubs, groundcover, or mulch must be

installed in the tree area identified in "1" immediately above.

C. Additional Walls Signs

One additional wall sign is permitted in excess of the sign allowances of UDC Sec. 2.6 - Signs. If an additional wall sign is installed, it is subject to the following:

1. The sign may be up to 24 square feet in size.
2. The sign must be located on the back of the building facing a parking lot, alley, or open space.

2.10.10. Open Space

A. Defined

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

B. Minimum Requirements

New developments shall provide the following amounts of open space:

1. Residential uses must set aside civic space in accordance with the Residential Civic Space Table.
2. Non-residential uses must set aside 10% of the total site's gross acreage for open space.
3. Projects with a mix of residential and non-residential uses must satisfy both requirements.

Residential Civic Space Table

Residential Density (per total site gross acreage)	Civic Space Required (% of total site gross acreage)
8 units/acre and less	10% min.
More than 8 units/acre	10% min. plus an additional 1% for each 1 unit/acre over 8 units/acre

C. Civic space

Civic space is the portion of open space for public use defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping, and their adjacent buildings. Above-ground cistern design and appearance shall require approval by the Director of Community Development.

1. Park.

An open space available for structured or unstructured recreation. A park may be independent of surrounding buildings at its edges. Its landscape may consist of paths and trails, meadows and lawns, water bodies, runoff reduction measures such as bioretention areas, swales, cisterns, and woodlands. Recreation fields and courts may also be included. The minimum size for a park is one acre.

2. Square

An open space available for unstructured recreation and civic purposes. A square is spatially defined by building or streets at its edges. Its landscape must consist of paths and trees, and may also include runoff reduction measures such as bioretention areas and cisterns, lawns and non-asphalt paved surfaces. The minimum size for a square is one-half acre.

3. Plaza

An open space, available for civic purposes and commercial activities. A plaza must be spatially defined by building or streets at its edges. Its landscape must consist primarily of non-asphalt paved surfaces and trees, and may include runoff reduction measures such as bioretention areas and cisterns. The minimum size for a plaza is one-

quarter acre.

4. Pocket Park

An open space, available for unstructured recreation. A pocket park may be spatially defined by buildings or streets at its edges. Its landscape must consist of lawn and trees, and may include runoff reduction measures such as bioretention areas and cisterns. There is no minimum size for pockets parks.

5. Playground

An open space designed and equipped for the recreation of children. A playground must be fenced and may include an open shelter. Playgrounds must be interspersed within residential areas, may be placed within a block, and may be included in parks and greens. There is no minimum size for playgrounds. Playgrounds may include runoff reduction measures such as bioretention and underground detention.

D. Amenity space

Amenity space is the covered or uncovered, but unenclosed, outdoor areas of at least 100 square feet each for use by the occupants, invitees and guests of the development and specifically excluding Civic Spaces and required sidewalks. Amenity spaces may include, but are not limited to:

1. Rooftop decks;
2. Balconies;
3. Patios and porches;
4. Outdoor dining areas;
5. Pool areas;
6. Tennis courts, basketball courts, and similar uses;
7. Yards, lawns, and flower gardens;
8. Community gardens;

9. Hardscape areas improved for pedestrian enjoyment; and
10. Wooded areas.
11. Runoff reduction measures such as bioretention areas and cisterns.

Each amenity area approved must function as an amenity area. Above-ground cistern design and appearance shall require approval by the Director of Community Development.

- E. Open space requirement may be met using existing and/or new open space, subject to approval of the Director of Community Development.
- F. Open space may be privately or publically owned. Private open space is open space that is owned by a corporation, individual, or homeowners association. Public open space is open space owned by a governmental agency.
- G. Wetlands, lakes, ponds, streams, rivers, flood zones, and stream buffers may only be considered open space when located within one of the five types of civic spaces identified in **Sec. 2.10.10.C**, unless part of an approved stormwater management plan for the site that includes runoff reduction measures.
- H. No required buffer may be used to satisfy open space requirements, except for stream buffers that are improved with trails and other authorized amenities.
- I. Stormwater management facilities for the site may be used to satisfy open space requirements if they meet this Chapter's definition of open space. Open space credit may be given at the discretion of the Director of Community Development.
- J. No areas used for vehicles, except for incidental service, maintenance, or emergency actions, may be used to satisfy open space requirements.

2.10.11. EcoDistrict Measures

A. Intent

The following requirements are intended to further the EcoDistrict goals defined in the North Point Livable Centers Initiative.

B. Applicability

EcoDistrict measures must be incorporated into all new development in accordance with the following minimum point values based on project magnitude. Measures only count if they are part of the new development application; measures already in place at the time of application do not count.

1. **2 Points Minimum.** Any development project that either increases an existing building footprint by 30% or more of gross building area; or includes the replacement, renovation, or reconfiguration of 60% or more of the total site parking area (inclusive of required parking lot landscaping areas), must earn a minimum of 2 points in accordance with this Section.
2. **5 Points Minimum.** Any development project that increases an existing building footprint by 60% or more of gross building area must earn a minimum of 5 points in accordance with this Section.
3. **7 points Minimum.** Any development project that involves the complete renovation of all existing buildings or the construction of all new building must earn a minimum of 7 points in accordance with this Section.
4. **10 points Minimum.** Any development project that involves conditional use approval to increase residential density under Sec. 2.10.2.B.3.b must earn a minimum of 10 points in accordance with this Section.

C. Calculation & Evaluation

1. **Minimum Points.** All point values must be awarded based on meeting the minimum requirements of each EcoDistrict measure, as indicated in this Section. The sum of all assigned values for achieved sustainability measures, as indicated in this Section and summarized in the EcoDistrict Measures and Values Table, must meet the minimum point requirement per project.
2. **Review and Approval.** Documentation of which measures and total number of points the applicant will achieve must be submitted with the applicable permit application submitted to the City and must be approved by City staff.
3. **Requirements.** The applicant must achieve no fewer than the required points based on project magnitude (see “B” above) from any combination of the measures as valued in the EcoDistrict Measures and Values Table. No partial points will be accepted.
4. **Documentation.** The applicant must submit supporting documentation as noted per measure.

EcoDistrict Measures and Values Table

Measure	Value
Certified Green Building	3 to 5 points
Renewable Energy Sources	5 points
Greenroof	4 points
Building Energy Efficiency	3 points
Bio-retention	2 points
Building Water Efficiency	2 points
Transportation Demand	2 points
Heat Island Reduction	2 points
Pervious Paving	2 points
Connected Open Space	2 points
Consolidated Open Space	2 points
Sustainable Landscaping	1 point
Enhanced Bicycle Amenities	1 point
Alternative Transportation	1 point
Additional Open Space	1 to 5 points
Alternative Measures	1 to 3 points

D. Measures and Requirements

1. Certified Green Buildings Measure (3 to 5 points)

- a. **Minimum Requirement.** Certify a new construction building or building undergoing major renovations through a green building rating system requiring review by an independent, third-party certifying body and approved by the Director of Community Development. Points shall be awarded as follows:
 - i Silver by a USGBCgreen program or equivalent: 3 points.
 - ii Gold by a USGBC green program or equivalent: 4 points.
 - iii Platinum by a USGBC green program or equivalent: 5 points.

The score may include measures otherwise allowed by this section, however, no measure included as part of a certified green building may also be awarded points as a stand-alone measure.

- When a green building rating system equivalent to a USGBC green program is utilized, the applicant shall submit third-party documentation demonstrating how the measure is equivalent to the indicated USGBC certification level.
- b. **Documentation.** Required documentation includes registration of the project with the system, payment of all applicable fees for the rating system, and a draft scorecard showing the achieved credits or points.
2. **Renewable Energy Sources Measure (3 points)**
 - a. **Minimum Requirements.** Incorporate renewable energy generation on-site with a production capacity of at least 5% of the building's annual electric and thermal energy, established through an accepted building energy performance simulation tool.
 - b. The following renewable energy generation sources are applicable:
 - i Solar thermal or photovoltaics.
 - ii Geothermal.
 - iii Wind energy conversion.
 - iv Anaerobic digestion.
 - v Other means of generating electricity without using a fuel, such as kinetic, heat exchange, approved by the Director of Community Development.
 - c. **Documentation.** Required documentation includes specifications and construction details for the system installation.
 3. **Greenroof Measure (4 points)**
 - a. **Minimum Requirements.** Install a vegetated roof for at least 50% of the total building roof area, including parking structures.
 - b. **Documentation.** Required documentation includes roof construction plans with drainage and planting details.
 4. **Building Energy Efficiency Measure (3 points)**
 - a. **Minimum Requirements**
 - i **New Construction Buildings.** Newly constructed buildings must demonstrate an average 10% improvement over the energy code currently in effect in the City.
 - ii **Major Renovation.** The building must demonstrate an average 5% improvement over the energy code currently in effect in the City.
 - b. **Documentation.** Required documentation includes an energy model demonstrating that the building(s) will achieve the proposed improvements.
 5. **Bio-Retention (2 points)**
 - a. **Minimum Requirement.**
 - i Provide landscaped bio-retention areas in the interior of the parking lots, in streetscape planters, and on-street parking landscaping; and
 - ii Incorporate inwardly draining swales without curbs, in lieu of raised planting areas surrounded by curbs;
 - iii Landscape bio-retention areas with species tolerant to frequent inundation; and
 - iv Provided wheel stops adjacent to parking and flush or permeable curbing adjacent to

driving areas.

- b. **Documentation.** Required documentation includes plans and detail specifications of planting areas and a hydraulic study demonstrating infiltration capacity.

6. Building Water Efficiency Measure (2 points)

- a. **Minimum Requirements.** Indoor water use in new buildings and major renovations must be an average 20% less than in baseline buildings. Baseline water usage shall be determined based on fixtures per the Energy Policy Act of 1992 and subsequent rulings by the United States Department of Energy or a similar method approved by the Director of Community Development.
- b. **Documentation.** Required documentation includes cut sheets for all water fixtures.

7. Heat Island Reduction Measure (2 points)

- a. **Minimum Requirements.** Use any combination of the following strategies for 35% of all on-site, non-roof hardscape areas, including sidewalks, plazas, courtyards, parking lots, parking structures, and driveways.
 - i Tree Canopy Cover. Coverage of the surface at canopy tree maturity in 15 years.
 - ii Solar reflective paving and roofing with a SRI (solar reflectance index) of at least 29.
- b. **Documentation.** Required documentation includes plans and specifications for installation of the strategy.

8. Transportation Demand Management (2 points)

- a. **Minimum Requirement.** Provision of three or more of the following transportation demand management tools on the project.
 - i Flex-time work schedules by employers to reduce congestion at peak times.
 - ii Provision of building or project bicycle rentals for use by any occupant.
 - iii Free ride home in case of emergency or sickness for employees using transit.
 - iv Provision of transit passes to building occupants for a period of 2 or more years.
 - v Other tools that encourage transit and bicycle use, or reduce personal vehicular traffic may be approved by the Director of Community Development
- b. **Documentation.** Required documentation includes a written narrative of the tools to be provided and any other documentation required by the Director of Community Development.

9. Pervious Pavement Measure (2 points)

- a. **Minimum Requirements.** Install an open grid or pervious pavement system that is at least 40% pervious on 80% of all hardscape surface areas, including sidewalks, plazas, courtyards, parking lots, and driveways.
- b. **Documentation.** Required documentation includes plans and specifications for installation.

10. Connected Open Space (2 points)

- a. **Minimum Requirements.** Provision of all of the following:

- i All required open space within an interconnected network with no dimension less than 40 feet;
 - ii Required open spaces may extend across public and private streets and multi-use trails, but street area may not be counted towards open space;
 - iii All required open space provided at ground level; and
 - iv Minimum size of 2 acres, excluding any consolidated open space in "11" below.
- b. **Documentation.** Required documentation includes plans showing open spaces.

11. Consolidated Open Space (2 points)

- a. **Minimum Requirements.** Provision of all of the following:
- i All required open space in a one contiguous area with no dimension of less than 100 feet;
 - ii Required open spaces may not extend across public or private streets;
 - iii All required open space provided at ground level; and
 - iv Minimum size of 2 acres.
- b. **Documentation.** Required documentation includes plans showing open spaces.

12. Sustainable Landscaping Measure (1 point)

Conform to both of the following minimum requirements:

- a. **Minimum Requirement 1.** Reduce potable water used for landscape irrigation by 50% from a calculated midsummer baseline case by using either one of the following methods:

- i Utilizing all xeriscape plant materials and providing no permanent irrigation system
 - ii Using only captured rainwater with an irrigation system
- b. **Minimum Requirement 2.** Exclusion of any plant species listed on the Georgia Exotic Pest Plant Council Invasive Species List from project planting plans.
- c. **Documentation.** Required documentation includes a landscape plan, irrigation plan, a list of proposed species, and an affidavit from a certified Landscape Architect that no species identified in "b" immediately above will be planted.

13. Enhanced Bicycle Amenities Measure (1 point)

- a. **Minimum Requirements.** Inclusion of two of the following:
- i Lockable enclosed bicycle storage. Provide one secure, enclosed bicycle storage space per 20 employees.
 - ii Employee shower facilities. Provide a minimum of one shower facility plus one additional shower per 150 employees.
 - iii Repair Center. Provide a designated bicycle repair center open to the public and consisting of an air pump, water, and tools at a minimum.
 - iv Bicycle parking spaces. Provide at least 200% of the bicycle parking requirements of UDC Sec. 2.5.8.
- b. **Documentation.** Required documentation includes site and/or building plans locating the measures included.

14. Alternative Transportation Measure (1 point)

- a. **Minimum requirement.** Provision of one or more of the following:
 - i **Ride-Sharing.** Provide at least one on- or off-street pick-up/drop-off zone per 100 new or added vehicular parking spaces for the exclusive use of passengers arriving by taxi, ride-sharing, or shuttle. No project using this measure shall have less than one such space.
 - ii **Van Pools.** Provide at least one van pool space per 200 new or added vehicular parking spaces.
 - iii **Enhanced Bus Shelter.** Provide and maintain at least one covered bus shelter with seating, lighting, posted schedules, and trash cans adjacent at an existing public transit stop without such facilities. The location of the enhanced bus shelter must be to the standards of the public transit authority.

15. Additional Open Space Measure (1 to 5 points)

- a. **Minimum Requirement.** Provision of additional open space over the amount required by this overlay or the underlying district, whichever is greater. One point shall be available for each additional percent of gross acreage provided as open space, up to five total points.
- b. **Documentation.** Required documentation includes site and/or building plans locating the additional open space.

16. Alternative Measure (1 to 3 points)

The applicant may submit an alternative EcoDistrict measure for review and

recommendation by the Director of Community Development. The measure must further an EcoDistrict goal of the North Point Livable Centers Initiative and may not be considered standard practice or requirements for current developments.

- a. **Minimum Requirements.** The measure must be unrelated to any of the other measures defined in this Section. Based upon their review, the Director of Community Development must determine for the number of points to be awarded.
- b. **Documentation.** Required documentation must clearly illustrate that the project will achieve the measure and that the measure furthers a North Point Livable Centers Initiative sustainability goal.

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Sec. 2.10. North Point Overlay

2.10.1. General Provisions

A. Title

This Section shall be known as the “North Point Overlay” or may be internally cited as “this overlay.”

B. General Purpose

The purpose of this overlay is to enable and support the implementation of the following policies:

1. That North Point is a focal point for high-quality development and redevelopment in the City of Alpharetta as established in the North Point Livable Centers Initiative Plan and the City of Alpharetta 2035 Comprehensive Plan.
2. That North Point should be a live-work-play district featuring a balanced mix of uses that complements the city’s overall mix.
3. That development and redevelopment should incorporate environmental stewardship and sustainability.
4. That the redevelopment of large areas of surface parking can accommodate growth and expand the transportation system.
5. That the existing greenway system should be enhanced and expanded as an amenity.
6. That a range of useable and interconnected open spaces including parks, squares, playgrounds, and preserved environmentally sensitive areas should be distributed throughout North Point.
7. That development should adequately accommodate automobiles while respecting the pedestrian and the design of the public realm.
8. That interconnected networks of streets should be designed to disperse traffic and reduce the length and number of automobile trips.
9. That development patterns should make walking and bicycling safer and more pleasant.
10. That buildings and landscaping should contribute to the physical definition of streets and open spaces.
11. That the harmonious and orderly development and redevelopment of North Point should be secured through these regulations.

C. Applicability

1. This overlay applies within the area be shown on the Official Zoning Map and labeled “North Point Overlay.”
2. Parcels within this overlay shall be subject to both the requirements of this Section and the requirements of their underlying zoning district, subject to the conflict provisions in “3” immediately below.
3. When requirements of this overlay conflict with any requirement of the underlying zoning or any other provision of the City Unified Development Code (UDC), the requirements of this overlay shall prevail.
4. When the word “street” is used it means both public and private streets unless stated otherwise.

D. Conformance Requirements

1. All buildings, structures or land, in whole or in part, must be used or occupied, in conformance with this overlay. All buildings or structures, in whole or in part, must be erected, constructed, moved, enlarged or structurally altered in conformance with this overlay.
2. Nothing in this overlay shall require any change in the plans, construction or intended use of a building or structure for which a lawful permit has been issued or a lawful permit application has been accepted before the effective date of this overlay, provided that the construction under the terms of such permit is diligently followed until its completion.

E. Conflicting Provisions

1. It is not the intent of this overlay to interfere with or abrogate or annul any easements, covenants or other agreements between parties; provided, however, that where this overlay imposes a greater restriction upon the use of property, or requires more space than is imposed or required by other resolutions, rules or regulations, or by easements, covenants or agreements, the provisions of this overlay shall govern.
2. Nothing herein shall be construed as repealing or modifying the conditions of operation or conditions of site development accompanying those zoning approvals, variances, or use permits issued prior to the existence of this overlay; however, modification or repeal of these past conditions of approval may be accomplished through a zoning change in accordance UDC Section 4.2.

F. Definitions

The following words, when used in this overlay, shall have the following meanings. Terms not defined here shall be accorded their commonly accepted meanings. In the event of conflicts between these definitions and those of UDC Sec. 1.4, those of this overlay shall take precedence.

Architectural block. A building component made from cast concrete with an exterior facing that resembles natural stone.

Planter. A zone adjacent to the curb intended for planting street trees and the placement of street furniture including light poles, litter receptacles, and similar items.

Stub-out. A shortened thoroughfare which is intended to provide connectivity at some point in the future.

Wall Plate. A horizontal load-bearing member in a wall assembly. The top of the wall plate is the topmost structural piece of the wall.

G. Text and Graphics

Illustrations, photos, and graphics are included in this overlay to illustrate the intent and requirements of the text. In the case of a conflict between the text of this overlay and any illustrations, photos, or graphics, the text governs.

H. Place Making

The design of streets, streetscapes, open spaces, civic spaces, and other features regulated by this overlay must incorporate signage, plantings, lighting, materials, and other placemaking elements as follows:

1. In accordance with placemaking plans adopted by the City of Alpharetta; or
2. As submitted by the applicant and approved by the Director of Community development if no plans identified in “1” immediately above have been adopted.

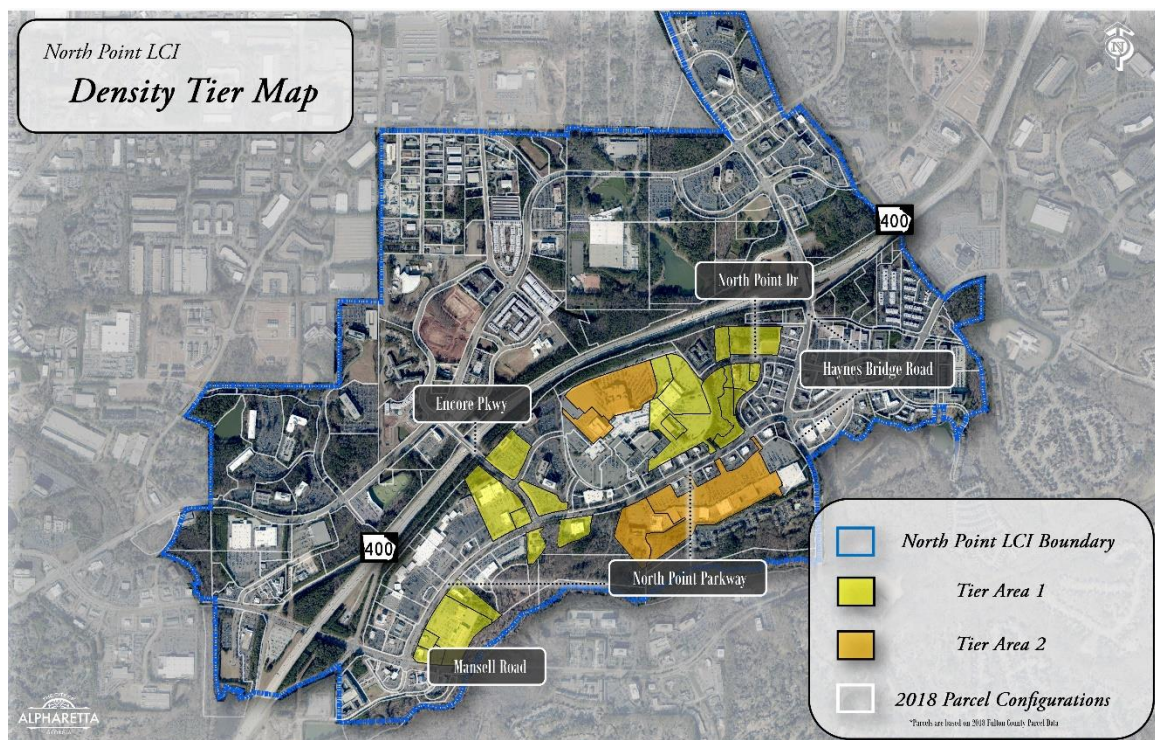
2.10.2. Use and Density

A. Use Provisions

Uses must be in accordance with the underlying zoning district.

B. Residential Density

1. Residential density must be in accordance with the underlying zoning district except as otherwise provided for by “2” immediately below.
2. When a site is located in a Tier Area 1 or Tier Area 2 North Point LCI priority area, as shown in the below North Point LCI Density Tier Map, City Council may authorize residential density over what the underlying district allows by conditional use. The area subject to the conditional use requests shall conform to both the minimum acreage requirements of the underlying district and any previously approved master plans, as applicable.



3. In reviewing a request for conditional use, City Council must give the consideration to the following criteria in addition to the set forth in UDC Section 2.2.a:
 - a. Conformance with the North Point Livable Centers Initiative Study, the Comprehensive Plan, City of Alpharetta Rental housing study findings and policies, and other City policies, plans, and initiatives;
 - b. The number of EcoDistrict measures incorporated under Section 2.10.11, provided that development projects seeking to increase residential density shall incorporate measures totaling 10 points minimum;
 - c. The impact on the public health, safety, and general welfare; and
 - d. Other considerations deemed material to the application by city council.

2.10.3. Site Regulations

A. Corridor Types Established

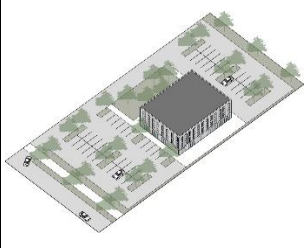
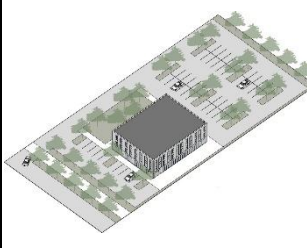
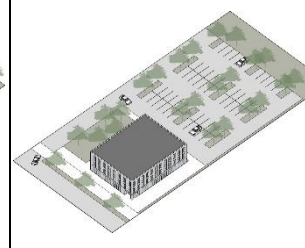
This overlay uses corridor types to regulate the design of sidewalks, sites, buildings, and other purposes, as shown in the Site Regulation Table and as referenced in other Sections. Corridor types include:

1. **Type A Corridors**, which include Mansell Road and Haynes Bridge Road.
2. **Type B Corridors**, which include North Point Parkway and Westside Parkway
3. **Type C Corridors**, which include Encore Parkway, North Point Drive, and other existing or proposed internal streets.

B. Site Regulation Table

Sites must be developed in accordance with the following Site Regulation Table.

Site Regulation Table

Site Design Standards			
			
	Type A Corridors	Type B Corridors	Type C Corridors
Building Setback (from the back of required sidewalk)	20 ft. min./ 100 ft max.	10 ft. min./ 60 ft. max.	No min./ 10 ft. max.
Building Height (as measured along the applicable corridor)	20 ft. or 2 story min., whichever is higher/ Max. per Sec. 2.10.3.D.	20 ft. or 2 story min., whichever is higher/ Max. per Sec. 2.10.3.D.	No min./ Max. per Sec. 2.10.3.D.
Surface Parking Lots (see UDC Sec. 3.2.8.C and Sec. 2.10.7.A)	May be anywhere on the lot.	Only one row of parking (parallel with the road) is allowed between primary buildings and a public street.	Must be behind or beside primary buildings. No parking or driveways parallel to the roadway may be between primary buildings and a public street.
Streetscape Standards			
	Type A Corridors	Type B Corridors	Type C Corridors
Sidewalk	12 ft. min.	12 ft. min.	12 ft. min.
Planter	8 ft. min.	10 ft. min.	6 ft. min.
Planter Pedestrian Light Spacing (see Sec. 2.10.5.D.3)	40 ft. on-center max.	40 ft. on-center max.	40 ft. on-center max.
Planter Tree Spacing (see Sec. 2.10.5.D.22.10.5.D)	40 ft. on-center max.	40 ft. on-center max.	40 ft. on-center max.
Landscape Strip	Per UDC Sec. 3.2.8.D (see note 1)	Per UDC Sec. 3.2.8.D (see note 1)	Per UDC Sec. 3.2.8.D. (see note 1)

Note 1: The Director of Community Development has the authority to reduce or eliminate UDC Sec. 3.2.8.D landscape strips adjacent to buildings with ground floor commercial uses that front and are accessible from the adjacent sidewalk.

C. Minimum Lot Size

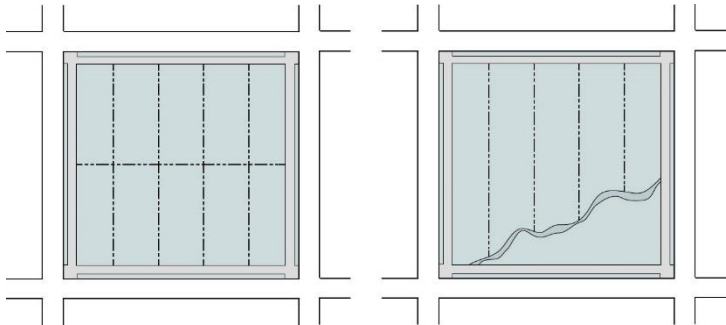
1. Minimum lot size in accordance with the underlying zoning district except as otherwise provided for by "2" immediately below.
2. When the underlying zoning is MU (Mixed-use district) the minimum lot size is as follows:
 - a. Dwelling, 'For-Sale' Detached: Min. 2,500 sf, when the use is otherwise permitted.
 - b. Townhouse/Rowhouse: Min. 900 sf, when the use is otherwise permitted.

D. Maximum Building Height

1. Maximum building height must be in accordance with the underlying zoning district, including any approved master plan conditions, except as provided for by "2" immediately below.
2. When the underlying zoning is MU (Mixed-use district) the maximum building height is 4 stories or 60 feet, whichever is less, provided that City Council may authorize greater building heights for non-residential uses by conditional use.

2.10.4. Blocks and Access**A. Blocks**

1. Sites over 4 acres in size must incorporate existing or new streets that terminate at other existing or new streets to form an interconnected network with the maximum block perimeter of 2,400 feet.
2. In addition to the block standards above, blocks containing exclusively 'For Sale' detached dwellings must be wide enough to provide two tiers of lots, except where fronting on arterial streets prevented by topographical conditions or size of the property, in which case the City Transportation Engineer may require and/or approve a single tier of lots.



3. Other than stub-out streets, dead-end streets are not allowed unless a variance is granted for topographic hardship.
4. **Block Measurement**
 - a. A block is bounded by a public or private right-of-way (not including an alley). All public or private rights-of-way proposed as part of a development must be improved with a street.
 - b. Block perimeter is measured along the edge of the property abutting the public or private right-of-way, except for the measurement of dead-end streets, which are measured from intersecting centerlines.
 - c. The City Transportation Engineer may modify the block perimeter requirements when steep slopes in excess of 25%, preexisting development, tree protection areas, stream buffers, cemeteries, open space, or easements would make the provision of a complete block infeasible.
 - d. Where the block pattern is interrupted by public parkland, including greenways, that is open

and accessible to the public, pedestrian access points must be provided with a minimum spacing equal to half of the maximum block perimeter.

5. No public or private street, including alleys, may be gated.

B. Access

1. General

When land is subdivided or otherwise developed, parcels and buildings must be arranged and designed so as to allow for the opening of future streets and must provide access to those areas not presently served by streets. No development may be designed to completely eliminate street access to abutting parcels without current street access.

2. Stub-Out Streets

- a. Stub-out streets within new development must be installed to meet the block standards of **Sec. 2.10.4.A.**
- b. The stub-out street right-of-way, pavement, and curbing must extend to the boundary of the abutting parcel to the point where the connection to the anticipated street is expected.
- c. Where a stub-out street is provided, a sign noting the future street extension must be posted at the applicant's expense.
- d. Connecting to an Existing Stub-Out Street. If a stub-out street exists on an abutting parcel, the street system of any new development must connect to the stub-out street to form a through street.

3. Exception.

The City Transportation Engineer may eliminate the requirement for a stub-out street or require pedestrian and bicycle-only access when steep slopes in excess of 25%, freeways, waterways, tree conservation areas, flood zones, stream buffers, greenways, open space, or easements would make the provision of a stub-out street infeasible.

C. Vehicle Cross-Access

All lots must comply with the following standards.

1. Internal vehicular circulation areas must be designed and installed to allow for cross-access between abutting lots.
2. Vehicle cross-access may not be gated.
3. When an abutting lot is vacant or already developed, a stub for a future cross-access connection must be provided at the point where the connection to the abutting parcel is expected to occur in the future.
4. If a cross-access driveway stub exists on an abutting parcel, the internal vehicular circulation area must connect to the stub to form a cross-access connection.
5. When cross-access for vehicles is deemed impractical by the City Transportation Engineer on the basis of topography, the presence of natural features, or vehicular safety factors, the requirement for cross access may be waived. Bicycle and pedestrian connections must be provided between abutting properties when cross-access is waived.
6. Property owners who establish cross-access easements must:

- a. Allow pedestrian and vehicular access to all properties on the same block face as the property owner establishing the cross-access. Pedestrian and vehicular access is contingent upon the granting of reciprocal vehicular, bicycle, and pedestrian access rights to the granting property;
- b. Record an easement allowing cross-access to and from properties served by the cross-access easement;
- c. Record a joint maintenance agreement requiring each property owner to maintain the vehicular, bicycle, and pedestrian access areas on their lot;
- d. Contain a provision prohibiting the erection of fences, walls and other obstructions that prevent the use of vehicular, bicycle, and pedestrian access ways;
- e. Include a statement that the cross-access agreement is conveyed with the land, is binding on all successors, heirs and assigns and that the easement rights are perpetual; and
- f. The cross access agreement must be signed by all owners of the granting property.

2.10.5. Streets

A. Applicability

1. The Section applies to:
 - a. New development;
 - b. Existing developed sites when more than 25% of the site area is disturbed, except as provided for in "2" immediately below;
 - c. Existing principal buildings that are expanded, except as provided for in "2" below immediately; and
 - d. Existing principal buildings that are renovated or repaired and the value of said work exceeds 50% of the building's replacement cost, except as provided for in "2" immediately below.
2. The Director of Community Development may grant variances to any requirement of this Section for existing developed sites and existing buildings (except as specifically delegated to the City Transportation Engineer) when one or more of the following exists:
 - a. The streetscape or multi-use trail would render a site non-conforming with regard to vehicular parking; or
 - b. Existing topography, trees, buildings, bridges, utilities, retaining walls, or other existing features render this Section unreasonable.
3. This Section does not apply on a parcel for which a Land Disturbance Permit or Building Permit is issued but where the Director of Community Development determines that the permit is for an accessory use or structure to the principal use or structure or for minor repairs or additions to the principal building or structure in existence.

B. Streetscapes

1. Streetscapes Required

- a. New public and private streets must include sidewalks and planters as identified in the Streetscape Standards of the Site Regulation Table prior to the issuance of Certificate of Occupancy, except as indicated in "d" immediately below.

- b. Existing streets that do not meet the Streetscape Standards of the Site Regulation Table must be brought into compliance with said standards along the site's frontage prior to the issuance of Certificate of Occupancy, except as indicated in "d" immediately below.
- c. On existing streets where there is insufficient right-of-way for the required streetscape improvements, the right-of-way needed for such improvements may be expanded by mutual agreement between the property owner and the entity holding the right-of-way, or a public access easement may be provided to the City to meet the required improvements.
- d. On streetscapes that are or will be within the public right-of-way, root barriers are required between the sidewalk and any adjacent landscape strips or planters, subject to approval of the City Arborist.
- e. The City encourages the use of multi-functional runoff reduction measures in the streetscape, including bioretention areas, stormwater tree box, and planter box. The dimensional standards for planting area, tree spacing, and planting type be varied to accommodate runoff reduction measures.
- f. Alternative streetscape may be approved by City Transportation Engineer for multi-use trails in accordance with [Sec. 2.10.5.C](#).

C. Multi-Use Trails

1. Multi-use trails shall have an average width of 12 feet, but their width may be periodically reduced to 8 feet where topography, wetlands, stream buffers, existing buildings, existing trees, or other existing conditions render this requirement infeasible. The maximum length of this reduced width is 400 feet.
2. A multi-use trail may be required instead of a sidewalk along any new or existing street when the location is identified for a multi-use trail in the North Point Livable Centers Initiative Study or another plan that has been adopted by the City of Alpharetta. A multi-use trail may be required in other locations identified for a multi-use trail in the North Point Livable Centers Initiative Study, the Alpha Loop Plan, or another plan that has been adopted by the City of Alpharetta.
3. Where a City of Alpharetta park or access easement held by the City of Alpharetta abuts a street subject to "1" above, the multi-use trail may also be located in such park or easement.
4. In approving a multi-use trail in lieu of a sidewalk, the City Transportation Engineer may reduce the planter width to a minimum width of 5 feet.



D. Planter

1. Shrubs and landscaping may be planted in the planter as follows:
 - a. When shrubs are installed in the planter and adjacent on-street parking exists, a hardscaped clear zone of at least 2 feet in width (measured from the face of curb) must be installed adjacent to said parking. Additionally, a hardscape walking area at least 2 feet in width must be installed from the parking to the sidewalk.
 - b. Shrubs may not exceed 36 inches in height.

2. Street trees must be planted in the planter as follows:
 - a. Overstory trees must be planted in the planter in accordance with the Streetscape Standards of the Site Regulation Table. Newly planted trees shall be a minimum of 3½ inches in caliper, and must be limbed up to a minimum of 7 feet.
 - b. Trees must have a pervious planting area that is at least 6 feet wide by 10 feet long, 3 feet deep, and 1,800 cubic feet in soil volume. Tree grates are not allowed unless the City Arborist determines that they will not negatively impact tree health.
 - c. Shrubs, groundcover, or mulch must be installed in the tree planting area identified in “c” immediately above when tree grates are not installed. Shrubs must conform to “1” immediately above.
3. Pedestrian Lights
 - a. Pedestrian lights must be installed in the planter in accordance with the Streetscape Standards of the Site Regulation Table.
 - b. Pedestrian lights must be spaced evenly between overstory street trees.
 - c. Pedestrian light spacing may be increased by the Director or Community Development along existing streets when trees, traffic control devices, or other existing conditions prevent the required spacing.

E. On-Street Parking

Newly-created on-street parking on public or private streets must conform to the following:

1. A bulbout must be provided at the end of every four parallel parking spaces and every six angled or perpendicular spaces. More frequent bulbouts are also allowed.
2. Each bulbout must include at least one overstory tree. Newly planted trees must be a minimum of 3½ inches in caliper, and must be limbed up to a minimum of 7 feet.
3. Trees must have a pervious planting area that is at least 6 feet wide by 10 feet long, 3 feet deep, and 1,800 cubic feet in soil volume. Tree grates are not allowed unless the City Arborist determines that they will not negatively impact tree health.

2.10.6. Parking and Loading

A. Vehicular Parking

1. Minimum parking requirements are 20% less than otherwise required by the UDC. Parking requirements may be further reduced based upon an Urban Land Institute shared parking analysis or other parking analyses acceptable to the City, subject to approval of the Director of Community Development.
2. Where on-street parking spaces exist in the public right-of-way, one on-street parking space may be substituted for every required parking space, provided:
 - a. The on-street space immediately abuts the subject property.
 - b. Each on-street parking space may only be counted for one property. Where a space straddles an extension of a property line, the space may only be counted by the owner whose property abuts 50% or more of the on-street parking space.
 - c. The Director of Community Development, in consultation with the City Transportation Engineer, may determine that to ensure future roadway capacity or other public purposes, the on-street parking credit may not be available.
3. To encourage efficient land use and shared parking, the impervious area of surface parking stalls shall not exceed the surface area of the building they serve.

B. Driveways

1. Applicability

This following applies to driveways, including those serving alleys, but not to new streets in conformance with **Sec. 2.10.4.A.**

2. Spacing

Driveways must be spaced as follows:

- a. Along Type A and B Corridors driveways must be at least 400 feet apart.
- b. Along Type C Corridors driveways must be at least 200 feet apart.

3. Location

Driveways may not be located on a Type A Corridor or Type B Corridor when access is available from a Type C Corridor.

C. Design of Parking Structures

1. When a parking structure fronts an arterial or collector street its ground story must have active uses (such as, but not limited to, residential, commercial, office, or civic space) between the parking structure and said street. The active use must be at least 20 feet deep.
2. Where and portions of structured parking are adjacent to or visible from any street or the Big Creek Greenway, they must be screened so that cars and ramps are not visible from ground level view from the adjacent parcel, adjacent street (not including an alley), or adjacent Big Creek Greenway. Screening must include:
 - a. Evergreen trees, vines, and landscaping that physically attached to the parking; or
 - b. A façade having the appearance of a horizontal storied building; or
 - c. A combination of “a” and “b” immediately above.

D. Loading

1. Loading areas must be located to the rear of buildings. Loading areas may not be placed between a building and the closest adjacent street or between a

building and the Big Creek Greenway.

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

E. Parking Locations

Driveway and off-street parking lots are only allowed between a building and the closest street when indicated in the Site Regulations Table.

2.10.7. Landscaping and Screening

A. Parking Lot Landscaping

All parking lots must conform to the requirements of UDC Sec. 3.2.8.C and these additional standards.

1. Landscaped areas within the interior of the parking area may be designed as bio-retention areas, using inwardly draining swales without curbs, in lieu of raised planting areas surrounded by curbs, provided that each parking space provides a wheel stop and provided that depressed areas adjacent to driving aisles are surrounded by painted lines or flush curbing to separate landscaping from driving aisles.
2. Landscape design and material selection may incorporate practices of water

conservation and xeriscape. Use of native materials is encouraged. Plant materials should be arranged so that plants that require similar amounts of irrigation are placed together wherever possible.

B. Foundation Plantings

All building foundations facing a public street must conform to these standards, except as provided for in "3" immediately below:

1. Foundations must be screened with continuous evergreen or semi-evergreen shrubs
2. At the time of installation, the screening must be at least 1 foot in height and each a height of 3 feet within 3 years of planting.
3. Foundation plantings are not required adjacent to ground floor commercial fenestration when said plantings would obstruct views into the commercial establishments, subject to approval of the Director of Community Development.

C. Service Areas

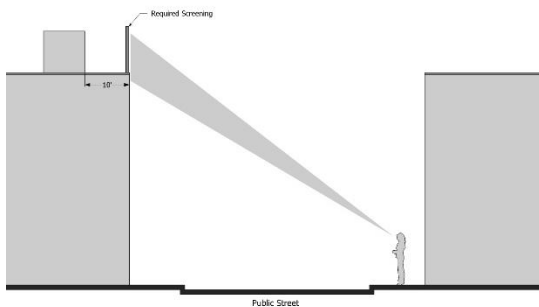
1. Trash and recycling collection and other similar service areas must be located to the side or rear of buildings and may not be between a building and the street.
2. Service areas must be screened on 3 sides and on the 4th side by a solid gate at a minimum of 6 feet in height.
3. Screening must consist of:
 - a. A 6-foot high wall; or
 - b. Evergreen plant material that can be expected to reach a height of 6 feet with a spread of 4 feet within three years of planting.
4. Screening walls must be opaque and be constructed of one or a combination of the following: architectural block; brick; stone; cast-stone; or stucco over

standard concrete masonry blocks.

5. The gate must be self-locking and maintained in good working order.

D. Roof-Mounted Equipment

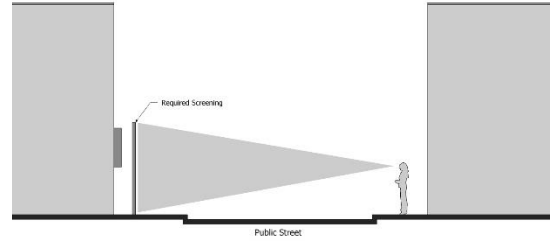
1. Roof-mounted equipment must be set back at least 10 feet from the edge of the roof and screened from ground level view from the abutting parcel or street (not including an alley).
2. New buildings must provide a parapet wall or other architectural element that is compatible with the principal building in terms of texture, quality, material, and color that fully screens roof-mounted equipment from ground level view.



3. For buildings with no or low parapet walls, roof mounted equipment must be screened on all sides by an opaque screen compatible with the principal building in terms of texture, quality, material, and color.

E. Wall-Mounted Equipment

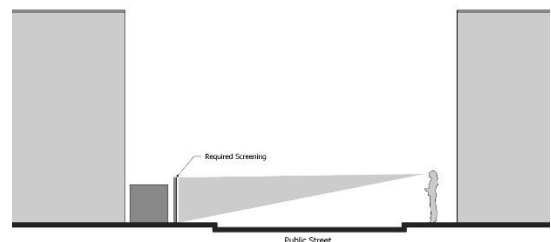
1. Wall-mounted equipment located on any surface that is visible from a street (not including an alley) or the Big Creek Greenway must be fully screened by landscaping or an opaque wall or fence that is compatible with the principal building in terms of texture, quality, material, and color.



2. Screening must be of a height equal to or greater than the height of the mechanical equipment being screened.

F. Ground-Mounted Equipment

1. Ground-mounted mechanical equipment that is visible from a street (not including an alley) or the Big Creek Greenway must be fully screened by landscaping or an opaque wall or fence that is compatible with the principal building in terms of texture, quality, material, and color.



2. Screening must be of a height equal to or greater than the height of the mechanical equipment being screened.

G. Plant Material

All plant material shall conform to UDC Sec. 3.2.8.A, Sec. 3.2.8.C, and the following standards:

1. Plant materials must be hardy to zone 7b in accordance with the U.S. Department of Agriculture's Plant Hardiness Zone Map.
2. Plant materials must be able to survive on natural rainfall once established with no loss of health.
3. No artificial plants, trees, or other vegetation may be installed as required

landscaping and screening

H. Maintenance of Landscaping

1. The property owner is responsible for maintaining all required landscaping and screening in good health and condition. Any dead, unhealthy, damaged or missing landscaping and screening must be replaced with landscaping and screening that conforms to this Section within 90 days (or within 180 days where weather concerns would jeopardize the health of plant materials) as approved by the City Arborist.
2. All planting areas must be stabilized from soil erosion immediately upon planting and must be maintained for the duration of the use.

2.10.8. Building Design

A. Applicability

This Section applies to all new buildings, additions to existing buildings, and any change to a building façade except ordinance maintenance and repairs.

B. Fenestration

1. Fenestration is the minimum percentage of window and door glass that must cover a facade.
2. Ground floor commercial uses along public streets must have no less than 25% and no more than 65% fenestration, calculated per building and per facade.
3. Glass used to satisfy fenestration requirements must be unpainted, must have a transparency (visible light transmission) higher than 70%, and must have an external reflectance of less than 15%. Transparency and external light reflectance must be established using the manufacturer's specifications.
4. Fenestration is measured from the top

of the finished floor to the top of the finished floor above.

5. When there is no floor above, fenestration is measured from the top of the finished floor to the top of the wall plate.

C. Pedestrian Access

1. All buildings must include a street-facing pedestrian entrance.
2. A pedestrian entrance and walkway providing both ingress and egress, operable to residents at all times and operable to customers, visitors, and employees during business hours, is required to meet the street-facing pedestrian entrance requirements. Additional entrances off another street, civic space, pedestrian area or internal parking area are permitted, but must have the same or shorter hours of operability as the street-facing entrance.
3. An angled pedestrian entrance may be provided at either corner of a building along the street to meet the street-facing pedestrian entrance requirements.
4. Where a building has frontage on a civic space instead of a street, these requirements apply to and from the civic space. Where a building has frontage along both a street and civic space, these requirements may apply to either, at the applicant's discretion.
5. Where a building has frontage on both a street and a multi-use trail, an additional pedestrian entrance is required from the trail.

D. Building Materials

1. Exterior finish materials on walls visible from a street or civic space must be limited to brick, manufactured stone, architectural block, natural stone, cement-based panels, and/or hard coat

stucco, except that glass and metal curtain wall systems are allowed to be used on all building stories above the second.

2. Hard coat stucco, when used as an exterior wall finish material on any individual building, is subject to the following additional standards:
 - a. Hard coat stucco may not exceed 50% of the total wall area (excluding foundations) visible from a street or civic space. For the purpose of calculating conformance with this requirement, windows and doors are not included in the total wall area.
 - b. The maximum wall length (excluding foundations) visible from a street or civic space that is finished in any continuous or discontinuous hard coat stucco is 60 feet. Authorized wall lengths finished in hard coat stucco must be separated by a



minimum wall length of 60 feet that contains no hard coat stucco.

General Visual Weight Table

This table shows the visual weight of permitted materials. Those at the top are lighter than those at the bottom and must be combined accordingly.

Visually Lighter ↑ ↓ Visually Heavier	Glass Curtain Wall
	Hard Coat Stucco
	Brick
	Architectural Block
	Natural /Manufactured Stone

3. Exterior finish materials must be combined only horizontally, with the visually heavier below the lighter as shown in the General Visual Weight Table. This does not apply to architectural details such as cornices, window sills, and beltlines.
4. No more than three different exterior finish materials, textures, colors, or combinations thereof may be used on a single building, excluding materials used on windows, doors, front porches, balconies, foundations, awnings, or architectural details.
5. Foundations must be constructed as a distinct building element that is finished in a different material or color than the exterior wall. Exposed above-ground foundations must be coated or faced in cement, hard coat stucco, brick, manufactured stone, or natural stone to contrast with façade materials.

E. Building Facade

The following applies to all street-facing facades.

1. Facades must provide visual divisions between the ground story and second story through architectural means such as courses, awnings, or a change in materials.
2. Facades must delineate all stories above

the ground story with windows, belt courses, balconies, cornice lines or similar architectural detailing.

3. Window panes must be recessed a minimum of 3 inches and a maximum of 8 inches from the adjacent façade or window trim/casing, whichever is greater.

F. Building Massing

1. Facades over 50 feet in length must incorporate wall projections or recesses a minimum of 12 inches in depth. The combined length of said recesses and projections must constitute at least 20% of the total facade length.
2. Variation in the roofline of buildings and offsets in pitched roofs and gables are required. Parapets in individual building facades exceeding 100 continuous linear feet must be varied in height and projection and must use decorative elements such as crown moldings, dentils, brick soldier courses, or similar details.
3. The roofs of buildings may include cisterns and greenroofs if part of an approved stormwater management plan for the site and if designed in accordance with the GA Stormwater Management Design Manual (latest version). Above-ground cisterns and greenwalls shall require approval by the Director of Community Development.

2.10.9. Signs

A. Materials

Signage must be finished in the same exterior materials as the principal structure.

B. Monument Sign

1. A minimum 2 feet wide planting area must be provided around the base of all monument signs.
2. Shrubs, groundcover, or mulch must be

installed in the tree area identified in "1" immediately above.

C. Additional Walls Signs

One additional wall sign is permitted in excess of the sign allowances of UDC Sec. 2.6 - Signs. If an additional wall sign is installed, it is subject to the following:

1. The sign may be up to 24 square feet in size.
2. The sign must be located on the back of the building facing a parking lot, alley, or open space.

2.10.10. Open Space

A. Defined

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

B. Minimum Requirements

New developments shall provide the following amounts of open space:

1. Residential uses must set aside civic space in accordance with the Residential Civic Space Table.
2. Non-residential uses must set aside 10% of the total site's gross acreage for open space.
3. Projects with a mix of residential and non-residential uses must satisfy both requirements.

Residential Civic Space Table

Residential Density (per total site gross acreage)	Civic Space Required (% of total site gross acreage)
8 units/acre and less	10% min.
More than 8 units/acre	10% min. plus an additional 1% for each 1 unit/acre over 8 units/acre

C. Civic space

Civic space is the portion of open space for public use defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping, and their adjacent buildings. Above-ground cistern design and appearance shall require approval by the Director of Community Development.

1. Park.

An open space available for structured or unstructured recreation. A park may be independent of surrounding buildings at its edges. Its landscape may consist of paths and trails, meadows and lawns, water bodies, runoff reduction measures such as bioretention areas, swales, cisterns, and woodlands. Recreation fields and courts may also be included. The minimum size for a park is one acre.

2. Square

An open space available for unstructured recreation and civic purposes. A square is spatially defined by building or streets at its edges. Its landscape must consist of paths and trees, and may also include runoff reduction measures such as bioretention areas and cisterns, lawns and non-asphalt paved surfaces. The minimum size for a square is one-half acre.

3. Plaza

An open space, available for civic purposes and commercial activities. A plaza must be spatially defined by building or streets at its edges. Its landscape must consist primarily of non-asphalt paved surfaces and trees, and may include runoff reduction measures such as bioretention areas and cisterns. The minimum size for a plaza is one-

quarter acre.

4. Pocket Park

An open space, available for unstructured recreation. A pocket park may be spatially defined by buildings or streets at its edges. Its landscape must consist of lawn and trees, and may include runoff reduction measures such as bioretention areas and cisterns. There is no minimum size for pockets parks.

5. Playground

An open space designed and equipped for the recreation of children. A playground must be fenced and may include an open shelter. Playgrounds must be interspersed within residential areas, may be placed within a block, and may be included in parks and greens. There is no minimum size for playgrounds. Playgrounds may include runoff reduction measures such as bioretention and underground detention.

D. Amenity space

Amenity space is the covered or uncovered, but unenclosed, outdoor areas of at least 100 square feet each for use by the occupants, invitees and guests of the development and specifically excluding Civic Spaces and required sidewalks. Amenity spaces may include, but are not limited to:

1. Rooftop decks;
2. Balconies;
3. Patios and porches;
4. Outdoor dining areas;
5. Pool areas;
6. Tennis courts, basketball courts, and similar uses;
7. Yards, lawns, and flower gardens;
8. Community gardens;

9. Hardscape areas improved for pedestrian enjoyment; and
10. Wooded areas.
11. Runoff reduction measures such as bioretention areas and cisterns.

Each amenity area approved must function as an amenity area. Above-ground cistern design and appearance shall require approval by the Director of Community Development.

- E. Open space requirement may be met using existing and/or new open space, subject to approval of the Director of Community Development.
- F. Open space may be privately or publically owned. Private open space is open space that is owned by a corporation, individual, or homeowners association. Public open space is open space owned by a governmental agency.
- G. Wetlands, lakes, ponds, streams, rivers, flood zones, and stream buffers may only be considered open space when located within one of the five types of civic spaces identified in **Sec. 2.10.10.C**, unless part of an approved stormwater management plan for the site that includes runoff reduction measures.
- H. No required buffer may be used to satisfy open space requirements, except for stream buffers that are improved with trails and other authorized amenities.
- I. Stormwater management facilities for the site may be used to satisfy open space requirements if they meet this Chapter's definition of open space. Open space credit may be given at the discretion of the Director of Community Development.
- J. No areas used for vehicles, except for incidental service, maintenance, or emergency actions, may be used to satisfy open space requirements.

2.10.11. EcoDistrict Measures

A. Intent

The following requirements are intended to further the EcoDistrict goals defined in the North Point Livable Centers Initiative.

B. Applicability

EcoDistrict measures must be incorporated into all new development in accordance with the following minimum point values based on project magnitude. Measures only count if they are part of the new development application; measures already in place at the time of application do not count.

1. **2 Points Minimum.** Any development project that either increases an existing building footprint by 30% or more of gross building area; or includes the replacement, renovation, or reconfiguration of 60% or more of the total site parking area (inclusive of required parking lot landscaping areas), must earn a minimum of 2 points in accordance with this Section.
2. **5 Points Minimum.** Any development project that increases an existing building footprint by 60% or more of gross building area must earn a minimum of 5 points in accordance with this Section.
3. **7 points Minimum.** Any development project that involves the complete renovation of all existing buildings or the construction of all new building must earn a minimum of 7 points in accordance with this Section.
4. **10 points Minimum.** Any development project that involves conditional use approval to increase residential density under Sec. 2.10.2.B.3.b must earn a minimum of 10 points in accordance with this Section.

C. Calculation & Evaluation

1. **Minimum Points.** All point values must be awarded based on meeting the minimum requirements of each EcoDistrict measure, as indicated in this Section. The sum of all assigned values for achieved sustainability measures, as indicated in this Section and summarized in the EcoDistrict Measures and Values Table, must meet the minimum point requirement per project.
2. **Review and Approval.** Documentation of which measures and total number of points the applicant will achieve must be submitted with the applicable permit application submitted to the City and must be approved by City staff.
3. **Requirements.** The applicant must achieve no fewer than the required points based on project magnitude (see “B” above) from any combination of the measures as valued in the EcoDistrict Measures and Values Table. No partial points will be accepted.
4. **Documentation.** The applicant must submit supporting documentation as noted per measure.

EcoDistrict Measures and Values Table

Measure	Value
Certified Green Building	3 to 5 points
Renewable Energy Sources	5 points
Greenroof	4 points
Building Energy Efficiency	3 points
Bio-retention	2 points
Building Water Efficiency	2 points
Transportation Demand	2 points
Heat Island Reduction	2 points
Pervious Paving	2 points
Connected Open Space	2 points
Consolidated Open Space	2 points
Sustainable Landscaping	1 point
Enhanced Bicycle Amenities	1 point
Alternative Transportation	1 point
Additional Open Space	1 to 5 points
Alternative Measures	1 to 3 points

D. Measures and Requirements

1. Certified Green Buildings Measure (3 to 5 points)

- a. **Minimum Requirement.** Certify a new construction building or building undergoing major renovations through a green building rating system requiring review by an independent, third-party certifying body and approved by the Director of Community Development. Points shall be awarded as follows:
 - i Silver by a USGBC-green program or equivalent: 3 points.
 - ii Gold by a USGBC green program or equivalent: 4 points.
 - iii Platinum by a USGBC green program or equivalent: 5 points.

The score may include measures otherwise allowed by this section, however, no measure included as part of a certified green building may also be awarded points as a stand-alone measure.

When a green building rating system equivalent to a USGBC green program is utilized, the applicant shall submit third-party documentation demonstrating how the measure is equivalent to the indicated USGBC certification level.

- b. **Documentation.** Required documentation includes registration of the project with the system, payment of all applicable fees for the rating system, and a draft scorecard showing the achieved credits or points.

2. Renewable Energy Sources Measure (3 points)

- a. **Minimum Requirements.** Incorporate renewable energy generation on-site with a production capacity of at least 5% of the building's annual electric and thermal energy, established through an accepted building energy performance simulation tool.
- b. The following renewable energy generation sources are applicable:
 - i Solar thermal or photovoltaics.
 - ii Geothermal.
 - iii Wind energy conversion.
 - iv Anaerobic digestion.
 - v Other means of generating electricity without using a fuel, such as kinetic, heat exchange, approved by the Director of Community Development.
- c. **Documentation.** Required documentation includes specifications and construction details for the system installation.

3. Greenroof Measure (4 points)

- a. **Minimum Requirements.** Install a vegetated roof for at least 50% of

the total building roof area, including parking structures.

- b. **Documentation.** Required documentation includes roof construction plans with drainage and planting details.

4. Building Energy Efficiency Measure (3 points)

a. Minimum Requirements

- i **New Construction Buildings.** Newly constructed buildings must demonstrate an average 10% improvement over the energy code currently in effect in the City.

- ii **Major Renovation.** The building must demonstrate an average 5% improvement over the energy code currently in effect in the City.

- b. **Documentation.** Required documentation includes an energy model demonstrating that the building(s) will achieve the proposed improvements.

5. Bio-Retention (2 points)

a. Minimum Requirement.

- i Provide landscaped bio-retention areas in the interior of the parking lots, in streetscape planters, and on-street parking landscaping; and
- ii Incorporate inwardly draining swales without curbs, in lieu of raised planting areas surrounded by curbs;
- iii Landscape bio-retention areas with species tolerant to frequent inundation; and
- iv Provided wheel stops adjacent to parking and flush or permeable curbing adjacent to

driving areas.

- b. **Documentation.** Required documentation includes plans and detail specifications of planting areas and a hydraulic study demonstrating infiltration capacity.

6. Building Water Efficiency Measure (2 points)

- a. **Minimum Requirements.** Indoor water use in new buildings and major renovations must be an average 20% less than in baseline buildings. Baseline water usage shall be determined based on fixtures per the Energy Policy Act of 1992 and subsequent rulings by the United States Department of Energy or a similar method approved by the Director of Community Development.
- b. **Documentation.** Required documentation includes cut sheets for all water fixtures.

7. Heat Island Reduction Measure (2 points)

- a. **Minimum Requirements.** Use any combination of the following strategies for 35% of all on-site, non-roof hardscape areas, including sidewalks, plazas, courtyards, parking lots, parking structures, and driveways.
 - i Tree Canopy Cover. Coverage of the surface at canopy tree maturity in 15 years.
 - ii Solar reflective paving and roofing with a SRI (solar reflectance index) of at least 29.
- b. **Documentation.** Required documentation includes plans and specifications for installation of the strategy.

8. Transportation Demand Management (2 points)

- a. **Minimum Requirement.** Provision of three or more of the following transportation demand management tools on the project.
 - i Flex-time work schedules by employers to reduce congestion at peak times.
 - ii Provision of building or project bicycle rentals for use by any occupant.
 - iii Free ride home in case of emergency or sickness for employees using transit.
 - iv Provision of transit passes to building occupants for a period of 2 or more years.
 - v Other tools that encourage transit and bicycle use, or reduce personal vehicular traffic may be approved by the Director of Community Development
- b. **Documentation.** Required documentation includes a written narrative of the tools to be provided and any other documentation required by the Director of Community Development.

9. Pervious Pavement Measure (2 points)

- a. **Minimum Requirements.** Install an open grid or pervious pavement system that is at least 40% pervious on 80% of all hardscape surface areas, including sidewalks, plazas, courtyards, parking lots, and driveways.
- b. **Documentation.** Required documentation includes plans and specifications for installation.

10. Connected Open Space (2 points)

- a. **Minimum Requirements.** Provision of all of the following:

- i All required open space within an interconnected network with no dimension less than 40 feet;
 - ii Required open spaces may extend across public and private streets and multi-use trails, but street area may not be counted towards open space;
 - iii All required open space provided at ground level; and
 - iv Minimum size of 2 acres, excluding any consolidated open space in "11" below.
- b. **Documentation.** Required documentation includes plans showing open spaces.

11. Consolidated Open Space (2 points)

- a. **Minimum Requirements.** Provision of all of the following:
- i All required open space in a one contiguous area with no dimension of less than 100 feet;
 - ii Required open spaces may not extend across public or private streets;
 - iii All required open space provided at ground level; and
 - iv Minimum size of 2 acres.
- b. **Documentation.** Required documentation includes plans showing open spaces.

12. Sustainable Landscaping Measure (1 point)

Conform to both of the following minimum requirements:

- a. **Minimum Requirement 1.** Reduce potable water used for landscape irrigation by 50% from a calculated midsummer baseline case by using either one of the following methods:

- i Utilizing all xeriscape plant materials and providing no permanent irrigation system
 - ii Using only captured rainwater with an irrigation system
- b. **Minimum Requirement 2.** Exclusion of any plant species listed on the Georgia Exotic Pest Plant Council Invasive Species List from project planting plans.
- c. **Documentation.** Required documentation includes a landscape plan, irrigation plan, a list of proposed species, and an affidavit from a certified Landscape Architect that no species identified in "b" immediately above will be planted.

13. Enhanced Bicycle Amenities Measure (1 point)

- a. **Minimum Requirements.** Inclusion of two of the following:
- i Lockable enclosed bicycle storage. Provide one secure, enclosed bicycle storage space per 20 employees.
 - ii Employee shower facilities. Provide a minimum of one shower facility plus one additional shower per 150 employees.
 - iii Repair Center. Provide a designated bicycle repair center open to the public and consisting of an air pump, water, and tools at a minimum.
 - iv Bicycle parking spaces. Provide at least 200% of the bicycle parking requirements of UDC Sec. 2.5.8.
- b. **Documentation.** Required documentation includes site and/or building plans locating the measures included.

14. Alternative Transportation Measure (1 point)

- a. **Minimum requirement.** Provision of one or more of the following:
 - i **Ride-Sharing.** Provide at least one on- or off-street pick-up/drop-off zone per 100 new or added vehicular parking spaces for the exclusive use of passengers arriving by taxi, ride-sharing, or shuttle. No project using this measure shall have less than one such space.
 - ii **Van Pools.** Provide at least one van pool space per 200 new or added vehicular parking spaces.
 - iii **Enhanced Bus Shelter.** Provide and maintain at least one covered bus shelter with seating, lighting, posted schedules, and trash cans adjacent at an existing public transit stop without such facilities. The location of the enhanced bus shelter must be to the standards of the public transit authority.

15. Additional Open Space Measure (1 to 5 points)

- a. **Minimum Requirement.** Provision of additional open space over the amount required by this overlay or the underlying district, whichever is greater. One point shall be available for each additional percent of gross acreage provided as open space, up to five total points.
- b. **Documentation.** Required documentation includes site and/or building plans locating the additional open space.

16. Alternative Measure (1 to 3 points)

The applicant may submit an alternative EcoDistrict measure for review and

recommendation by the Director of Community Development. The measure must further an EcoDistrict goal of the North Point Livable Centers Initiative and may not be considered standard practice or requirements for current developments.

- a. **Minimum Requirements.** The measure must be unrelated to any of the other measures defined in this Section. Based upon their review, the Director of Community Development must determine for the number of points to be awarded.
- b. **Documentation.** Required documentation must clearly illustrate that the project will achieve the measure and that the measure furthers a North Point Livable Centers Initiative sustainability goal.



City Council Meeting & Public Hearing

STAFF REPORT

Submitting Department: Public Works

Submitted By:

Meeting Date: August 27, 2018

I. AGENDA ITEM TITLE: BUICE ROAD - REPLACEMENT OF SPEED TABLES

II. RECOMMENDATION:

III. REPORT IN BRIEF:

Buice Road, between Kimball Bridge Road and Jones Bridge Road is under the jurisdictional authority of Johns Creek. On the east and west side of Buice Road are Alpharetta residents and on the west side of Buice Road is Ocee Park. Along Buice Road are several speed control devices. These speed tables were installed by Fulton County and now are the responsibility of Johns Creek. Due to the speed tables not meeting standards, Johns Creek is looking to have them all removed. Johns Creek's traffic calming policy does not permit the installation of speed cushions along non-internal subdivision streets.

The proposed plan is for chicanes and mini-roundabouts be installed along Buice Road. A chicane is a series of alternating mid-block curb extensions that narrow the roadway and require vehicles to follow a curving, S-shaped path with the intent of discouraging speeding.

The roundabouts proposed are much smaller than existing roundabouts in the area. The smallest roundabout in Alpharetta is located at Bates and Mayfield Road and is 82' in diameter. The proposed min roundabouts along Buice are planned to be 72' in diameter. Landscaping will not be installed in the middle of the roundabouts since Public Safety Vehicles and larger vehicles (i.e. moving trucks) will travers the roundabout via driving thru the roundabout and not around the roundabout.

Representatives from Johns Creek present the attached plan to citizens along the corridor and individuals present at the meeting were overwhelming in support of the proposed improvements. The end goal of the project is to slow the speed of the vehicles along Buice Road and the chicanes and mini-roundabouts will accomplish this goal.

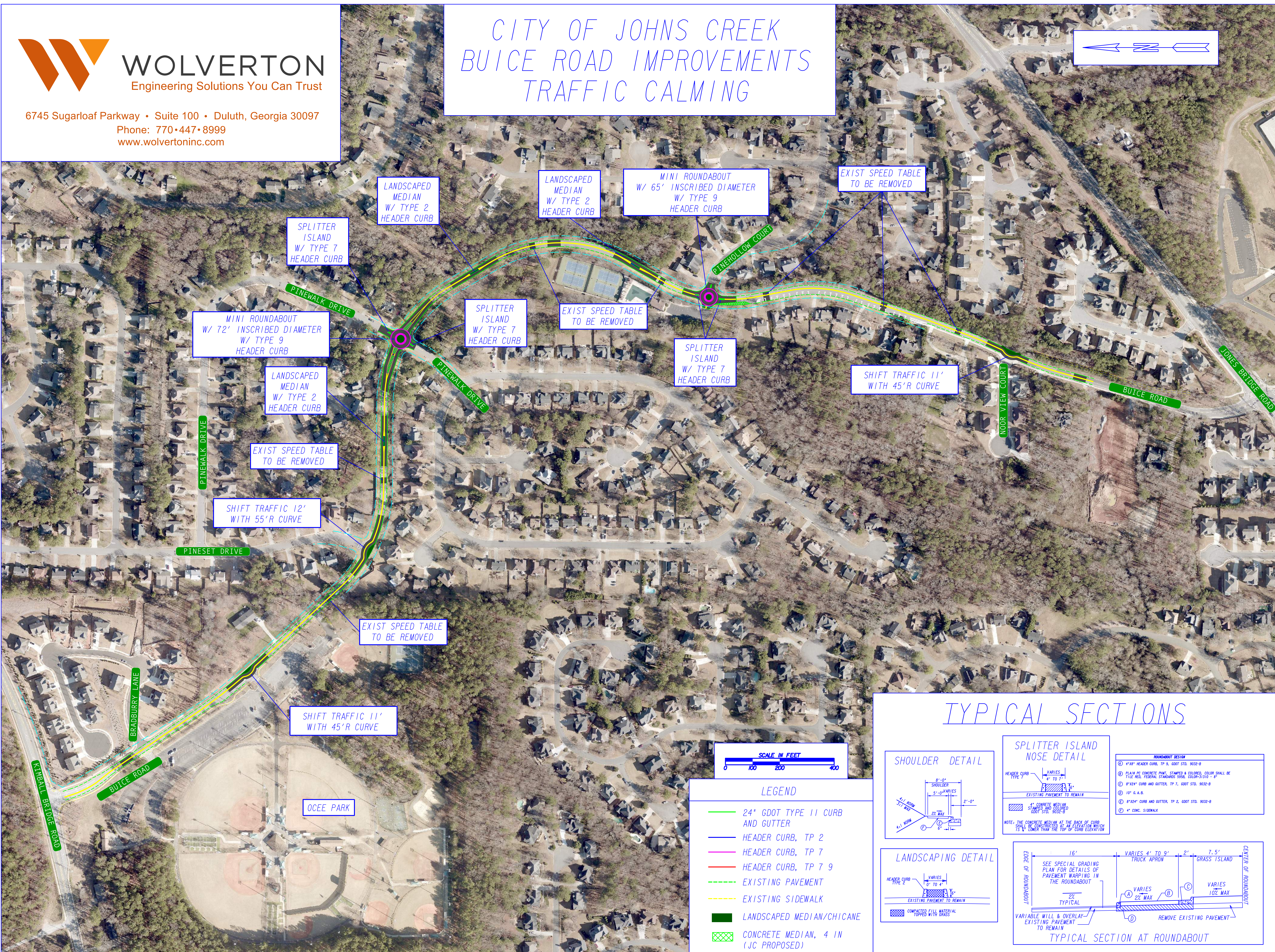
IV. ALTERNATIVES:

V. ATTACHMENTS:

Buice Rd 8-14-18



Phone: 770•447•8999
www.wolvertoninc.com





City Council Meeting & Public Hearing STAFF REPORT

Submitting Department: Administration
Submitted By: James Drinkard
Meeting Date: August 27, 2018

I. AGENDA ITEM TITLE: DOWNTOWN ALPHARETTA: OLD ROSWELL STREET CENTRALIZED WASTE / RECYCLING FACILITY

II. RECOMMENDATION:

Before proceeding to the creation of engineered plans by one of our on-call consulting firms, Staff is requesting feedback from City Council. Once developed, the plans would be used to secure bids for construction of the facility.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

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

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

With the increasing popularity of Downtown Alpharetta as a destination, especially for dining, a corresponding growth in garbage from businesses within the district is being seen. Nowhere is this issue being experienced more than at the existing dumpster facility located in the City's parking lot on Old Roswell Street.

The existing dumpster facility was originally designed to handle garbage and recyclables only for the buildings located at 10 Milton Avenue and 37 Old Roswell Street, consisted of two restaurants, a salon, and professional office space. Over time, however, additional restaurants and businesses began using the facility such that today six restaurants, a bakery, and several retail shops use the facility.

As use of the facility expanded beyond the two original buildings, the City took over management and responsibility and implemented a program whereby the cost of servicing the facility was born by the utilizing businesses based on a pro-rata share in a two-tiered cost formula (restaurants bearing a higher cost than other users due to generating a higher trash volume).

The volume of waste that the Old Roswell Street facility is having to support has far exceeded its capacity. Although service days have been maximized, this routinely results in bags of garbage being piled onto the ground in front of the dumpsters; sometimes to the point that Republic Services is unable to service the dumpsters. While Staff has worked with solid waste professionals seeking to identify alternative means of addressing the issue, the only option is to expand the capacity of the centralized waste facility.

Due to a variety of limiting factors; including topography, the need to minimize parking loss, and operational issues; it has been determined that the only real option is to relocate the centralized waste facility to a central location within the Old Roswell Street parking lot. This will allow for a facility sized to meet current and anticipated future demand while accounting for other relevant factors.

The plan would result in a net loss of only two parking spaces from this lot.

V. ALTERNATIVES:

VI. ATTACHMENTS:

Old Roswell Street Centralized Waste Facility Location Concept, Notes On Dumpster Compactor Enclosure Design, Old Roswell Street Centralized Waste Facility Location Concept

SAMPLE DUMPSTER / COMPACTOR ENCLOSURES

OLD ROSWELL STREET CENTRAL WASTE FACILITY



Facility is roofed to reduce possibility of debris blowing out of facility and to reduce impacts of rain water. Roof design draws elements from existing gazebos / trellises located nearby. The smaller door allows users to access the facility without having to open the large gate; promotes ease of use and reduces instances of gate being left open.



Facility is roofed to reduce possibility of debris blowing out of facility and to reduce impacts of rain water. Roof design draws elements from existing gazebos / trellises located nearby. Gates are solid to block compactors and waste from sight but still offer some visual interest.



Unroofed design is less desirable but may be necessary to reduce overall facility cost. The smaller door allows users to access the facility without having to open the large gate; promotes ease of use and reduces instances of gate being left open.

This is, however, a bad attempt at mixing materials and colors, as it results in the facility not blending with its surroundings.

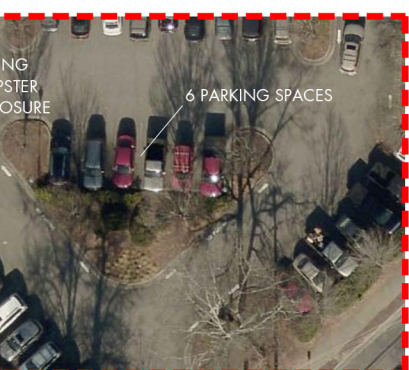


Unroofed design is less desirable but may be necessary to reduce overall facility cost.

This is a good example of mixing materials, as the facility blends with its surroundings while using less expensive materials in areas that can be screened with landscaping. The gates provide the appearance of wood while offering a lower maintenance cost.

Due to the heavy use of brick in Downtown Alpharetta, the facility enclosing the compactors in the Old Roswell Street parking area should also make use of the material. The brick should closely match the mix used in the nearby brick pavers. At the same time, due to the size / mass of the enclosure, a secondary material should be incorporated into the exterior walls to improve the aesthetic and make the perceived scale.

Because the enclosure will be centrally located within the parking area and is surrounded by businesses and restaurants (many of which have outdoor seating areas), it is highly recommended that the enclosure include a deodorizing sprayer system.



TESTING CONDITIONS

