PLANNING COMMISSION MEETING
SEPTEMBER 2, 2021

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

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MEETING MINUTES

a. **Approval of the Planning Commission meeting minutes from August 5, 2021.**

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

a. **PH-20-07 Horizon 2040 Alpharetta Comprehensive Plan - Transmittal Hearing**
Consideration of a request to transmit the Horizon 2040 Comprehensive Plan draft plan to the Atlanta Regional Commission (ARC) and Department of Community Affairs (DCA) for review.

b. **MP-21-01/V-21-04 The Bailey/Northwinds**
Consideration of a master plan amendment and variance to allow a 156,400 square foot wellness center, 53,000 square foot of office use, a 100-room boutique hotel, and 24,700 square feet of retail/restaurant use on 4.72 acres. A master plan amendment to the Northwinds Master Plan is requested to amend development standards, such as building setbacks, building heights and building coverage. A variance is requested to increase the maximum impervious area in the O-I district. The property is located at 2650 Northwinds Parkway and is legally described as being located in Land Lots 799, 805 and 806, 1st District, 2nd Section, Fulton County, Georgia.

c. **Z-21-06/V-21-17 Kimball 154**
DEFERRED: This item has been deferred by the Applicant and will not be heard until October 7, 2021. The item will not be heard or discussed during this evening's meeting.
Consideration of a rezoning and variances to allow for a 3-story, 120,000 square foot office building and re-use of 2 existing buildings for office use and amenities on 4.44 acres. A rezoning is requested from SU (Special Use) to O-P (Office-Professional). Variances are requested to reduce parking, increase lot coverage, reduce front building setback, increase building height and reduce minimum driveway separation. The property is located at 154 Kimball Bridge Road and is legally described as being located in Land Lot 801, 1st District, 2nd Section, Fulton County, Georgia.

d. **Z-21-07 / V-21-24 236 / 244 North Main Street**
Consideration of a rezoning from O-I (Office-Institutional) to DT-LW (Downtown Live-Work) and a variance to reduce the side setback between structures from 10' to 6' in order to allow for the construction of 11 single-family detached homes in the Downtown. The property is located at 236 and 244 North Main Street and is legally described as being located in Land Lot 1197, 2nd District, 2nd Section, Fulton County, Georgia.

e. **Z-21-08 / CU-21-11 Mayfair on Main / 217 South Main Street**
Consideration of a rezoning from C-2 (General Commercial) to DT-MU (Downtown Mixed-Use) and a conditional use to increase the density above 10 dwelling units per acre to allow for the construction of a 24-unit 'For-Sale' townhome development in the Downtown. The property is located at 217 South Main Street and is legally described as being located in Land Lot 694, 2nd District, 2nd Section, Fulton County, Georgia.

f. **PH-21-14 UDC Text Amendments - Permitted and Conditional Uses and Temporary Uses**
Consideration of text amendments to Unified Development Code (UDC) Article II, Use of Land

and Structures and Appendix A: Alpharetta Downtown Code to amend permitted and conditional uses in several zoning districts, as well as amendments to temporary uses.

g. PH-21-16 UDC Text Amendments - Medical Marijuana Production and Dispensary Use Consideration of text amendments to the Unified Development Code (UDC) to add a definition and regulations addressing medical marijuana production and dispensary use.

VII. ADJOURNMENT

PLANNING COMMISSION MEETING
MEETING SUMMARY
AUGUST 5, 2021

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

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

I. CALL TO ORDER

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

II. ROLL CALL

Planning Commissioners present:

- Francis Kung'u, Chair
- William Perkins
- Dana Davis
- Candy Waylock
- Jamie Bendall, Alternate, *arrived before the presentation of MP-21-05 / CU-21-10 George Animal Hospital / Windward Pod 4*
- Valerie Manley, Alternate

Planning Commissioners absent:

- Fergal Brady, Vice-Chair
- Larry Attig
- Martine Zurinskas

Staff present:

- Kathi Cook, Director of Community Development
- Michael Woodman, Senior Planner
- Steven Jones, Assistant City Attorney
- Ben Kern, GIS Specialist / Special Projects Planner
- Lauren Shapiro, Planning + Zoning Coordinator
- Terry Bankhead-Farmer, Informational Technology Analyst

III. APPROVAL OF MEETING MINUTES

a. Approval of Planning Commission Meeting Minutes from July 1, 2021.

- Commissioner Perkins offered a motion to approve the Planning Commission Meeting Minutes from July 1, 2021.
  - Commissioner Manley seconded the motion.
  - The motion was approved unanimously (5-0).

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

a. Z-21-06/V-21-17 Kimball 154

This public hearing item has been deferred by the Applicant. This item will not be heard or considered during this meeting.

Consideration of a rezoning and variances to allow for a 3-story, 120,000 square foot office building and re-use of 2 existing buildings for office use and amenities on 4.44 acres. A rezoning is requested from SU (Special Use) to O-P (Office-Professional). Variances are requested to reduce parking, increase lot coverage, reduce front building setback, increase building height and reduce minimum driveway separation. The property is located at 154 Kimball Bridge Road and is legally described as being located in Land Lot 801, 1st District, 2nd Section, Fulton County, Georgia.

b. MP-21-01/V-21-04 The Bailey/Northwinds

This public hearing item has been deferred by Staff. This item will not be heard or considered during this meeting.

Consideration of a master plan amendment and variance to allow a 158,000 square foot wellness center, 53,000 square foot of office use, a 100-room boutique hotel, and 25,500 square feet of retail/restaurant use on 4.72 acres. A master plan amendment to the Northwinds Master Plan is requested to amend development standards, such as building setbacks, building heights and building coverage. A variance is requested to increase the maximum impervious area in the O-I district. The property is located at 2650 Northwinds Parkway and is legally described as being located in Land Lots 799, 805 and 806, 1st District, 2nd Section, Fulton County, Georgia.

Commissioner Bendall joined the meeting prior to the presentation of MP-21-05 / CU-21-10 George Animal Hospital / Windward Pod 4.

c. MP-21-05 / CU-21-10 George Animal Hospital / Windward Pod 4

Kathi Cook, Director of Community Development, presented consideration of a master plan amendment and conditional use to allow an 'Animal Hospital, Small Animal' in a 2,600 square foot suite in the Market Forest strip center. A master plan amendment is requested to add 'Animal Hospital, Small Animal' to Pod 4 of the Windward Master Plan and a conditional use is requested to allow an animal hospital business owned by Erin George. The property is located at 6195 Windward Parkway, Suite 109 and is legal described as being located in Land Lots 1048 and 1107, 2nd District, 1st Section, Fulton County, Georgia.

Director Cook shared that the property was developed in 2007 with a 1-story, 18,172 square foot strip center building. Starbucks is located to the east, Shell gas station is located to the west, and Windward Plaza Office and Hilton Garden Inn are located to the south. UDC Section 1.4.2 defines 'Animal Hospital, Small Animals' as, "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." The use is permitted by-right in the LI (Light Industrial) district and as a conditional use in the AG (Agriculture), CUP (Community Unit Plan), C-1 (Neighborhood Commercial), C-2 (General Commercial), O-I (Office-Institutional) and PSC (Planned Shopping Center) districts.

Dr. Erin George proposes a new full-service veterinary clinic providing preventative care, medicine, surgery, dentistry and chemotherapy to cats and dogs. The applicant proposes to occupy Suite 109 and the hours of operation will be Monday – Friday from 7:00 AM to 6:00 PM and Saturday from 7:00 AM to 1:00 PM. The applicant anticipates 6-8 employees. Windward Market Forest shopping center is occupied by several tenants, including Secreto Southern Kitchen, Tarahumata Mexican Grill, Majestic Nails, Subway and Synergy Fitness. The end of the building has a drive-through lane, which were used by the former urgent care clinic. The applicant proposes to re-purpose the drive-through lane as a pet relief area. Improvements would include adding turf an accent fence of shrubs, as well as a pet bag station and trash can. Animal clinic staff will maintain the area on a daily basis. In addition, noise mitigation measures are proposed in the applicant's suite and client areas will be concentrated on the right-side of the suite.

Staff estimates that the 2,600 square foot animal hospital would generate twelve (12) PM Peak Hour trips.

Staff has reviewed the applicant's proposal and finds that the use does not conflict with the established review criteria for a master plan amendment and conditional use.

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. The CZIM was held on July 14, 2021. There were no public comments.

Director Cook read staff's recommended conditions:

1. 'Animal Hospital, Small Animals' shall be added as a conditional use to the Windward Master Plan Pod 4.
2. 'Animal Hospital, Small Animals' shall be added as a conditional use at 6195 Windward Parkway, Suite 109 and limited to no more than 2,600 square feet.
3. Conditional use approval shall be limited to Erin & Wade George; no additional 'Animal Hospital, Small Animals' businesses or subleasing shall be permitted in the approved space.
4. Business shall be permitted to operate Monday – Friday 7:00 AM – 6:00 PM and Saturday 7:00 AM – 1:00 PM.
5. Boarding of animals is limited to short-term care incidental to the hospital use.
6. Pet relief area shall be improved with artificial turf or sod and shall be screened with a decorative fence or shrubs, as approved by Staff. Wayfinding signage shall be provided in the parking area and at the front of the business directing patrons to the pet relief area.

7. Interior tenant improvements shall include noise mitigation measures.
8. Mobile resources supporting the business, such as a mobile MRI or X-ray, shall not be parked between the building and the street.

Planning Commission questions and discussion:

- Any reason why this use was not included in the original master plan? Any reason to keep this use off?
    - Director Cook shared that this plan was updated in 1993 and does not believe there was a specific reason and likely just a use that was not thought of.
- Will noise mitigation measures have to be approved or is there a list of approved noise mitigation measures?
    - Director Cook shared that it will go through a building permit process to make sure that they meet the requirements.

Applicant presented:

Dr. Erin George presented the case for George Animal Hospital.

- She is a licensed veterinarian and currently practicing in Illinois.
- Her husband and her are relocating to the area because they fell in love with this town (tennis and pet-friendly town)
- Seeks to operate a small animal practice (dogs and cats only); no boarding and no grooming, just a full service animal hospital.
- The pandemic created a huge need for veterinarians and is looking to fill that void.

Planning Commission questions and discussion:

- What is short-term care in regards to boarding of animals?
    - Dr. George shared that short-term care would apply to animals that are visiting for surgical care (dental, neutering and spaying). Those animals would be boarded for the day and would go home before the office closes in the evening.
- Are you okay with the suggested changes / conditions?
    - Dr. George shared that yes, she was okay with the conditions.

There were no public comments for this item

❖ Commissioner Perkins offered a motion to approve, subject to conditions as set forth by Staff.
    - Commissioner Waylock seconded the motion.
    - The motion was approved unanimously (6-0).

d. MP-21-04 Adora Day Care Center / KB 400 Master Plan

This public hearing item has been rejected / withdrawn by Staff. This item will not be heard or considered during this meeting.

Consideration of a master plan amendment to add 'Day Care Center' as a permitted use in Pod B of the KB 400 Master Plan. The property is located at 5750 North Point Parkway and is legally described as being located in Land Lot 808, 2nd District, 1st Section, Fulton County, Georgia.

e. CU-21-09 Alpharetta Liquor & Wine / 11380 State Bridge Road

Michael Woodman, Senior Planner, presented consideration of a conditional use to allow a 'Liquor Store' for Alpharetta Liquor & Wine in a 4,960 square foot suite located in a new strip center. The property is located at 11380 State Bridge Road, Suites 130, 140 & 150 and is legal described as being located in Land Lot 129, 1st District, 1st Section, Fulton County, Georgia.

The submitted request, if approved, would allow Alpharetta Liquor & Wine to operate a 'Liquor Store' in a 4,960 square foot suite within a new shopping center. The property is zoned C-1 (Neighborhood Commercial), which requires approval of a conditional use to allow a 'Liquor Store'. The subject property is located at 11380 State Bridge Road, Suites 130, 140 & 150 at the northeast corner of State Bridge Road and Kimball Bridge Road in the Kimball Plaza shopping center.

The 1.15-acre property is developed as Kimball Plaza, which is a new 1-story, 9,464 square foot shopping center building. Surrounding properties are zoned C-1, except the property to the east and south is City of Johns Creek. Georgia Clinic and U-Store Climate Controlled Storage are located to the north, a commercial strip center and City of Johns Creek are located to the east, Honda Carland Service Center is located to the west and City of Johns Creek to the south. The Comprehensive Land Use Plan designation of the property is 'Commercial'.

Alpharetta Liquor & Wine is a new business. The applicant proposes to occupy Suites 130, 140 and 150, which have a combined area of 4,960 square feet. According to the applicant, products sold will include beer, wine, spirits and associated items related to alcohol package sales. Hours of operation are Monday – Thursday 9:00 AM – 9:30 PM, Friday – Saturday 9:00 AM – 10:30 PM and Sunday 12:30 PM – 7:00 PM. The applicant anticipates less than ten (10) employees.

Staff estimates that the 4,960 square foot 'Liquor Store' would generate 503 daily trips and 95 PM Peak Hour trips.

Senior Planner Woodman shared that one of the criteria for a conditional use states:

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

Response: There are similar uses in the immediate vicinity of the subject property. Royal Liquor Store is located in the Publix shopping center at 4305 State Bridge Road, Suite 109 and Old Milton Beverage is located in Brookside Station at 4045 Old Milton Parkway, which are approximately 1,350' and 3,915' away, respectively. In addition, there are two (2) liquor stores in Johns Creek to the northeast and south, which are approximately 1.75 miles and 0.5 miles away, respectively. The nearest residence to the proposed 'Liquor Store' is located to the west in the Park Brooke subdivision, which is approximately 630' away. Ocee Elementary School is located to the south, which is approximately 1,240' away. All distances above were measured in a straight-line distance, as the

crow flies.

City Staff has reviewed the applicant's proposal and finds that the request is in conflict with the established review criteria for a conditional use. There are two (2) liquor stores in Alpharetta and one (1) in Johns Creek within ¾-mile of the applicant's proposed location, as well as residential and an elementary school.

The CZIM was held on July 14, 2021. There were no public comments.

Lastly, Staff's recommendation is to deny CU-21-09 Alpharetta Liquor & Wine/11380 State Bridge Road request for conditional use permit.

Planning Commission questions and discussion:

- Are there separation distances in the code in regards to other conflicting uses?
    - Senior Planner Woodman shared that there are no separation distances in the code. There are separation distances in the code for things such as spa services, massage therapy, but not for liquor stores within the UDC. There are alcohol license distances within the Code of Ordinances, but not specific to distances to other liquor stores or conflicting uses.
- Without anything in the code, is this based on Staff judgement?
    - Senior Planner Woodman shared that without the prescribed distance requirements in the Code, it is based on Staff's opinion of reviewing the item in respect to the review criteria. It was apparent that there are quite a few of this same / similar use in the area.
- In terms of accessibility (ingress / egress) of this site, is it occupied by other tenants?
    - Senior Planner Woodman shared that he is not aware of the tenants currently, but the Applicant may be able to answer that.
- Procedurally, if a conditional use was approved through this process, would the Applicant still be required to obtain a liquor license through a different process?
    - Senior Planner Woodman shared that is correct.
- When other businesses selling alcohol, liquor, wine (cvs, grocery stores, other liquor stores) go to get a liquor license, do they also go through a similar process?
    - Senior Planner Woodman shared that is correct.
- Are there any regulations or state mandates about how close a liquor store can be from a school?
    - Senior Planner Woodman states that he was not aware of any, but the City Attorney is present and may be able to answer that question.
- I know there are laws about serving alcohol, but what about packaged liquor?
    - Assistant City Attorney, Steven Jones, shared that there are laws regarding distance requirements for off premise consumption, but does not know off of the top of my head. The Applicant would have to meet those at the time of acquiring a liquor license.
- Trip generations: would it be reasonable to infer that the Royal or Old Milton Package store would be generating comparable trips? When they cite daily trips, is

that in addition to traffic flow already in the area?
    - Senior Planner Woodman shared that for this particular use, it is a rate tied to the square footage of the building for the liquor store. If the other liquor stores are comparable in size, then the answer is yes, they would generate a similar number of trips.
- Commissioner Waylock commented that this is kind of confusing. If you have trips generated by existing stores, you wouldn't have another 500 people going to this place, you would have 500 people that have options now. Are you assuming that this is additional traffic that this business would draw or are we just diluting traffic?
    - Senior Planner Woodman shared that we are using the ITE rates that transportation engineers and planners use to estimate, and we are just looking at that specific use.

Applicant presented:

Paul Suda, attorney for the Applicant presented this item.

- On page 2 of the Staff Report, the Applicant accepts all four of Staff's conditions that are at the top of page 2.
- On page 3 of the Staff Report, in regards to the conditional use criteria, it says that the criteria is "objective" not subjective.
- There are seven conditional use criteria here, and we do not need to deal with criteria numbers 2 or 4.
    - Criteria #1: In terms of the access in and out of the property, the builder gave the contractor the opportunity to build the building in the first place, so this item is not relevant because they knew people would be entering and exiting the plaza.
        - In terms of the peak hour visits, not sure how it is going to be that much.
    - Criteria #3: "will not" is either plus or minus and "could have" is a subjective response; the criteria is objective, and the words "could have" are subjective and therefore, not applicable.
    - Criteria #5: same situation as Criteria #3; this is subjective again, and the criteria requires an objective review
    - Criteria #6: it is already in a commercial area and the City gave permission to build the plaza
    - Criteria #7: going to contest the distances that are referenced here. In reference to the Royal Liquor and Old Milton Beverage those are on the other side of the street, and everyone in Alpharetta knows that if something is on the other side of the street (and this is a divided highway) often times you are not going to turn around and come back. With it being across the street, it is very important.
- Report of survey: reference a subdivision being 630 feet away, yet the survey says that it is 2,635 feet to the property line of the nearest residence and 2,400 feet to a school bus stop; that's half a mile. In respect to churches, there is approximately 2/5th of a mile and Ocee Park is a mile away. The liquor store is plenty far away and will not impact either residences or neighborhoods or anything of that nature.

- The state looks at whether or not you are close enough to another liquor store, a school, place of worship, and all of the distances are much further away than what the state law requires.
- Additionally, there is a 2 step process before this would be permitted (a city license and a state license).
- We accept the Staff's conditions, and this is an objective standard and believe that subjective standards have been used. Likewise, there has been comment that this was an opinion, and there should not have been an opinion.

Assistant City Attorney Jones commented that the Alpharetta Code says 300 feet or 100 yards from a school or church.

Planning Commission questions and discussion:

- This Applicant meets that distance from the Alpharetta Code.
    - The Applicant shared it is not from a straight-line measurement, but how you would walk there.
- The Applicant is not a first-time package store owner?
    - The Applicant shared that is correct and has been in this business for almost 25 years (owns another location in Greenville, GA).
- When was the last liquor store application approved?
    - Senior Planner Woodman shared that he does not know. The last liquor store that came before you a few months ago at Hembree and Westside was denied. There was a liquor store that was submitted in 2015 which was never brought forward to Planning Commission or Council. Total Wine was next in line, but not 100% on that item.
- How are Royal Liquor and Old Milton beverage as close as they are?
    - Senior Planner Woodman shared that #7 of the Conditional Use Review Criteria was added to the Criteria about 2 years ago, so it was not likely in there at the time those items were brought forward. Those 2 locations were possibly there and might have been part of an annexation from Fulton County.
- This property seems unusual. There are divided highways on both sides and a one-way road. When properties like that are developed, is there a more rigorous thought process that goes into the kinds of businesses that are compatible with the traffic flow? Is that something that is most likely to be used by the people who live within that immediate vicinity?
    - Senior Planner Woodman shared that the zoning C-1, is neighborhood commercial. It is intended to be utilized by surrounding neighborhoods.
- Entering the property / stopping at the liquor store if only coming from one direction of travel
    - Senior Planner Woodman commented that the geometry of this intersection is very unusual, as usually you have streets coming together at a 90 degree angle and you do not have that here. So you might have limited access or less availability to complete a u-turn at this type of intersection.
- The existence of an unusual parcel does not impact the analysis of whether a

conditional use is appropriate or not?
    - Senior Planner Woodman shared that we did look at access in the review criteria. I did speak with our transportation engineer, Eric Graves, and this site does have some limited access (right in and right out) and we did have some concerns about it. Eric does believe that the access can handle the number of trips, but the bigger concern was review criteria #7.
- Where are the curb cuts?
    - Senior Planner Woodman shared that there is a right in and right out off of State Bridge Road and a right in and right out off of Kimball Bridge Road is through a separate property with a fireworks store, you would have to go through other properties to get to the center.
- You would have to zig-zag through the parking lot in order to get to State Bridge Way.
    - Senior Planner Woodman shared that you can come through the Storage Facility and there is a curb cut through that property.
- There are no citizen objection letters.
- Commissioner Waylock shared that this is a very commercial area and it is difficult to get around in that area, but does not believe that because someone is last at the table that you should be held to a different standard than the people who are already there. The distances are far away, not up against Ocee Elementary (it is across the street). The biggest thing is that there is no one objecting to this. If it were to be true that 500 more people were going to be on that street, I would totally say that is a lot going in there, but I don't see that happening because people have options who are traveling in that area.
- Commissioner Manley shared that this body is not here to consider things like market saturation. The large strip mall across from Kimball Bridge has a lot of empty space. I am concerned that because of the complex traffic patterns here that the business owner is not doomed to failure and that the empty space across the road is not a bad omen. It is not our power to decide if this is a business risk worth taking, and if there is no objections and consistent use (it's commercial) it is hard to find an objection.
- Chairman Kung'u shared that these are the type of applications that I have struggled with over the years, but that is why we are Planning Commissioners and would like to make a recommendation as it moves forward.

There were no public comments for this item.

❖ Commissioner Waylock offered a motion to approve subject to all conditions as noted by Staff.
    - Commissioner Davis seconded the motion.
    - The motion was approved unanimously (6-0).

VII. ADJOURNMENT

Chairman Kung'u adjourned the meeting at 7:13 p.m.

CITY COUNCIL MEETING
STAFF REPORT

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

I. AGENDA ITEM TITLE: PH-20-07 HORIZON 2040 COMPREHENSIVE PLAN - TRANSMITTAL HEARING

PLANNING COMMISSION: SEPTEMBER 2, 2021

CITY COUNCIL: SEPTEMBER 20, 2021

II. RECOMMENDATION:

Approve PH-20-07 Horizon 2040 Comprehensive Plan and authorize transmittal of the draft document to the Department of Community Affairs (DCA) and the Atlanta Regional Commission (ARC).

III. REPORT IN BRIEF:

State regulations require that community comprehensive plans be prepared, adopted, and updated on a regular basis in order to ensure compliance with regional plans and maintain eligibility for grants and other funding. The current comprehensive plan, 2035 Comprehensive Plan, was adopted in 2017. The Horizon 2040 Comprehensive Plan effort was guided by City Staff. Public meetings were held and online surveys were provided to identify needs and opportunities and develop the community vision. In addition, a Steering Committee was formed and met over the course of a year to provide Staff with valuable input and support for the public outreach process. The public hearings associated with the transmittal of the Horizon 2040 Comprehensive Plan to DCA and ARC are also meant to provide the public with an opportunity to review and comment on the draft plan. The plan will be updated based on public comments prior to transmittal.

DISCUSSION

The Alpharetta community identified six (6) themes or areas of focus, which included Traffic Congestion/Walkability, Housing, Office and Retail Vacancies, Growth Management, Sense of Place/Placemaking, and Open Space. In addition, needs and opportunities were identified as it relates the new Broadband Services Element. New policies and strategies were developed based on the six (6) themes and Broadband Services Element.

The Future Land Use Map was updated with most changes reflecting general cleanup resulting from the purchase of parkland around the City and past future land use map changes. Areas designated 'Commercial' along North Point Parkway between Mansell Road and Haynes Bridge Road were changed to 'Mixed-Use' based on community feedback and to be consistent with the vision in the North Point LCI. In addition, the community identified the HP property at the southeast corner of Windward Parkway and Westside Parkway as a mixed-use opportunity.

IV. ATTACHMENTS:

- Horizon 2040 Comprehensive Plan (draft plan)

THE CITY OF ALPHARETTA

HORIZON 2040 COMPREHENSIVE PLAN

TRANSMITTAL HEARINGS:

PLANNING COMMISSION – SEPTEMBER 2, 2021

CITY COUNCIL – SEPTEMBER 20, 2021

GEORGIA'S CONNECTED CITY

What is it?
Why do we do it?

COMPREHENSIVE PLAN

- A Comprehensive Plan is a long-range growth management tool, typically based on a 20-year horizon

- State Comprehensive Planning rules require that local jurisdictions address the following plan elements:
  - Community Involvement Plan
  - Existing Conditions Analysis
  - Needs & Opportunities
  - Community Goals
  - Economic Development
  - Housing
  - Land Use (future land use map)
  - Transportation
  - Intergovernmental Coordination
  - Broadband Services
  - Community Improvement Element (updated annually)
  - 5-Year Short Term Work Program
  - Report of Accomplishments

- State (DCA) requires every jurisdiction to prepare a local comprehensive plan and to regularly update the plan in order to maintain its Qualified Local Government (QLG) Status (eligible for financial resources to aid implementation of plans)

PROJECT TIMELINE

- Pre-Survey – July 17, 2020 – August10, 2020
- Comprehensive Plan Kick-off (1st public hearing) – July 20, 2020
- Steering Committee Meeting #1 – September 9, 2020
- Public Meeting #1 – October 7, 2020
- Online Surveys #1 – October 15, 2020 – November 5, 2020
- Steering Committee Meeting #2 – March 16, 2021
- Public Meeting #2 – April 27, 2021
- Online Surveys #2 – June 1, 2021 – June 25, 2021
- Prepare Draft Comprehensive Plan – May – August 2021
- Citywide Housing Study Presentation (Council Workshop) – August 2, 2021
- Steering Committee Meeting #3 – August 31, 2021
- Planning Commission Transmittal Hearing (2nd public hearing) – Sept. 2, 2021
- Council Transmittal Hearing (2nd public hearing) – September 20, 2021
- DCA/ARC Review (up to 40 days)
- Plan Adoption – No later than October 31, 2021 (October 25, 2021)

Community Involvement Plan

ALPHARETTA | GEORGIA'S CONNECTED CITY

COMMUNITY INVOLVEMENT PLAN

- **Steering Committee** – Assisted in guiding the planning process, provided valuable feedback/input into plan development, and helped get the word out. DCA requires the participation of a Council Member and Economic Development professional on the Steering Committee. Each Council Member appointed a Steering Committee member.
- **Stakeholder List** – HOAs, City Boards/Council, Residents, Local Organizations, Local Newspaper, Colleges/Universities, City Staff
- **Social Media** – Facebook, Twitter, Nextdoor, LinkedIn
- **City Website** – Tile on City website homepage to Project website

COMMUNITY INVOLVEMENT PLAN

- **In-Person & Virtual Meetings**
  - Kick-off Hearing, Transmittal Hearings (3 Public Hearings)
  - Council Workshop – Citywide Housing Study
  - 2 In-Person Public Meetings (Attendance ~120 people)
  - 2 In-Person & 1 Virtual Steering Committee Meetings

- **Online Surveys**
  - Preliminary Survey – July 17, 2020 – August 10, 2020 (718 Responses)
  - Public Meeting #1 Survey – October 15, 2020 – November 5, 2020 (105 Responses)
  - Public Meeting #2 Survey – June 1, 2021 – June 25, 2021 (352 Responses)

Population

A
J
North Pawtucket
Kimball Bridge Rd
Mt Pleasant Ave
95
295
3
6

THEMES
AREAS OF FOCUS

THEMES / AREAS OF FOCUS

- **Traffic & Walkability**

  Manage congestion due to growth; significant infrastructure improvements are needed; provide targeted, alternative transportation improvements for seniors and the workforce; plan for alternative modes of travel; increase safety for pedestrians/cyclist; explore local shuttle/trolley options; promote and improve walkability; promote and provide a system of trails.

- **Vacant Office & Retail**

  Develop a plan to deal with vacancies; develop incentives for the North Point area

- **Growth Management**

  Manage overdevelopment; repurpose vacant buildings; maintain natural areas; limit high density

- **Housing**

  Address affordability of housing; manage scale of homes to lot size; manage density; concentrate density at North Point; create walkable neighborhoods; diversify housing opportunities; address missing housing types/price points

- **Sense of Place/Placemaking**

  Build on the arts; maintain small town feel; expand special events; create a mixed-use environment in the North Point area; support a strong school system; improve walkability

- **Open Space**

  Provide more open space; provide park and recreational opportunities for all age groups; provide and protect natural areas in parks

Community Vision

ALPHARETTA | GEORGIA'S CONNECTED CITY

COMMUNITY VISION: ECONOMIC DEVELOPMENT

- **ED Policy 6:** Promote branding and placemaking as a means of creating interesting, sustainable developments.

- **ED Policy 7:** Promote infill of vacant office and retail space with compatible uses and amenities that enhance synergy within the development.

- **New Strategies**
  - Build on the arts and special event programming
  - Unify Downtown businesses
  - Economic Development incentives for North Point
  - Marketing and branding
  - Maintain a list of retail/office vacancies to promote/market for re-use

COMMUNITY VISION: LAND USE

- **LU Policy 9:** Promote redevelopment of highway corridors, with an emphasis on North Point Parkway, Old Milton Parkway and South Main Street, into pedestrian-friendly, mixed-use environments to create viable, growing and attractive areas.

- **LU Policy 10:** Promote the retrofitting of suburban office developments with amenities to increase marketability.

- **New Strategies**
  - Small area plans for Old Milton Pkwy, South Main St, Windward
  - Plan for regional draw uses (entertainment, college/university, assembly)
  - Mix of uses and amenities at suburban office developments

COMMUNITY VISION: TRANSPORTATION

- **T Policy 8:** Reduce traffic congestion by planning for alternative transportation options and encouraging the use of innovative traffic management solutions.

- **New Strategies**
  - Citywide trail system
  - Implement overlay streetscape standards
  - Alternative transportation options (autonomous vehicles, senior shuttle)
  - Innovative traffic management (Connected Vehicle Program)

COMMUNITY VISION: HOUSING

- **No new policies added.**

- **New Strategies**
  - Prioritize higher density at North Point
  - Protect existing neighborhoods from incompatible redevelopment/infill
  - Biannual updates to Rental Study
  - Discourage single-option senior housing
  - Missing middle housing
  - Research housing affordability tools

COMMUNITY VISION: NATURAL, HISTORIC & CULTURAL RESOURCES

- **NHCR Policy 6:** Continue to add to the City's open space inventory and provide trail connections between parks and where people live and work.

- **New Strategies**
  - Public art
  - Cultural arts venue
  - Identify partnerships to enhance special event programming
  - Further incentivize historic preservation
  - Expand open space (active, passive and natural)
  - Encourage sustainable/green development

COMMUNITY VISION: COMMUNTIY SERVICES AND FACILITIES

- **CSF Policy 5:** Promote walkable communities and areas throughout the City.

- **CSF Policy 6:** Promote community safety and security.

- **New Strategies**
  - Skate park
  - Support Alpha Loop Foundation
  - Partnerships with local schools
  - Partnerships to encourage centralized parking
  - Pedestrian improvements to promote walkability
  - Apply principles of Crime Prevention Through Environmental Design (CPTED) and pedestrian safety to site review

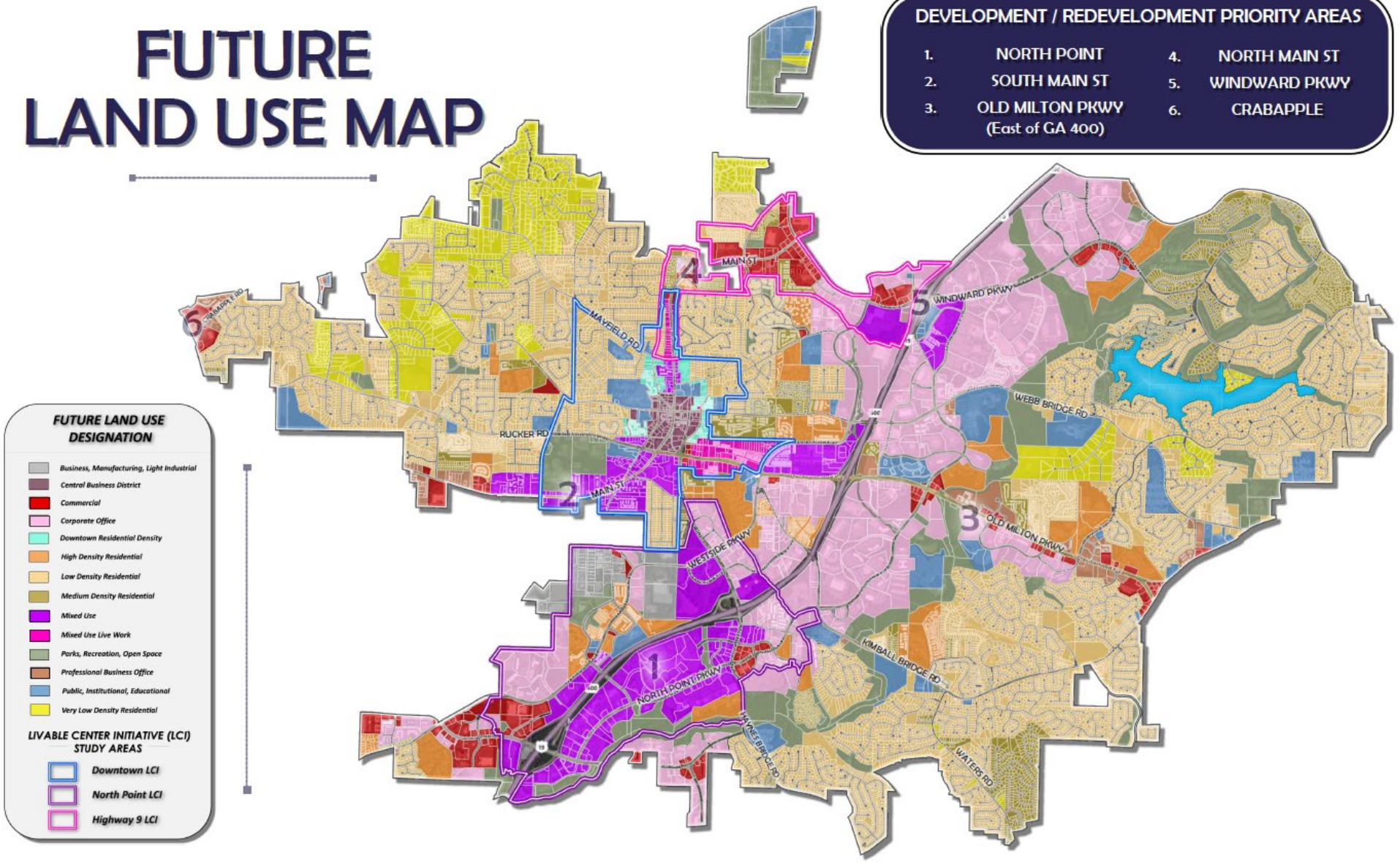
COMMUNITY VISION: BROADBAND SERVICES

BBS Goal: Support regulations that promote access to broadband services throughout the City and for all groups regardless of socio-economic factors.

- **BBS Policy 1:** Promote access to broadband services, especially in areas that lack coverage.

- **New Strategies**
  - Maintain wireless telecommunication ordinance to promote access to broadband services

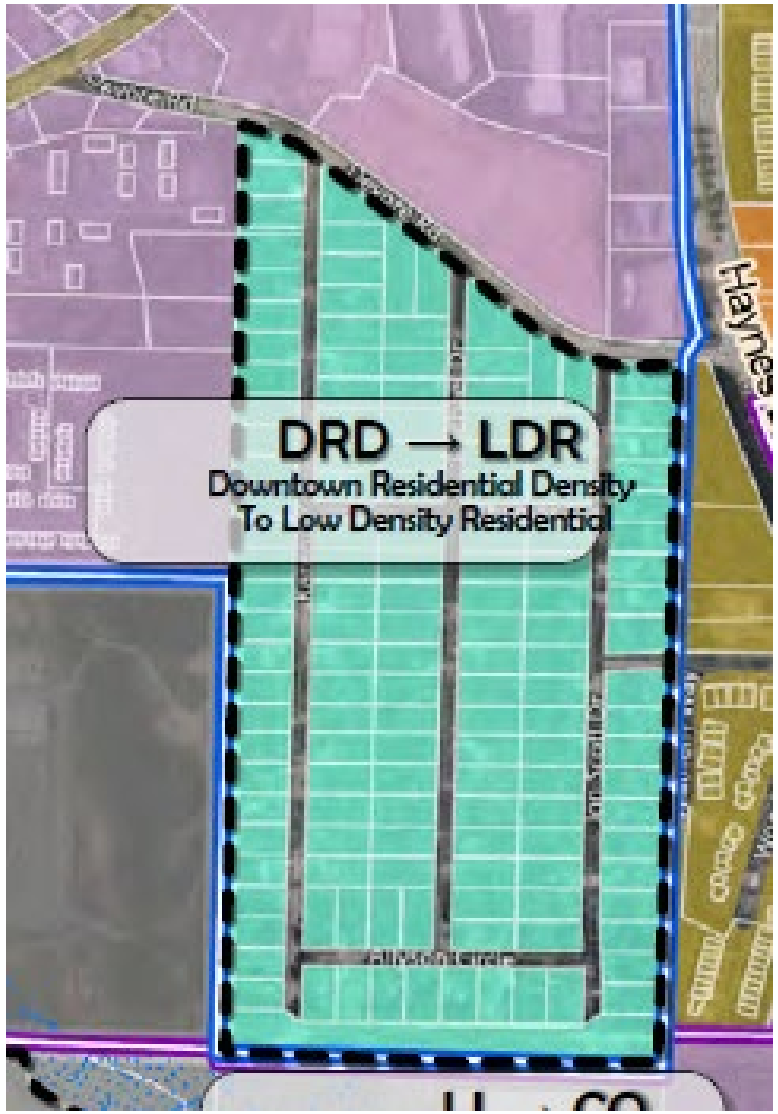
FUTURE LAND USE MAP



2040 FUTURE LAND USE MAP

Several Changes Reflective of Newly Purchased Parkland

2040 FUTURE LAND USE MAP CHANGES: GENERAL CLEANUP



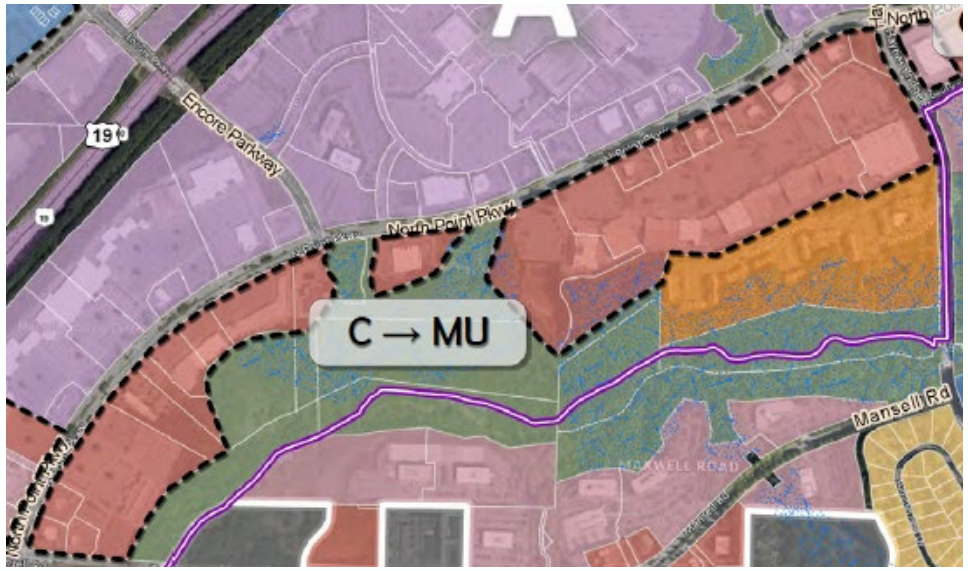
Alpha Park Neighborhood:

- Change from ‘Downtown Residential Density’ to ‘Low Density Residential’
- Protect existing neighborhoods from incompatible development

2040 FUTURE LAND USE MAP CHANGES: LOW DENSITY RESIDENTIAL

Regency Park and North Point Business Center Master Plans:

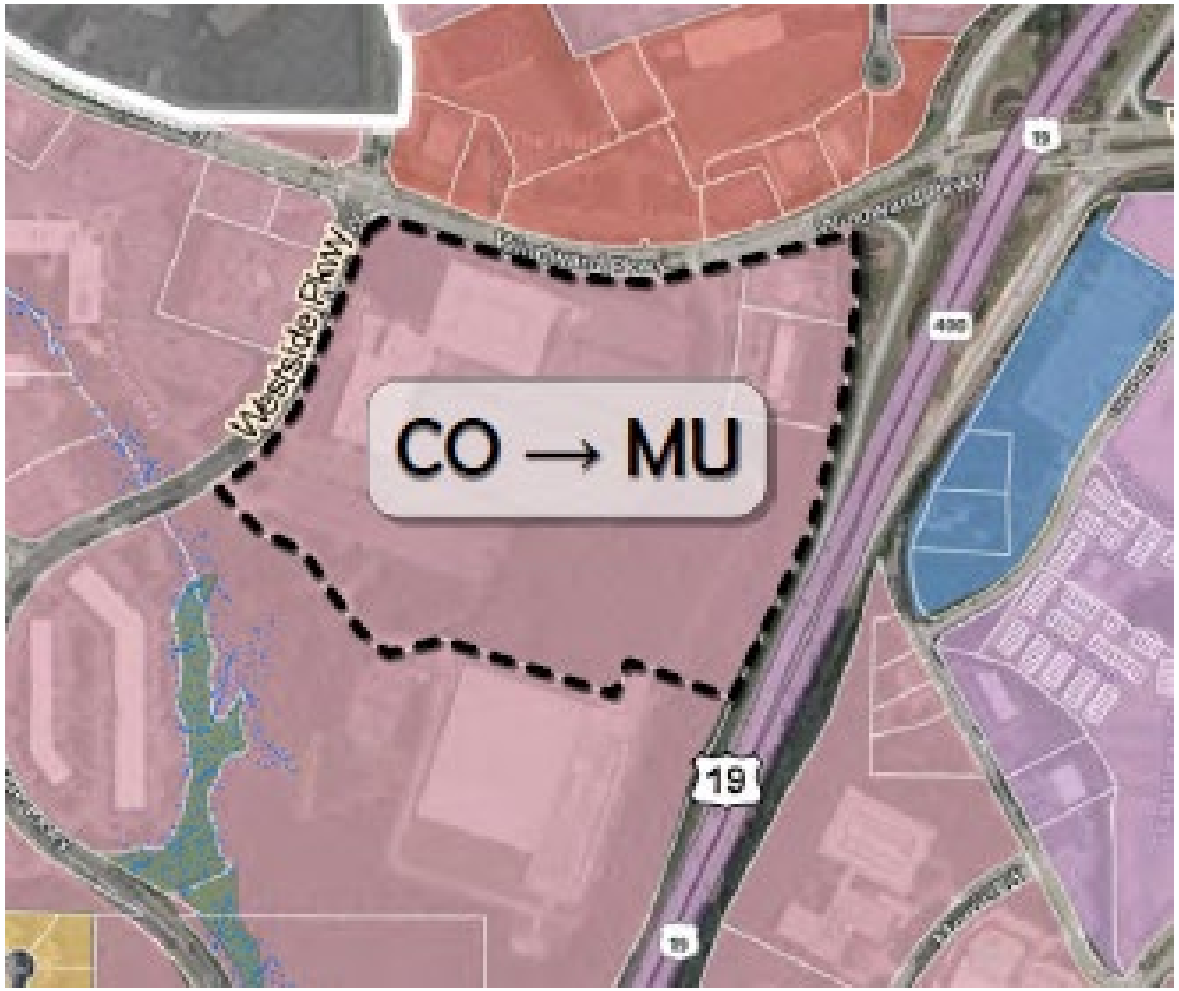
- Change from ‘Commercial’ and ‘Corporate Office’ to ‘Mixed Use’
- Consistent with North Point LCI and North Point Overlay



2040 FUTURE LAND USE MAP CHANGES: ‘MIXED USE’

HP property at the SE corner of Windward Parkway and Westside Parkway:

- Community identified the property as a mixed-use opportunity
- Change from ‘Corporate Office’ to ‘Mixed Use’



2040 FUTURE LAND USE MAP CHANGES: ‘MIXED USE’

SHORT TERM WORK PROGRAM

- ***Projects from Capital Improvement Element (CIE), City Budget, Park Bond***
- **5-Year Horizon (2022 – 2026)**
  - Transportation – Roads, Sidewalks, Intersections, Crosswalks, Capacity Improvements
  - Community Services/Facilities – Design/Build-out Parks, Alpha Loop, Greenway, Stormwater Studies
  - Housing – Studies, Updates to existing studies
  - Land Use – LCI Studies, planning updates, North Point Development Framework (street grid)
  - Economic Development – Toolbox, Strategic Plan, Tech Alpharetta
  - Natural, Historic & Cultural Resources – Arts Center, Historic Preservation, Cultural Services Plan
  - Broadband Services – On-Call Consultant WTF review, UDC updates

SHORT TERM WORK PROGRAM

The Five-Year Short-Term Work Program (STWP) identifies specific implementation actions the City (or other entities) intends to take during the first five-year timeframe of the planning period. This includes programs, ordinances, administrative systems, community improvements or investments, financing arrangements, or other programs/initiatives to be put in place to implement the Comprehensive Plan. For each line item, the STWP outlines the following information:

- Brief Description
- Timeframe for undertaking the activity during 2022 - 2026
- Responsible party for implementing the activity
- Cost estimate
- Funding source

ACTIVITY	YEAR	RESPONSIBLE PARTY	FUNDING SOURCE	COST ESTIMATE
ECONOMIC DEVELOPMENT				
Economic Development Toolbox Local incentives for new or growing businesses that demonstrate a serious economic impact through job creation and capital investment	2022 - 2026	Economic Development	City	$360,800
Develop and update Economic Development Strategic Plan	2022 - 2026	Economic Development	City	$150,000
Tech Alpharetta	2022 - 2026	Economic Development	City	$475,000
LAND USE				
North Point Development Framework Plan	2023	Community Development	City & Grants	$120,000
South Main Street LCI Supplemental Study	2022	Community Development	City & Grants	$200,000
Planning Updates Updates to the City's master plans, LCI's, and other planning documents	2022 - 2026	Community Development	City & Grants	$800,000

Questions?

DRAFT

HORIZON 2040

COMPREHENSIVE PLAN | CITY OF ALPHARETTA

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ACKNOWLEDGEMENTS

A special thank you to these individuals for their contributions towards creating the Horizon 2040 Comprehensive Plan. This project would not have been possible without your participation.

MAYOR & CITY COUNCIL

JIM GILVIN	Mayor
DONALD MITCHELL	Mayor Pro Tem - Post 1
BEN BURNETT	City Council - Post 2
KAREN RICHARD	City Council - Post 3
JOHN HIPES	City Council - Post 4
JASON BINDER	City Council - Post 5
DAN MERKEL	City Council - Post 6

CITY STAFF

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MICHAEL WOODMAN	Senior Planner
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DAVID SHOSTAK	City Arborist
BRIAN BORDEN	Zoning Administrator
BEN KERN	GIS Specialist / Special Projects Planner
LAUREN SHAPIRO	Planning + Zoning Coordinator
ELICIA TAYLOR	Planning + Zoning Coordinator
JAY BURNETT	Community Development Intern

PLANNING COMMISSION

FRANCIS KUNG'U	Planning Commission Chair
FERGAL BRADY	Planning Commission Vice-Chair
LARRY ATTIG	Planning Commissioner
DANA DAVIS	Planning Commissioner
WILLIAM PERKINS	Planning Commissioner
CANDY WAYLOCK	Planning Commissioner
MARTINE ZURINSKAS	Planning Commissioner
JAMIE BENDALL	Alternate Planning Commissioner
VALERIE MANLEY	Alternate Planning Commissioner

STEERING COMMITTEE

KAREN RICHARD	City Council - Post 3
JASON BINDER	City Council - Post 5
FERGAL BRADY	Planning Commission Vice-Chair
VALERIE MANLEY	Alternate Planning Commissioner
HOLLY PALMER	Design Review Board Member
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MORGAN REYNOLDS	Office Market Representative
TODD STRATTON	Alpharetta Resident
HERB VELAZQUEZ	Alpharetta Resident, Professor, Georgia Tech

COMMUNITY PARTICIPANTS

City of Alpharetta Stakeholders
Alpharetta community members who attended public meetings
Online survey respondents
Geoff Koski, KB Advisory Group

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"By far the greatest and most admirable form of wisdom is that needed to plan and beautify cities and human communities."

Socrates.

Philosopher, teacher & educator

INTRODUCTION

PURPOSE & SCOPE

The Horizon 2040 Comprehensive Plan serves the purpose of meeting the intent of the Georgia Department of Community Affairs' (DCA) "Minimum Standards and Procedures for Local Comprehensive Planning", as established on October 1, 2018. Preparation of the comprehensive plan in accordance with these standards is an essential requirement in maintaining the City's status as a Qualified Local Government (QLG). QLG status allows communities to be eligible for state funding and permitting programs.

The Comprehensive Plan includes a Community Involvement Plan, Existing Conditions Analysis, and the Plan Elements. Plan Elements addressed in the Horizon 2040 Comprehensive Plan are Community Goals, Needs and Opportunities, Economic Development, Housing, Land Use (Future Land Use Map), Transportation, Broadband Services, Intergovernmental Coordination, the annual Community Improvement Element (CIE), and 5-Year Short Term Work Program (STWP). A Report of Accomplishments is provided at the conclusion of the document and describes the status of projects or activities in the previous (2035) Comprehensive Plan.

WHY WE PLAN

A Comprehensive Plan is a long-range growth management tool, typically based on a 20-year horizon. The Plan provides a clear, shared vision and describes the future of the City. This allows for more certainty about where development will occur, what it will be like, when it will happen, and how development costs will be met. The Plan provides a tool for the community to achieve the development pattern it desires, addressing factors such as traditional neighborhoods, infill development, creating a sense of place, providing transportation alternatives, permitting mixed uses, protecting natural resources and encouraging economic growth. The City will continue to use the Plan to promote orderly and rational development so that the City remains physically attractive and economically viable while preserving important natural and historic resources.

COMMUNITY BENEFITS RESULTING FROM THE COMPREHENSIVE PLANNING PROCESS

- IMPROVE QUALITY OF LIFE
- CLEAR, SHARED VISION FOR THE FUTURE
- PROTECT PRIVATE PROPERTY RIGHTS
- ENCOURAGE & SUPPORT ECONOMIC DEVELOPMENT
- PROVIDE MORE CERTAINTY AROUND DEVELOPMENT

EXISTING CONDITIONS

Downtown Alpharetta in the 1960s

Downtown Alpharetta in 2019

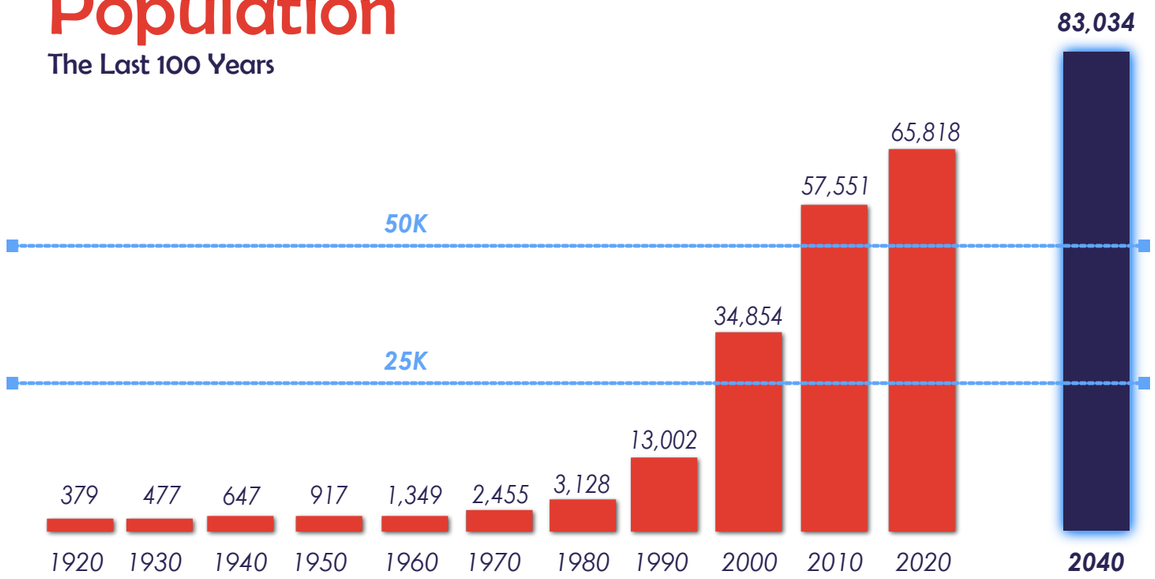
FROM THEN TO NOW

In 1980 Alpharetta was a predominantly agrarian community of just over 3,000 people. **Today's population is 21 times greater than it was in 1980.**

Located approximately 25 miles north of the City of Atlanta, Alpharetta occupies a land area of roughly 27 square miles. Originally chartered in December 1858, the City is now one of 14 incorporated cities/towns within Fulton County and is one of the fastest-growing communities in the South. The City's tremendous population growth in recent years is fueled in part by its strong economic base and through the annexation of surrounding areas. Alpharetta's environment is considered ideal for raising families and living a quality lifestyle free from the challenges found in other similar-sized communities.

Population

The Last 100 Years

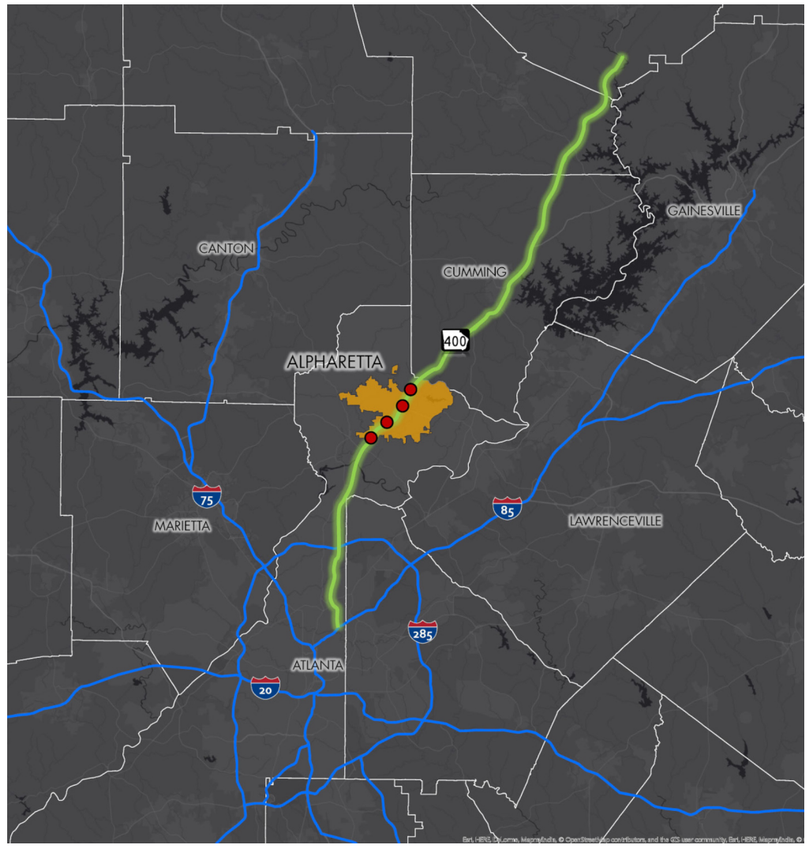


Source: World Population Review

A GROWING CITY

A huge catalyst of change was the **construction of GA 400 through the middle of Alpharetta in the 1970s/1980s.** The city received 4 interchanges and much of the land along the highway corridor was designated for future corporate offices. A robust fiber optic network followed and corporate offices and executive housing began to emerge in the following decades as many of Alpharetta's current subdivisions emerged during the 1990s and early 2000s.

Quality education has also driven much of the City's recent growth as some of the top-performing schools in the nation can be found in the Alpharetta area. Local high schools possess graduation rates of 94.4% percent, average ACT scores of 24.5, with 70% of students enrolled in AP courses. Alpharetta also has a **highly educated adult workforce with 65% possessing at least a bachelor's degree**. This concentration of educated workforce has resulted in a continuous increase in both population, as well as economic opportunities over the past three decades.



GA 400 (in green) came through the middle of Alpharetta in the 1970s/1980s. The City of Alpharetta received 4 interchanges along the new highway.

Alpharetta's 2020 population is 21 times greater than its population in 1980

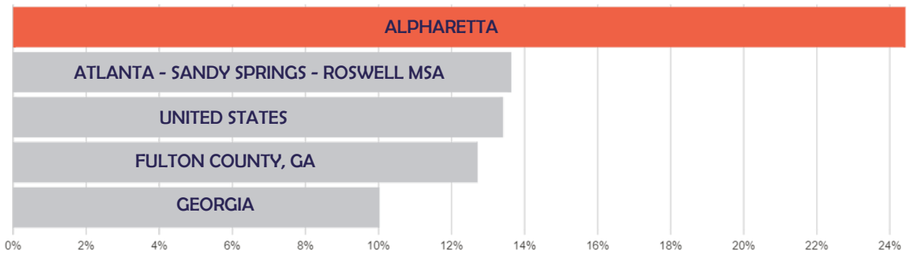
Source: US Census

DEMOGRAPHIC MAKEUP

One quarter of Alpharetta's population consists of foreign-born residents. **Alpharetta has twice as many foreign-born residents as the rest of the metro Atlanta MSA** and 2.5 times as many as the state of Georgia as a whole.

With regard to generational make-up, the periphery of the city contains many of the single-family neighborhoods, where Gen-Xers (ages 41-55) and Baby Boomers (ages 56-76) make up a predominant percentage of the people residing there. The corridor along GA 400 is where the highest percentage of the City's millenials (ages 26-40) reside.

Percentage of Foreign-Born Population



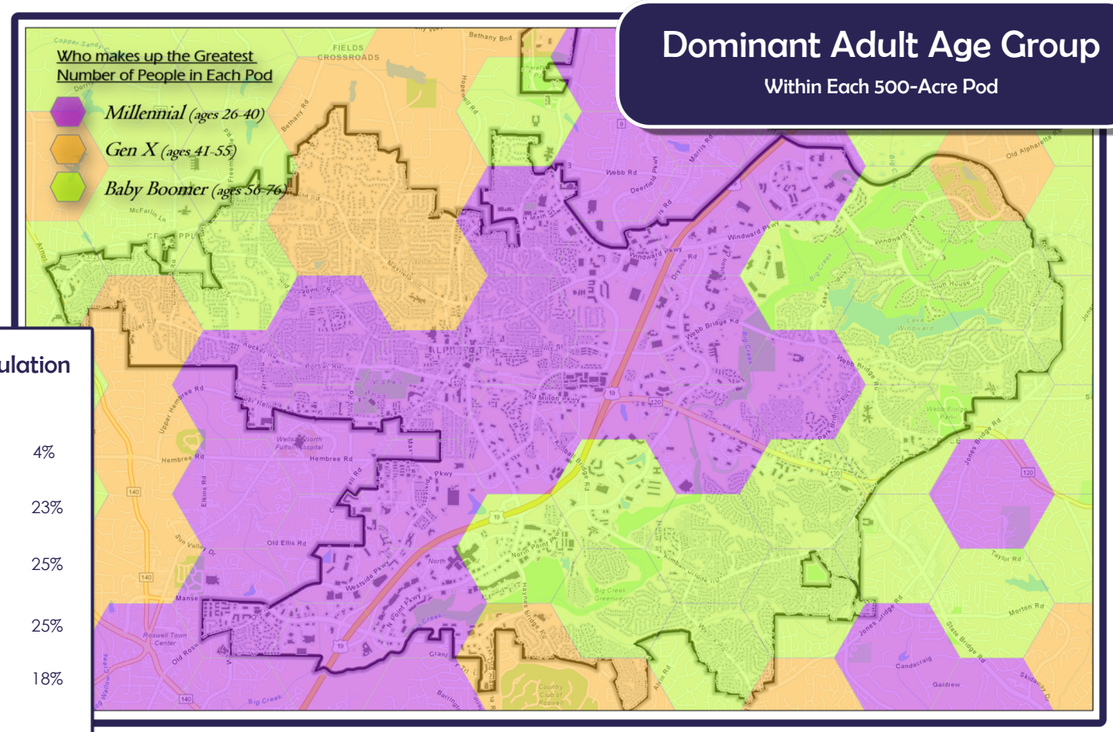
Source: data-usa/Deloitte (2018)

Percentage of Total Population by Generation

Generation Alpha (Under 5 Years Old)	4%
Generation Z (Ages 5-25)	23%
Millenial (Ages 26-40)	25%
Generation X (Ages 41-55)	25%
Baby Boomer (Ages 56-76)	18%
Silent Generation (Age 77+)	2%

Dominant Adult Age Group

Within Each 500-Acre Pod

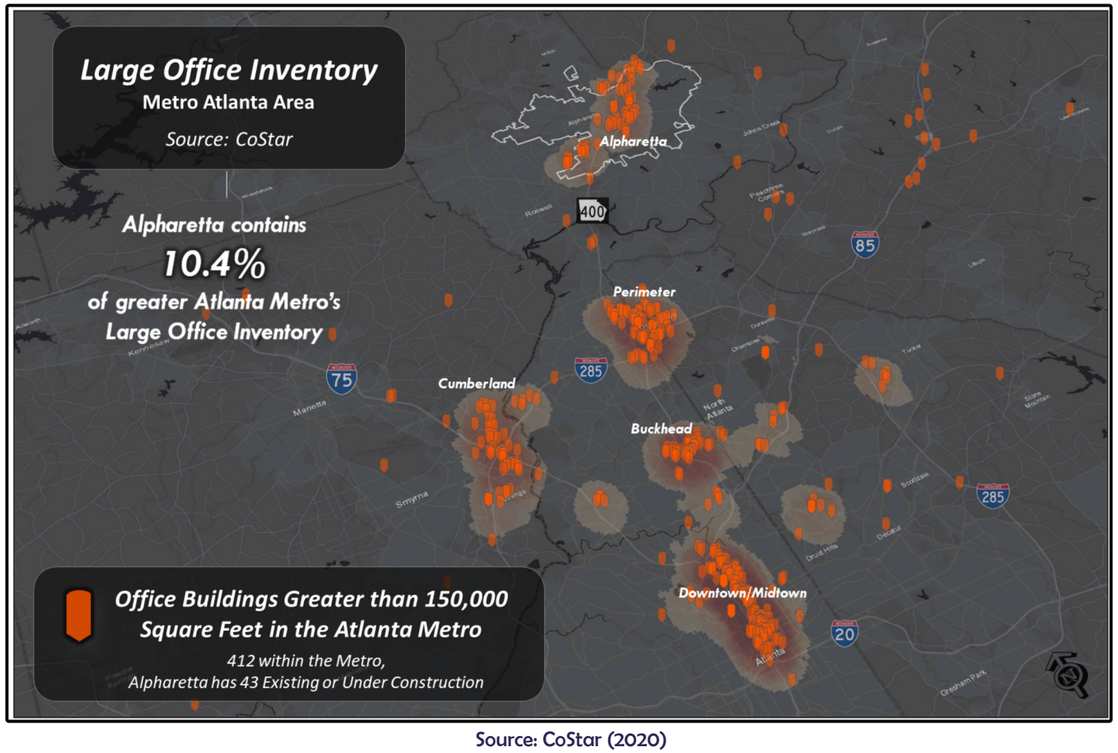


Source: Esri, American Community Survey (2020)

REGIONAL EMPLOYMENT HUB

The construction of GA 400 and subsequent development of millions of square feet of corporate office positioned Alpharetta as a major employment hub within the Southeast.

Within the entire greater Atlanta metro area, there are five main concentrations for large office buildings (buildings greater than 150,000 square feet). Downtown/Midtown, Buckhead, Cumberland, the Perimeter, and Alpharetta. **Alpharetta has over 40 of these large office buildings, making up more than 10% of the Metro area's large office inventory, while making up only less than 2% of the total population.**

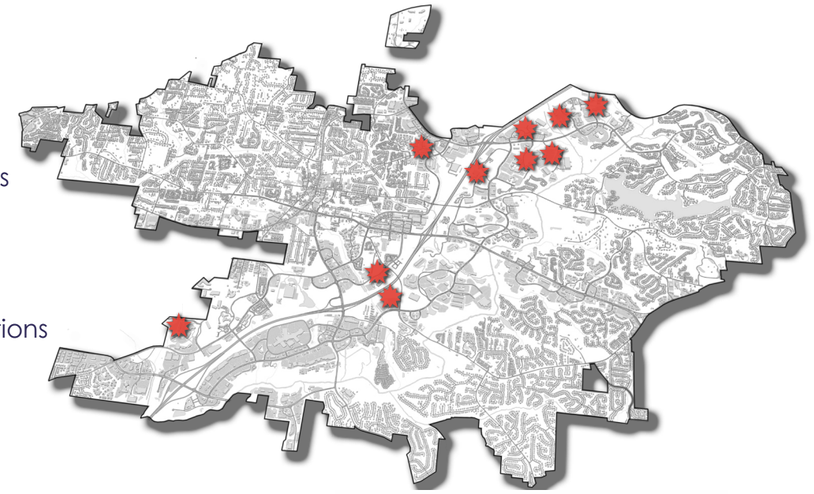


Source: CoStar (2020)

Top 10 Employers

1. ADP
2. Fiserv
3. Lexis Nexis Risk Solutions
4. Verizon Wireless
5. Jackson Healthcare
6. Change Healthcare
7. UPS Supply Chain Solutions
8. E*Trade
9. Equifax
10. Ernst & Young

Source: GrowAlpharetta (2020)



55%
OF ALPHARETTA HOUSEHOLDS MAKE OVER $100,000 ANNUALLY

Source: American Community Survey (2020)

ECONOMIC DEVELOPMENT

Alpharetta continues to be a leading destination for corporate locations, high-tech services, and retail trade. With nearly 700 technology companies, Alpharetta boasts one of the largest concentrations of high-tech firms in a single community. Like other US cities, Alpharetta experienced higher than normal vacancy rates due to Covid-19, as well as a trend toward new office being located within mixed-use/walkable developments. That, along with more employees working from home, is resulting in the desire for office space that is configured with various amenities, or less office space in general.

In the past couple decades, the City has made its mark on the region and the nation as a preferred place to live, work and prosper. But because of the changes in the market, there is a current need for stronger economic development initiatives geared toward marketing the vast quality of life amenities within Alpharetta.

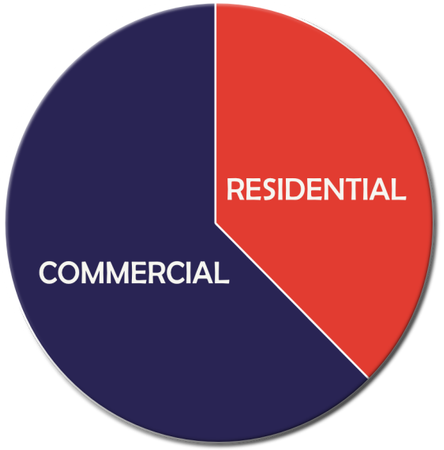
Pre Covid-19, Alphaertta ranked 3rd in the US for daytime percent population increase for cities with a popultion of 50,000 or greater (98% Increase)

Nighttime Population
67,681

Daytime Population
134,008

Source: City-data (2019)

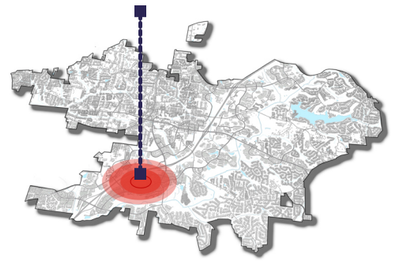
TAX BASE SEGMENTATION



Residential 40%
Commercial 60%

Source: City of Alpharetta 2019 Annual Financial Report

NORTH POINT DISTRICT



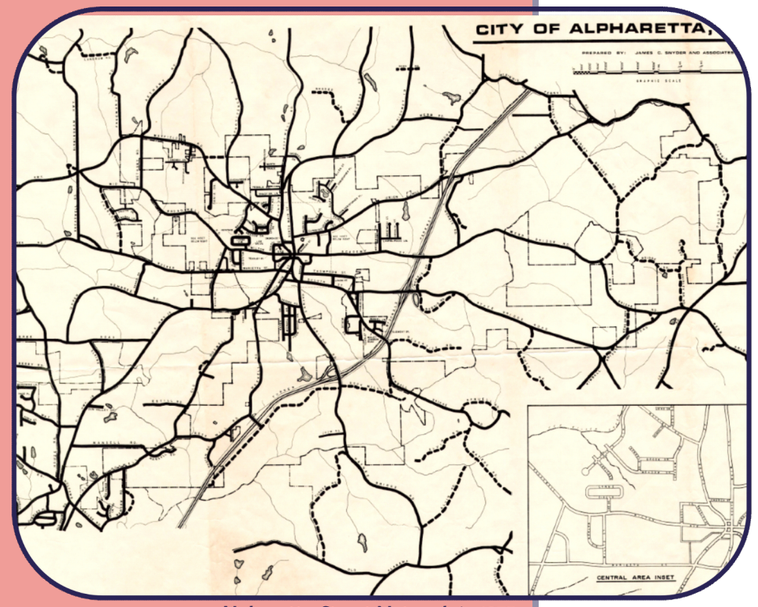
The City should continue efforts for the redevelopment of the North Point District. Built in the mid-1990s, Alpharetta's North Point District has had a huge commercial presence regionally with 3.4 million square of retail. North Point had a 10-year average vacancy rate of 4.9% (2010-2020), but by the end of 2020, the vacancy rate had reached close to 10% (per CoStar). This included over 25 closed businesses along its main commercial corridor of North Point Parkway. The fabirc of that corridor reflects an auto-centric retail development pattern that may no longer possess the market appeal that it did earlier in it's life cycle.

ECONOMIC DEVELOPMENT CONTINUED

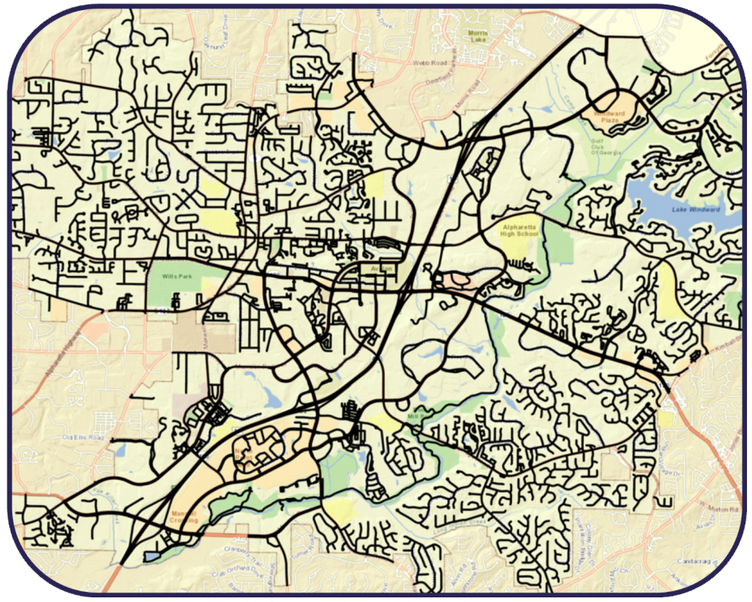
The brand messages of *Technology* and *Innovation* have served Alpharetta well and the city will also continue building on Alpharetta as "Georgia's Connected City", which enhances the already successful "Technology City of the South" branding. Marketing Alpharetta as Georgia's Connected City is a way to showcase our "Tech to Trails" infrastructure, as well as our connections to the community. Promoting key features and popular destinations will attract business to the region by enhancing existing channels such as brand campaigns, website audit, etc., with the goal to reach new audiences.

Efforts are also underway to work with Windward, the City's largest office park, to assist with research needed to brand and market the district in order to attract new investment and strengthen employee recruitment. Regional and national selectors are looking for new, highly desirable locations with compelling stories and easy access to data, available property, and quality of life amenities. Currently there is a big demand for having this kind of branding and marketing information readily available for site selectors to access and aid in company decision-making. The model for Windward, the City's largest office park, can be used for other office parks throughout the City.

The Alpharetta Development Authority actively assists with economic development initiatives. They recently approved a pilot program aimed at organizing the Downtown under the Alpharetta Chamber of Commerce to market and promote the area and attract more people to live, work and visit. Businesses, employees, residents and visitors are attracted to cities that include a vibrant downtown. The purpose of the program is to drive economic development activity through the creation, management, promotion, and execution of events and experiences that attract visitors and residents, while strengthening the retention and recruitment of business in Downtown. The Chamber will assist in creating a thriving downtown by establishing 1) unity in purpose and mission 2) implementation of a competitive marketing strategy and 3) a consistent event and program calendar.



Alpharetta Street Network in 1975



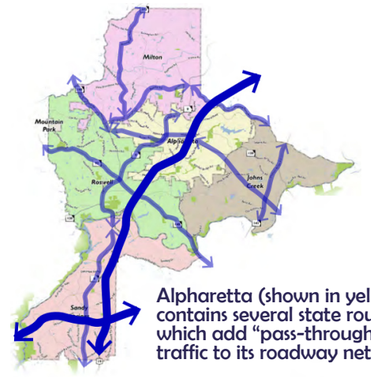
Alpharetta Street Network in 2020

TRANSPORTATION

TRAFFIC & TRANSIT

Alpharetta is situated in the heart of the north Metro Atlanta area. It's roadway system must work to balance both internal trips, as well as cross-county trips. Within the City limits there are **several transportation routes that provide connectivity to surrounding Gwinnett, Dekalb, Forsyth, Cherokee and Cobb Counties.** In 2019, sections of Old Milton Parkway, Windward Parkway and Mansell Road all saw greater than 40,000 average daily vehicular trips according to the Georgia Department of Transportation. These three roadways each have an interchange on GA 400.

Georgia Department of Transportation is currently adding express lanes to GA 400, which will result in two additional buffer-separated lanes in each direction from North Springs MARTA Station to McGinnis Ferry Road. MARTA also plans to establish a Bus Rapid Transit (BRT) line along GA 400, with stops designated for both Windward and the North Point District. Alpharetta is the northern hub for MARTA's bus network, possessing two park and ride facilities and five different bus routes (85, 140, 141, 143, 185).



Alpharetta (shown in yellow) contains several state routes, which add "pass-through" traffic to its roadway network.

Source: North Fulton Comprehensive Transporatation Plan (2018)

COMMUNTE PROFILE

TRANSPORTATION TO WORK

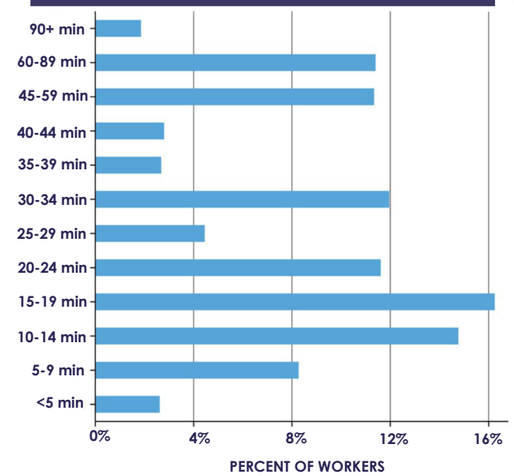
1.7% Took Public Transportation

5.5% Carpooled

1.2% Walked to Work

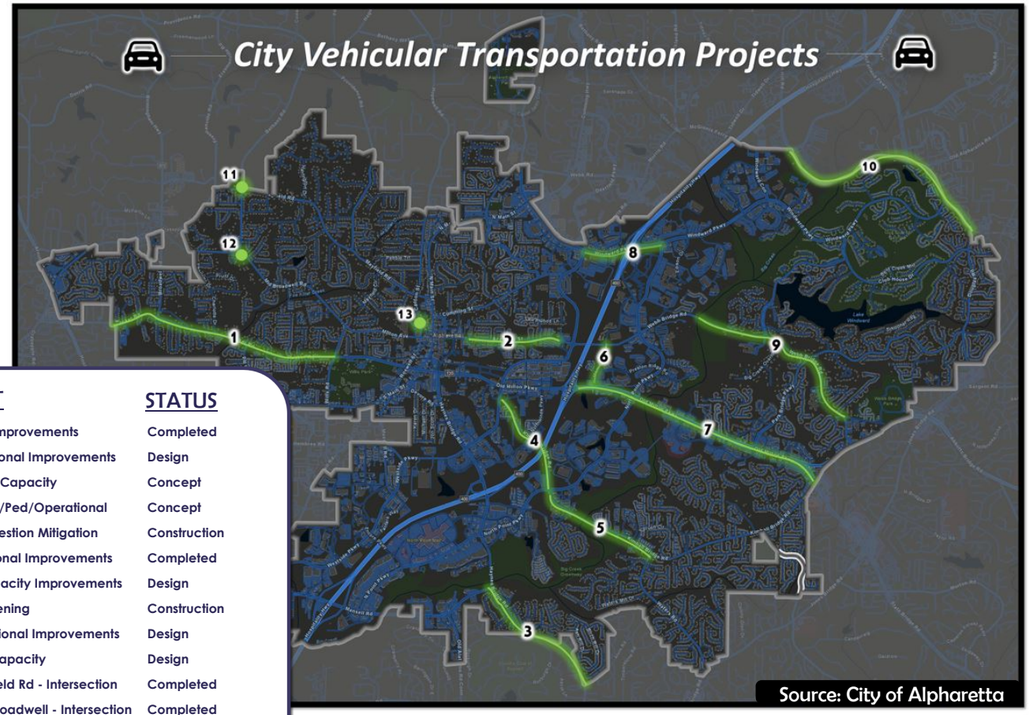
0.1% Biked to Work

TRAVEL TIME TO WORK



Source: Esri Community Analyst (2020)

Along the GA 400 corridor there are several activity nodes such as Avalon, North Point, and Windward. This corridor is also where offices are located for most of Alpharetta's largest employers. This results in a large amount of vehicular traffic along the City's major East-West arterial roadways.



TRAFFIC & TRANSIT CONTINUED

Many of the vehicular transportation projects the City has done in the last 5 years have focused on alleviating congestion/ improving operational efficiency along the major East-West arterial roadways which see the heaviest flows of both commuter and residential traffic.

	PROJECT	STATUS
1.	Rucker Rd Corridor Improvements	Completed
2.	Academy St Operational Improvements	Design
3.	Haynes Bridge Road Capacity	Concept
4.	Kimball Bridge - Bike/Ped/Operational	Concept
5.	Kimball Bridge Congestion Mitigation	Construction
6.	Morris Road Operational Improvements	Completed
7.	Old Milton Pkwy Capacity Improvements	Design
8.	Windward Pkwy Widening	Construction
9.	Webb Bridge Operational Improvements	Design
10.	McGinnis Ferry Rd Capacity	Design
11.	Bethany Rd @ Mayfield Rd - Intersection	Completed
12.	Bethany Rd @ Mid Broadwell - Intersection	Completed
13	Canton St Improvements	Completed

Concept → Design → Construction → Completion

The following list shows the daily vehicular volume for popular roadways according to GDOT Traffic Count Data. A comparison of Average Annual Daily Traffic (AADT) for both 2019 and 2020 helps show roadway use both before and after the onset of Covid-19.

Roadway	***Roadway Volume (Daily Avg)***	
	(2019)	***(2020)***
Old Milton Parkway (at Brookside Pkwy)	52,400	41,800
South Main Street (at Devore Rd)	26,300	24,200
Windward Parkway (at Westside Pkwy)	48,300	31,800
Windward Parkway (at Marconi Dr)	33,100	26,300
Westside Parkway (at Encore Dr)	14,000	12,900
Mansell Road (at Davis Drive)	44,600	41,100
Rucker Road (at Harris Rd)	22,400	20,700
Haynes Bridge Road (at North Point)	23,000	21,200

79% of owner households possess 2 or more vehicles

37% of renter households possess 2 or more vehicles

Source: American Community Survey

Household Vehicle Availability	Owner	Renter	Total
		Source: American Community Survey	
No Vehicles	202	684	886
1 Vehicle	3,024	4,548	7,572
2 Vehicles	8,469	2,676	11,145
3 Vehicles	3,037	352	3,389
4 Vehicles	673	21	694
5 or More Vehicles	104	0	104

LAND USE

LAND USE

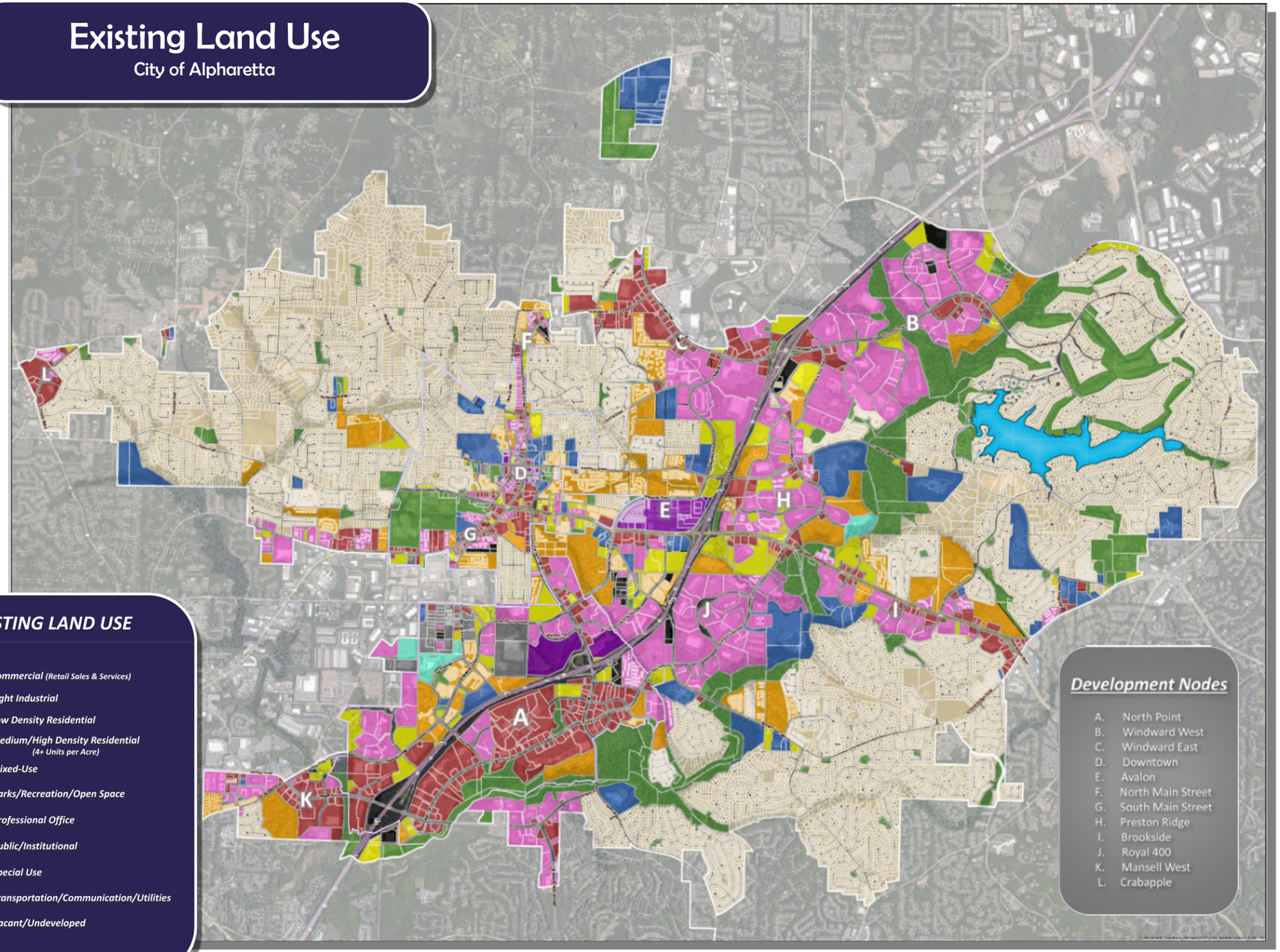
A majority of Alpharetta's commercial land is professional office, with a majority of its residential land consisting of single family detached residential.

One of the most significant changes in the last 10 years has been the emergence of Mixed-Use centers in direct or very close proximity to GA 400. This can be seen in the likes of Avalon, Northwinds Summit and TPA/Lakeview. These three projects make up less than 200 acres total but will contain a concentrated density of both commercial and residential uses.

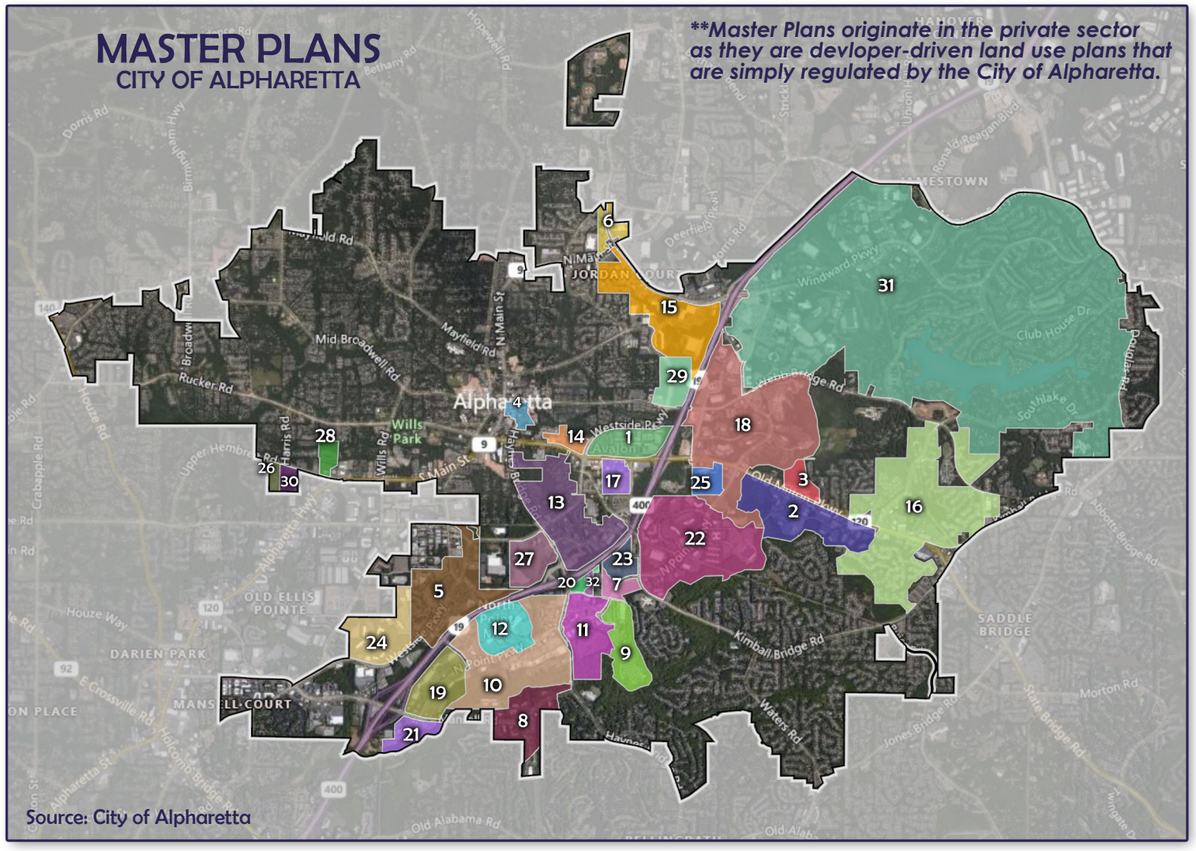
The remaining undeveloped land within the City is scattered along the GA 400 corridor and consists of land that is difficult to build on or contains significant floodplain, or both.

Existing Land Use

City of Alpharetta



Source: City of Alpharetta



WHAT IS A MASTER PLAN?

A master plan is a dynamic long-term planning document that provides a conceptual layout to guide future growth and development. Master planning is about making the connection between buildings, social settings, and their surrounding environments. A master plan includes analysis, recommendations, and proposals for a site's population, economy, housing, transportation, community facilities, and land use. It is based on public input, surveys, planning initiatives, existing development, physical characteristics, and social and economic conditions.

Of the 7 Master Plans greater than 250 acres in size, all but one were adopted in 1991 or before.

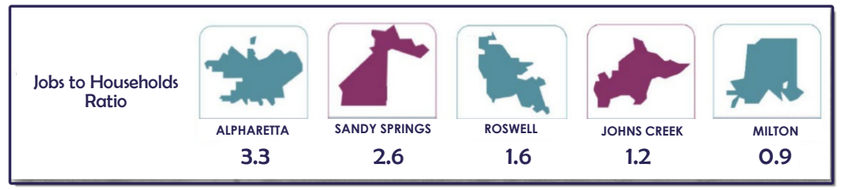
Master Plans

Name	Adoption Year	Total Acreage
1. AVALON	2012	86
2. BROOKSIDE	1997	131
3. CAMDEN POND	1997	63
4. CITY CENTER	2015	26
5. COUSINS WESTSIDE	2003	219
6. FULTON GREENS	1998	21
7. KB400	1999	27
8. MANSELL RIDGE PARK	1991	107
9. MILTON PARK	1999	110
10. NORTH POINT BUSINESS CENTER	1991	320
11. NORTH POINT COMMONS	1998	129
12. NORTH POINT MALL	1989	145
13. NORTHWINDS	1986	257
14. OLD MILTON HOLDINGS	2015	24
15. OXFORD GREEN	1998	256
16. PARK BRIDGE	1990	611
17. PARKWAY 400	1998	41
18. PRESTON RIDGE	1987	505
19. REGENCY PARK	1991	127
20. REGENCY PARTNERS	2011	10
21. RESURGENS PARK	2000	53
22. ROYAL 400	1980	377
23. SAMANTHA & ASSOC.	2000	53
24. SANCTUARY PARK	1995	137
25. SIEMENS	2001	37
26. SOUTHFUND	1995	13
27. TPA/LAKEVIEW	2019	62
28. UPPER HEMBREE PARTNERS	1991	26
29. WEBB BRIDGE RD/GA 400	2002	66
30. HARRY'S MARKET	1987	27
31. WINDWARD (COMMERCIAL)	1980	3,428
32. DELTA CREDIT UNION	2011	6

GROWING DEMAND AND COST

Per the 2020 City of Alpharetta Housing Analysis, there were a total of 26,710 total housing units within the City. Single-family detached makes up 57%, multi-family makes up 30%, townhomes make up 9% and small multi-family (2-4 units a building) make up the remaining 4%.

The median home value for owner-occupied housing in Alpharetta is $470,961, which is significantly higher then than the median home value for the Atlanta MSA, which is $249,538. Due to the nature of Alpharetta as an employment hub, **the city experiences a 3.3 jobs to houshold ratio, which is the highest of any city in the county.** This drives up demand for housing in close proximity to jobs, which in turn drives up the the price of available housing within the city of Alpharetta.



Source: North Fulton Comprehensive Transportation Plan (2018)

Between 2014 and 2019 the average cost of a newly constructed home in Alpharetta increased by $285,000

Source: 2020 City of Alpharetta Housing Analysis

DETACHED SINGLE FAMILY HOMES ARE **57%** of City of Alpharetta's housing stock.

WHILE ONLY **45%** of City of Alpharetta households have three or more people.

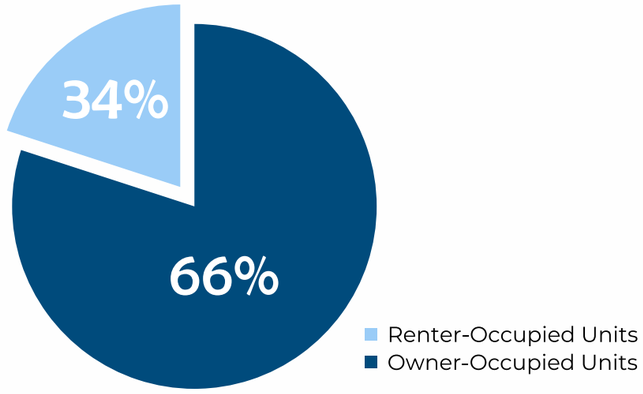
TOWNHOMES ARE **9%** of City of Alpharetta's housing stock.

MULTIFAMILY HOMES ARE ALMOST **35%** of City of Alpharetta's housing stock.

Source: 2020 City of Alpharetta Housing Analysis

$471,000
MEDIAN HOME VALUE

Source: 2020 City of Alpharetta Housing Analysis

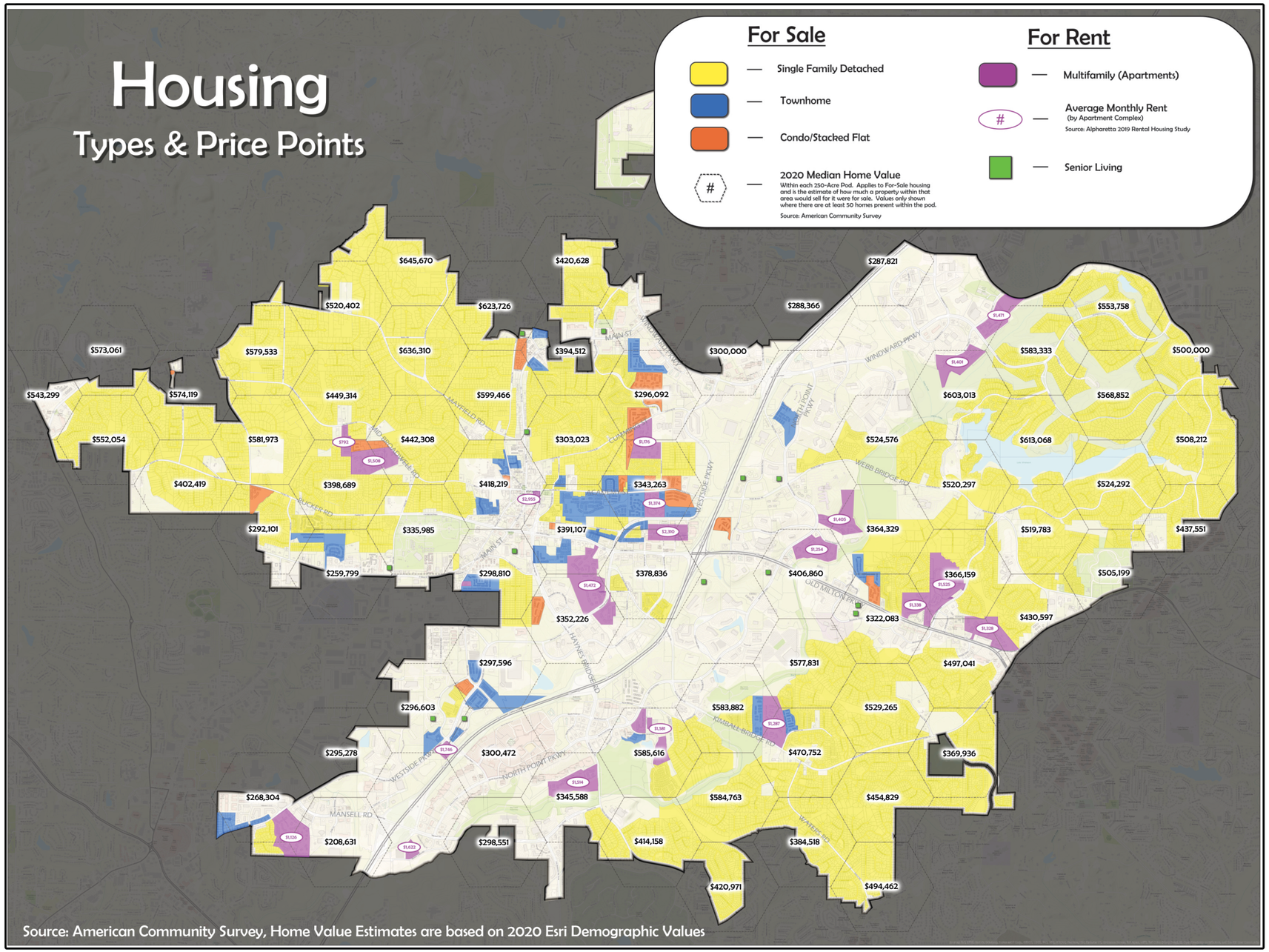


Source: 2020 City of Alpharetta Housing Analysis

HOUSING CONTINUED…

The largest percentage of the City's housing stock was built between 1990-1999. 2018 saw the single largest amount of single-family permits since Alpharetta's previous most active year, which was 1998.

Multi-family housing costs have also seen a significant shift in recent years. Multi-family rental rates in Alpharetta have increased by 39% since 2010. Increasing rents in a suburban multi-family market reflect the strength of the Atlanta MSA economy in the post-Great Recession era.



TOWNHOME TRENDS

Between 2014-2019, newly constructed townhome closings outpaces newly constructed detached home closings in the City of Alpharetta.

Source: 2020 City of Alpharetta Housing Analysis

$111,715

CITY OF ALPHARETTA'S MEDIAN HOUSEHOLD INCOME

Source: American Community Survey (2020)

OPEN SPACE

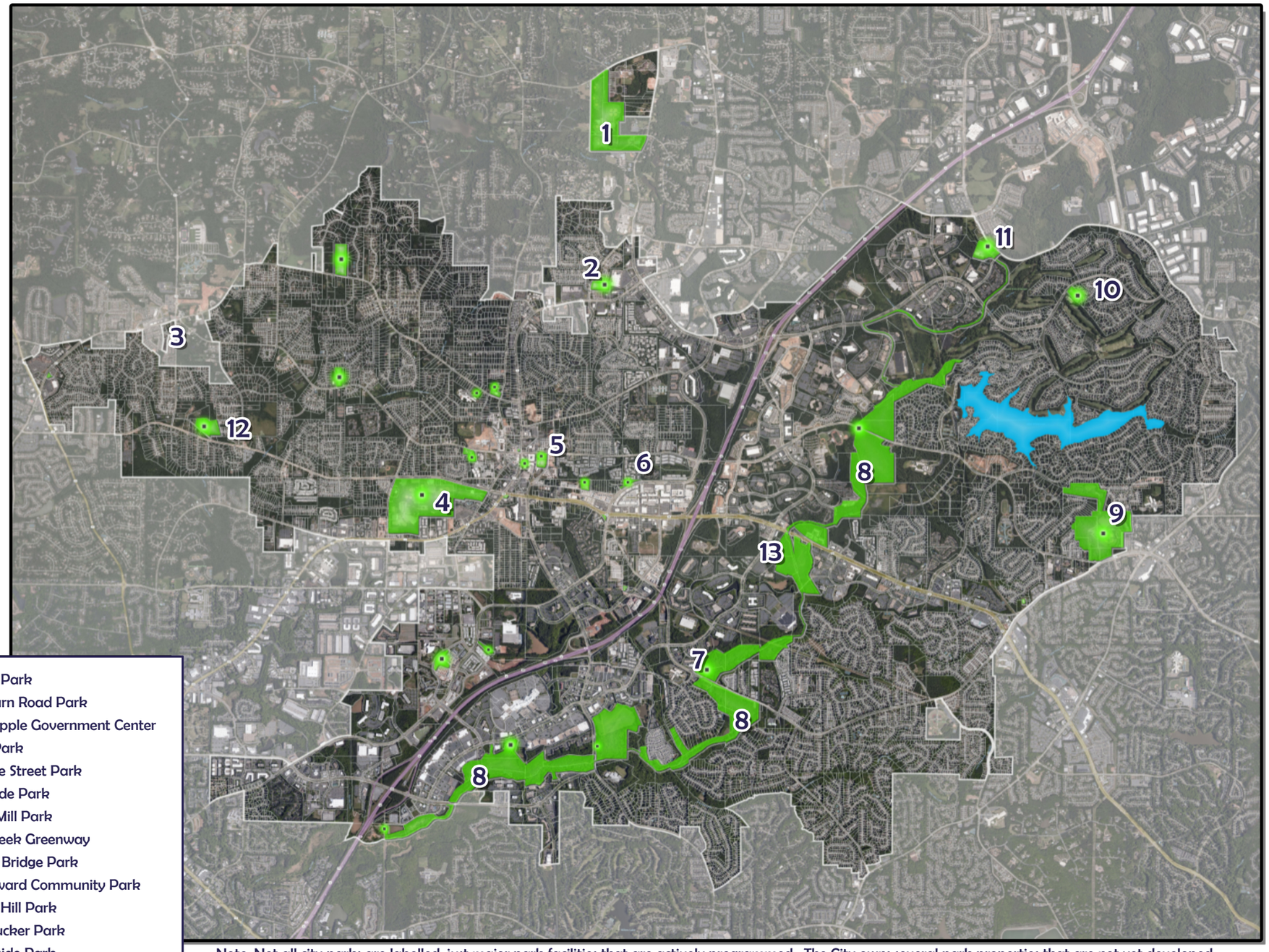
CITY OPEN SPACE

Open space consists of natural areas and preserves, formal parks, trails, neighborhood greens, and recreational facilites. It continues to be an immense driver of quality of life and is highly regarded by the citizens of Alpharetta.

Alpharetta has 339 acres of parkspace citywide, with another 459 acres belonging to the Big Creek Greenway.

The map to the right shows the locations of major City parkland and facilities. This depicts land the City owns for the sole purpose of use as parks or open space.

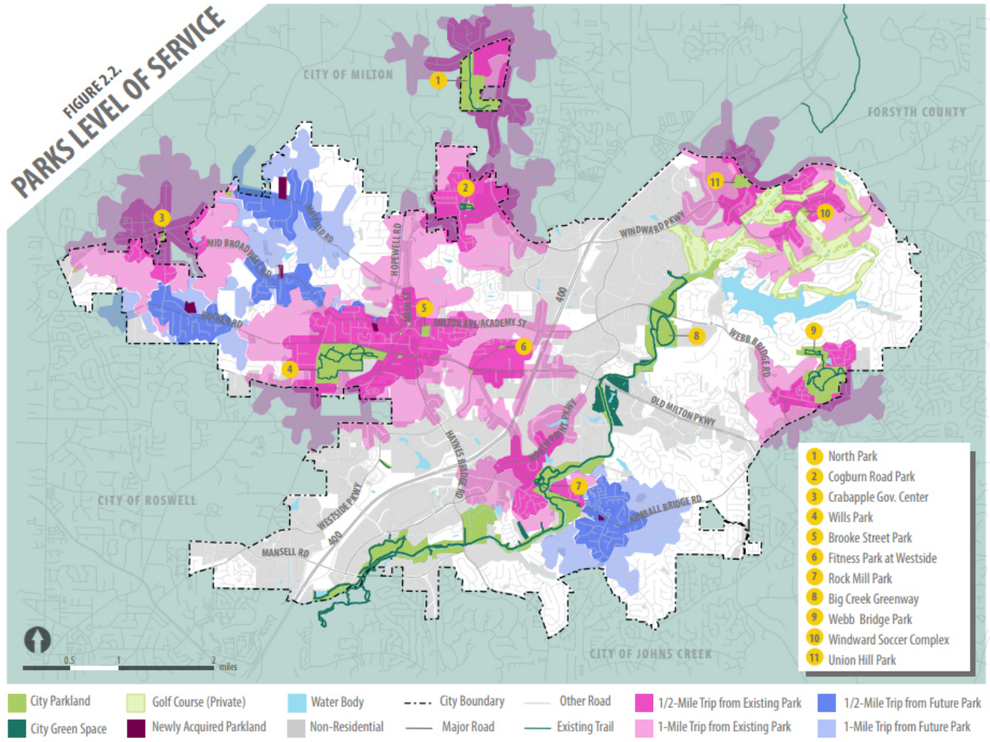
In the last 5 years, the City has purchased five additional properties for parkland. With the exception of Old Rucker Park, all of these properties are currently undeveloped with future plans to build them out for use as park space.



1. North Park
2. Cogburn Road Park
3. Crabapple Government Center
4. Wills Park
5. Brooke Street Park
6. Westside Park
7. Rock Mill Park
8. Big Creek Greenway
9. Webb Bridge Park
10. Windward Community Park
11. Union Hill Park
12. Old Rucker Park
13. Brookside Park

Note: Not all city parks are labelled, just major park facilities that are actively programmed. The City owns several park properties that are not yet developed.
Source: City of Alpharetta

FIGURE 2.2.
PARKS LEVEL OF SERVICE

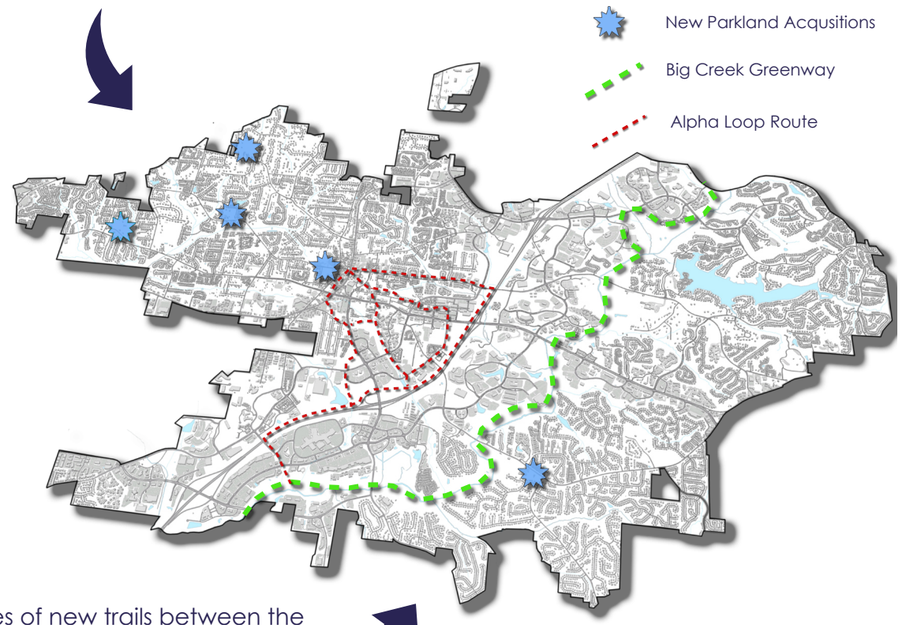


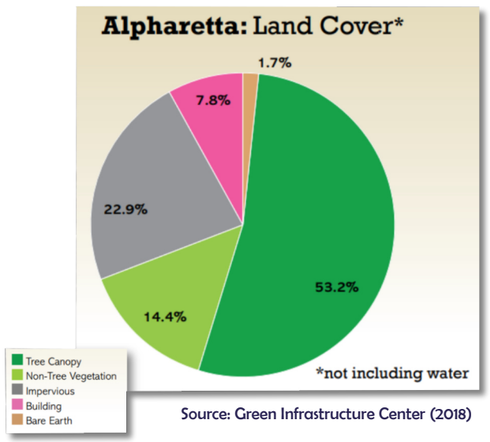
Source: Alpharetta Recreation & Parks Master Plan (2018)

A goal for Alpharetta is to have a park or other active destination within a 10-minute walk (or ½ mile) of every resident

Source: Alpharetta Recreation & Parks Master Plan (2018)

In 2016, five new parkland acquisitions were made, adding an additional 28 acres of parkland to the City.





Source: Green Infrastructure Center (2018)

A CITY OF TRAILS AND TREES

In the last three years, Alpharetta has opened over three miles of new trails between the recently completed extension of the Big Creek Greenway and Phase 1 of the Alpha Loop. The Big Creek Greenway is now 8.75 miles long and stretches from the southern city limits at Mansell Road all the way to the northern city limits at Union Hill Park. The entirety of the Big Creek Greenway runs along the east side of GA 400. The Alpha Loop, which is predominantly aligned on the west side of the City, will be approximately 8 total miles once it is completed. The two trail systems will connect in the North Point District.

Even with the high level of development activity over the past few decades, Alpharetta still maintains a robust City-wide tree canopy. A 2018 study done by the Green Infrastructure Center found that **over 53% of Alpharetta's land area is covered by tree canopy**. Because one mature tree can absorb thousands of gallons of rain water per year, open space and tree canopy are a critical component of the city's Municipal Seperate Storm Sewer System (MS4.

COMMUNITY PARTICIPATION

HORIZON 2040 TIMELINE

2020

JULY 17 - AUGUST 10, 2020 — Comprehensive Plan Pre-Survey

JULY 20, 2020 — Comprehensive Plan Kick-off **Required Public Hearing**

SEPTEMBER 9, 2020 — Steering Committee Meeting #1

OCTOBER 7, 2020 — Public Meeting # 1

OCTOBER 15 - NOVEMBER 5, 2020 — Online Surveys # 1

2021

MARCH 16, 2021 — Steering Committee Meeting #2

APRIL 27, 2021 — Public Meeting # 2

JUNE 1 - JUNE 25, 2021 — Online Surveys # 2

AUGUST 2, 2021 — City-Wide Housing Analysis presented to City Council

AUGUST 31, 2021 — Steering Committee Meeting #3

SEPTEMBER 2, 2021 — Planning Commission Transmittal Hearing

SEPTEMBER 20, 2021 — City Council Transmittal Hearing **Required Public Hearing**

OCTOBER 31, 2021 — Plan adoption no later than October 31, 2021

COMMUNITY PARTICIPATION

Gathering public input was an integral part of creating the vision of Horizon 2040. Alpharetta residents, property owners, business owners, city staff, elected and appointed officials, and stakeholders contributed to the production of this comprehensive plan. Public input was collected through both in-person meetings and through online surveys. Online surveys were created and dispersed to the community in order to diminish the effects that COVID-19 may have had on in-person attendance and participation.

STAKEHOLDERS

Before getting started, the Community Development team identified individuals who were necessary to include in the planning process of Horizon 2040, also known as stakeholders. Stakeholders included Alpharetta residents, homeowner's associations, local organizations, local newspapers, colleges and universities, city staff, and elected and appointed officials. A list of stakeholders is included within the Appendix.

STEERING COMMITTEE

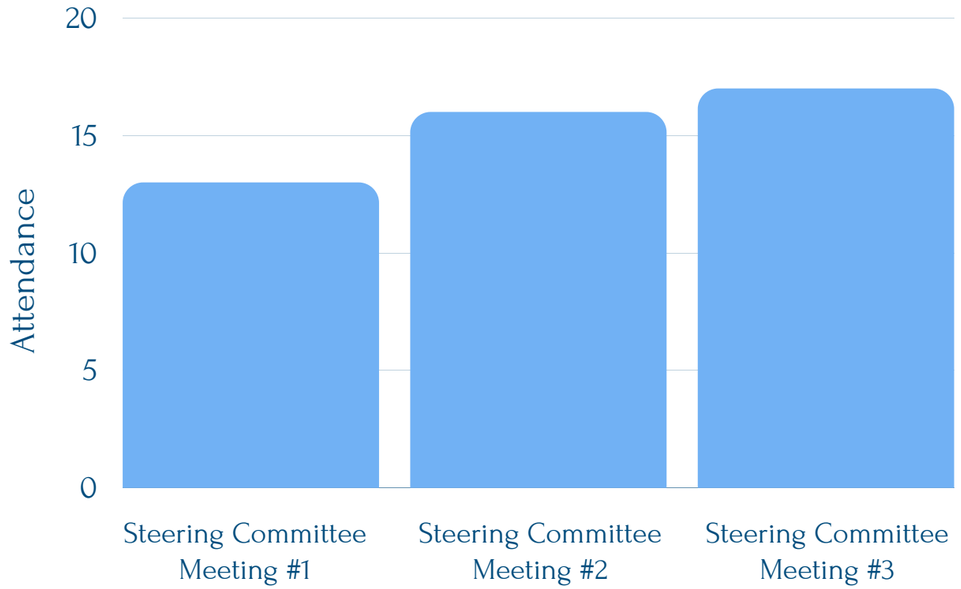
The steering committee was comprised of eighteen (18) individuals, including two (2) City Council Members, one (1) Design Review Board Member, two (2) Planning Commissioners, the City of Alpharetta's Economic Development Manager, and the City of Alpharetta's Stormwater Engineer. The Mayor and each City Council Member appointed one (1) member to the steering committee. Also, Staff recommended including additional steering committee members in order to represent the younger population of the community. A list of steering committee members and meeting notes are both included within the Appendix.

The steering committee first met on September 9, 2020 to discuss how to best present community goals to the public and provided feedback on Needs and Opportunities.

On April 27, 2021, the steering committee assembled to discuss elements of the mapping exercises and future land use map that were utilized during public meeting #2.

The steering committee held its final meeting on August 31, 2021. At this meeting, the Community Development team presented a summary of the planning process and welcomed feedback on the final draft of the comprehensive plan.

STEERING COMMITTEE ATTENDANCE



COMMUNITY OUTREACH

City Staff shared opportunities for public participation on multiple media platforms in order to get a broad representation of the community involved in creating the vision for the comprehensive plan. Specific examples are included in the Appendix and a list is provided in the adjacent column.

MORE THAN

55

total social media posts, newsletter articles, advertisements, and emails were dispersed throughout the community on multiple media channels

TYPES OF COMMUNITY OUTREACH

1. Email correspondence and invitations to Steering Committee members, Stakeholders, the Mayor and City Council
2. Twitter
3. Facebook & Facebook Events
4. LinkedIn
5. Nextdoor
6. Grow Alpharetta's Social Media Pages
7. City of Alpharetta Website - Horizon 2040 Landing Page
8. Council for Quality Growth Newsletter
9. Community Impact Newsletter
10. My Alpharetta Newsletter
11. Alpharetta's COVID-19 Business Resources Newsletter
12. Alpharetta-Roswell Herald
13. Eventbrite

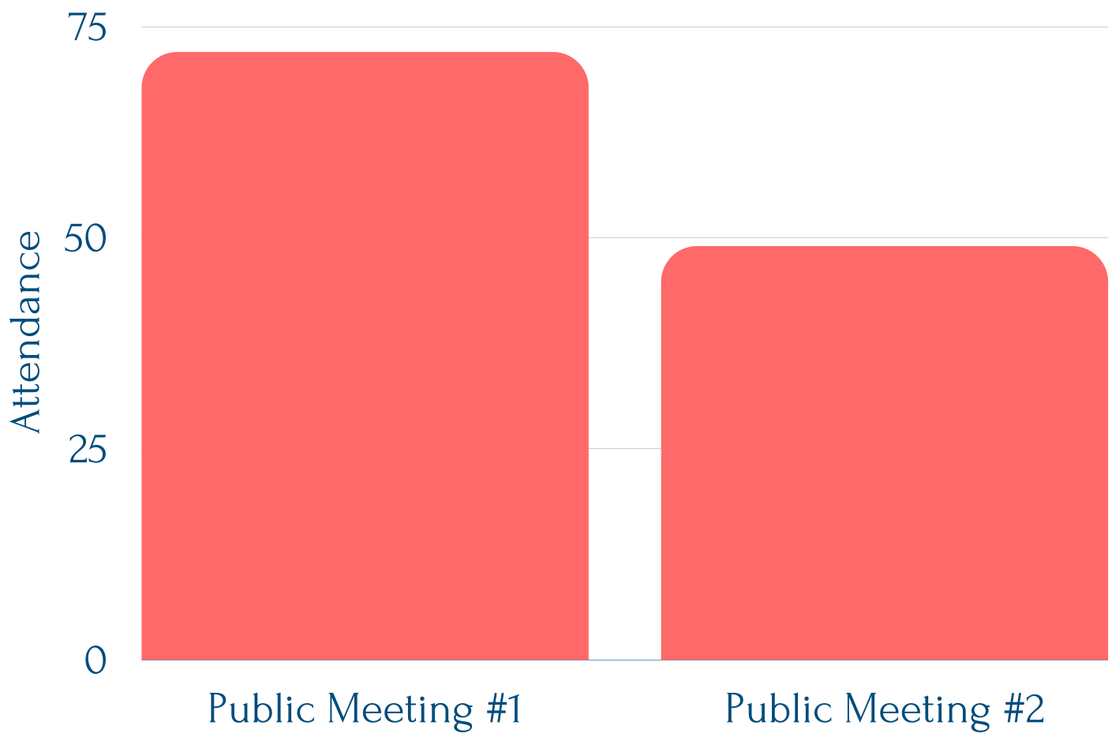
PUBLIC MEETING #1

Public Meeting #1 was held outdoors in Brook Street Park on October 7, 2020. There were approximately seventy-two (72) people in attendance. Public input exercises included a dot exercise which asked residents to identify important community policies and strategies and a mapping exercise to identify areas in need of redevelopment and where future development should be directed. The community policy topics included in the dot exercise were economic development, land use, transportation, housing, natural, historic and cultural resources, community services and facilities, intergovernmental coordination, and broadband services.

PUBLIC MEETING #2

Public Meeting #2 was on April 27, 2021 at an outdoor amenity space owned by an office building on the east side of GA400, located at 3625 Brookside Parkway. There were approximately forty-nine (49) people in attendance. Public input exercises focused on honing in on the six (6) main themes that were identified in the previous public meeting, online surveys, and steering committee meetings. The six (6) main themes are traffic and walkability, housing, placemaking, vacant retail and office, open space, and growth management.

PUBLIC MEETING ATTENDANCE



ONLINE PRESURVEY

Prior to the Horizon 2040 Comprehensive Plan Kick-off, an online survey was created and made available to the community from July 17, 2020 to August 10, 2020. Staff received 718 responses from this set of survey questions, and those responses guided the planning efforts of the steering committee.

ONLINE SURVEY #1

The exercises from Public Meeting #1 were digitized and made available to the public from October 15, 2020 to November 5, 2020. Staff received 105 responses from this set of online survey exercises.

ONLINE SURVEY #2

The exercises from Public Meeting #2 were digitized and made available to the public from June 1, 2021 to June 25, 2021. Staff received 352 responses from this set of online survey exercises.

PUBLIC HEARING

#1

At the July 20, 2020 City Council meeting, Staff presented and announced the kickoff of the Horizon 2040 Alpharetta comprehensive plan. This presentation included an overview of the planning process, public participation plan, and the project schedule.

CITY COUNCIL WORKSHOP ITEM

#1

At the August 2, 2021 City Council meeting, Geoff Koski with KB Advisory Group presented a City-Wide Housing Analysis during the workshop section of the meeting. The presentation to City Council was presented for informational purposes only.

PUBLIC HEARING

#2

At the September 2, 2021 Planning Commission meeting, Staff presented the "final draft" of the comprehensive plan and allowed residents the opportunity to offer additional input.

PUBLIC HEARING

#3

After addressing public comments from the September 2, 2021 Planning Commission Meeting, City Staff presented the "final draft" of the comprehensive plan at the September 20, 2021 City Council meeting. After public hearing, the Mayor and City Council adopted a resolution authorizing the transmittal of the plan to the Regional Commission.

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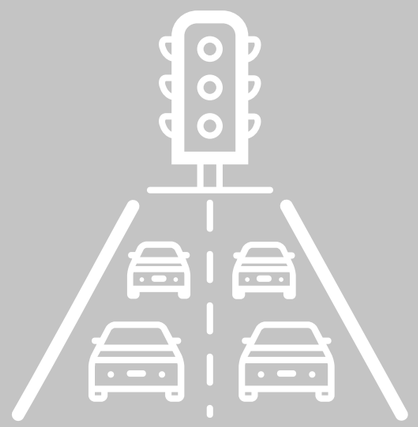
NEEDS & OPPORTUNITIES

The community identified six (6) Themes or Areas of Focus for the Horizon 2040 Comprehensive Plan, which include Traffic Congestion/Walkability, Housing, Office and Retail Vacancies, Growth Management, Sense of Place/Placemaking, and Open Space. In addition, needs and opportunities were identified by the community as it relates the new Broadband Services Element. The Broadband Services coverage map provided by the Georgia Department of Community Affairs (DCA) indicates that the Census Block located west of Encore Parkway and north of Westside Parkway is not served by broadband services. The Census Block in question covers a portion of Sanctuary Park, Somerby at Westside, Overture at Encore and Ameris Bank Amphitheatre. While the City disputes the lack of broadband coverage, needs and opportunities were identified by the community and a Broadband Services Element is included with the Horizon 2040 Comprehensive Plan.

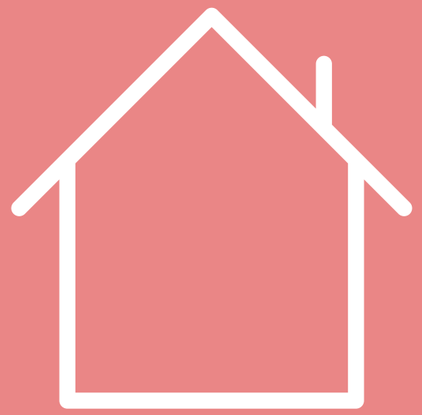
SIX MAIN THEMES/FOCUS AREAS
(AND BROADBAND ELEMENT)

- TRAFFIC CONGESTION & WALKABILITY
- HOUSING
- OFFICE & RETAIL VACANCIES
- GROWTH MANAGEMENT
- SENSE OF PLACE/ PLACEMAKING
- OPEN SPACE
- BROADBAND SERVICES



TRAFFIC CONGESTION/ WALKABILITY

- Manage congestion due to growth
- Significant infrastructure improvements are needed
- Provide targeted, alternative transportation improvements for seniors and the workforce
- Utilize smart technology to better manage signalized intersections
- Plan for alternative modes of travel
- Increase safety for pedestrians and cyclist
- Explore local shuttle, trolley and/or autonomous vehicle options
- Promote and improve walkability
- Promote and provide a system of trails
- Alpha Loop and Big Creek Greenway as transportation options
- GDOT Georgia 400 managed lanes and MARTA BRT dedicated lanes project
- North Fulton CID and North Point Tax Allocation District to fund capital projects
- Implement North Point Trail Feasibility Plan and Creative Placemaking Plan
- Develop street grid in North Point area



HOUSING

- Address affordability of housing
- Manage scale of homes to lot size
- Manage density
- Concentrate density at North Point
- Create walkable neighborhoods
- Diversify housing opportunities
- Address missing housing types/price points
- Protect existing workforce housing stock
- Redevelop large surface parking lots in North Point area and suburban office areas with residential uses
- Utilize accessory dwelling units (ADUs) to increase housing stock

NEEDS & OPPORTUNITIES

OFFICE & RETAIL VACANCIES

- Develop a plan to deal with office and retail vacancies
- Develop incentives for the North Point area
- Business recruitment should be expanded beyond a technology focus to include healthcare and renewal energy companies
- Redevelopment plan for North Point Mall
- Vacancies provide an opportunity for re-use or redevelopment
- Opportunity to incorporate sustainable practices with redevelopment
- Regional corporate office leader
- Add amenities, mix of uses, branding, and placemaking at suburban office parks
- Utilize City assets, such as the Big Creek Greenway, Alpha Loop, City Center, Avalon and schools, to help fill or redevelop vacant spaces

GROWTH MANAGEMENT

- Manage overdevelopment
- Repurpose vacant buildings
- Maintain natural areas
- Limit high density
- Limit expansion of retail uses
- Decline of suburban office provides opportunity to retrofit or redevelop
- Use transportation planning to justify growth
- Improve walkability and encourage a mix of uses to revitalize the North Point area
- Protect established neighborhoods
- Improve walkability and connectivity along the Old Milton Parkway corridor east of Georgia 400
- Create development patterns that promote walkability

SENSE OF PLACE / PLACEMAKING

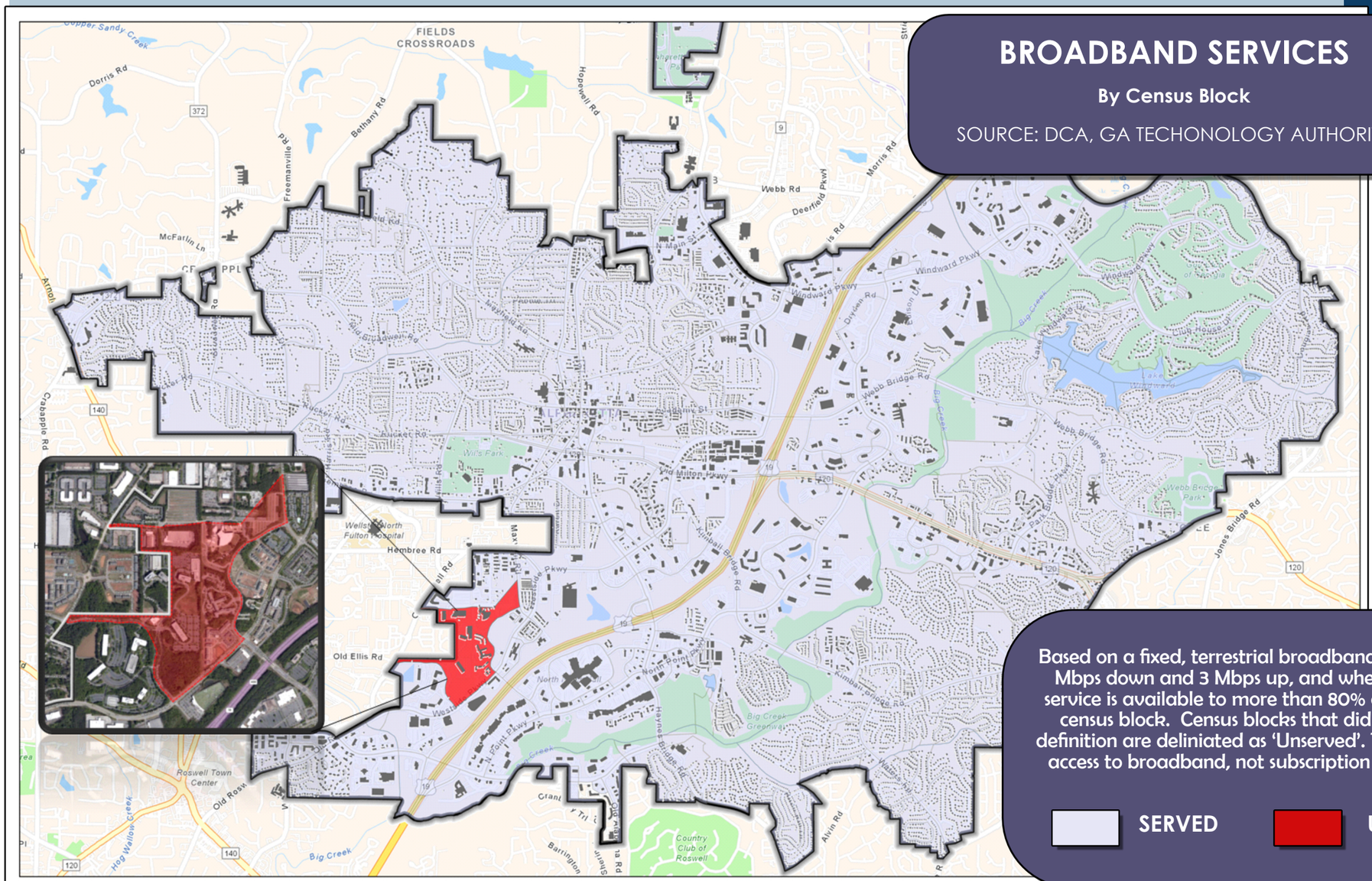
- Build on the arts by expanding public art and cultural arts services
- Maintain small town feel
- Expand special events
- Create a mixed-use environment in the North Point area
- Support a strong school system
- Improve walkability (infrastructure and safety)
- Preserve history in the City
- Preserve tree canopy

OPEN SPACE

- Provide more open space
- Provide park and recreational opportunities for all age groups
- Need a skate park in the City
- Provide and protect natural areas in parks
- Extend Big Creek Greenway and expand trail systems
- Provide more biking trails
- Improve pedestrian and bicycle connectivity between neighborhoods and open space

BROADBAND SERVICES

- Alpharetta as the Technology City of the South
- City updated Wireless Telecommunications Facilities (WTF) ordinance to comply with FCC order
- City's WTF ordinance addresses small cell technology
- North Point Creative Placemaking Plan recommends co-locating small cell technology in public art installations and distrcit monuments
- No known broadband services coverage gaps in Alpharetta



BROADBAND SERVICES

By Census Block

SOURCE: DCA, GA TECHONOLOGY AUTHORITY

Based on a fixed, terrestrial broadband definition of 25 Mbps down and 3 Mbps up, and where broadband service is available to more than 80% of locations in a census block. Census blocks that did not meet this definition are deliniated as 'Unserved'. The map depicts access to broadband, not subscription to broadband.

SERVED **UNSERVED**

COMMUNITY VISION

WHAT MAKES UP THE COMMUNITY VISION?

DEVELOPED WITH THE INPUT OF CITIZENS, ELECTED OFFICIALS, & COMMUNITY STAKEHOLDERS, THE VISION DEFINES THE IDEAL IMAGE OF WHAT THE CITY SHOULD BE IN THE FUTURE, TYPICALLY A 20-YEAR HORIZON.

THE COMMUNITY VISION HAS 3 MAIN COMPONENTS:

-GOALS
-POLICIES
-STRATEGIES

GOALS

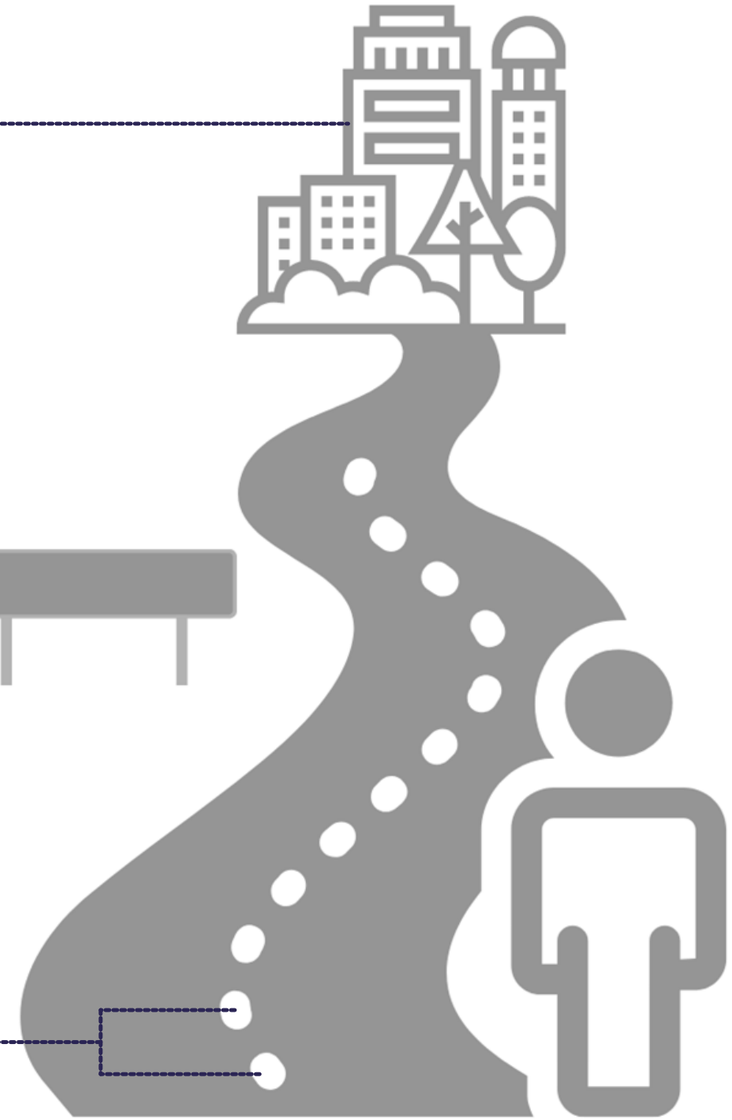
These define the desired future state of the community. They are high-level and provide guidance related to long-term decision making.

POLICIES

Policies are not as abstract as goals, yet not as concrete as stategies. Like signposts, policies help guide the way to the the future goal by clarifying prioritiies in everyday decision making.

STRATEGIES

Strategies are the most concrete, action steps to help move a community toward the desired policies and goals.



Community Housing Vision

GOAL

Capture the major market share of executive housing while providing opportunities for first-time home buyers and quality rental options.

POLICIES

- Promote and encourage residential densities and designs that ensure varied living areas and housing types.
- Maintain a balance between 'owner-occupied' and 'renter–occupied' in Alpharetta such that at least 68% of the housing stock is 'owner-occupied'.
- Preserve the character of distinct residential areas.
- Design quality and long-term value into residential development to maintain appearance and property values.
- Provide opportunities for people who work in Alpharetta to live in Alpharetta by monitoring the housing-to-jobs balance and promoting a variety of housing options, including housing types, design and price-points.
- Promote opportunities for "aging in place."

H Policy 1: Promote and encourage residential densities and designs that ensure varied living areas and housing types.

H Strategy 1.1: Encourage development, through a public/ private venture, for the incorporation of housing in Downtown Alpharetta.

H Strategy 1.2: Encourage appropriate residential densities and mix of uses close to Downtown Alpharetta.

H Strategy 1.3: Review residential plans and master plans (existing and proposed) to determine their response to providing a variety of housing choices as to size and costs.

H Strategy 1.4: Encourage large land holdings to plan for multiple land uses.

H Strategy 1.5: Promote subdivisions that foster a sense of community and promote pedestrian mobility, the natural environment, community recreation and public open space.

H Strategy 1.6: Prioritize high density development to locate in the North Point area and limit high density development in other areas of the City. Base high density development approvals on the availability of adequate infrastructure, such as schools, roads, sidewalks, utilities, etc.

H Strategy 1.7: Manage residential densities to be consistent with the character of the area.

Denotes a policy/strategy that has been added or altered as a part of the Horizon 2040 process.

POLICY DEVELOPMENT

-HOUSING-

H Policy 2: Maintain a balance between 'owner-occupied' and 'renter–occupied' in Alpharetta such that at least 68% of the housing stock is 'owner-occupied'.

H Strategy 2.1: Use Census Data to track the number of 'owner-occupied' and 'renter-occupied' units located in Alpharetta.

H Strategy 2.2: Maintain the computerized system for land development records, building permits and engineering plans.

H Strategy 2.3: Continue biannual updates to the City's Rental Housing Study.

H Policy 3: Preserve the character of distinct residential areas.

H Strategy 3.1: Preserve Canton Street between Church Street and Vaughan Drive as residential and designate it as the 'Garden District' of Alpharetta.

H Strategy 3.2: Protect all neighborhood character areas from urban development and incompatible land uses.

H Strategy 3.3: Explore regulations that limit height, massing and lot coverage in order to protect existing neighborhoods from incompatible infill development.

H Policy 4: Design quality and long-term value into residential development to maintain appearance and property values.

H Strategy 4.1: Ensure that at the very beginning of the design process, consideration is given to the natural environment (i.e. topography, tree preservation, creek flows), and accommodations are made for amenities (i.e. sidewalks, lighting, open spaces), in order to support a high quality residential product.

Denotes a policy/strategy that has been added or altered as a part of the Horizon 2040 process.

H Policy 5: Provide opportunities for people who work in Alpharetta to live in Alpharetta by monitoring the housing-to-jobs balance and promoting a variety of housing options, including housing types, design and price-points.

H Strategy 5.1: Preserve existing neighborhoods as a source of workforce housing.

H Strategy 5.2: Assess the need of providing additional workforce housing.

H Strategy 5.3: Encourage housing types that address the 'Missing Middle Housing', such as cottage court, accessory dwelling units, live-work housing, etc.

H Strategy 5.4: Research and implement the use of housing affordability tools, such as long-time owner-occupancy program, energy-efficient updates to reduce utility costs, density bonuses, public/private partnerships, tax incentives and accessory dwelling units to address workforce housing needs in the City.

H Policy 6: Promote opportunities for "aging in place".

H Strategy 6.1: Encourage development of housing opportunities for seniors that accommodates the needs of the aging population.

H Strategy 6.2: Develop regulations that expand the use of accessory dwelling units (ADUs) (i.e. in-law suite, granny flats) in single-family detached residential areas.

H Strategy 6.3: Encourage the location of senior-oriented and age-restricted housing developments near shopping, health-related services, transit, as well as, in centrally-located areas that provide goods and services.

H Strategy 6.4: Discourage the development of single option senior housing facilities and encourage comprehensive senior housing facilities that include independent, assisted, memory care and a variety of services and amenities within a single development.

Community Transportation Vision

GOAL

Provide a transportation system that continues to keep pace with growth and integrates various modes of travel in order to allow mobility options.

POLICIES

- Increase transportation accessibility and mobility.
- Provide multi-modal transportation options.
- Improve transportation safety and neighborhood livability.
- Improve the environment and air quality.
- Maintain and preserve the existing transportation system.
- Develop a network of interconnected streets to provide more access routes and less dependence on the arterial and major collector street system.
- Maintain active involvement in state and regional transportation planning activities.
- Reduce traffic congestion by planning for alternative transportation options and encouraging the use of innovative traffic management solutions.

POLICY DEVELOPMENT

-TRANSPORTATION-

T Policy 1: Increase transportation accessibility and mobility.

T Strategy 1.1: Enhance connectivity to community destinations with a street network that expands route options for people driving, biking, walking and riding public transportation.

T Strategy 1.2: Support transit friendly streets, bicycle routes and walkable communities that provide linkages to activity centers within the city.

T Strategy 1.3: Promote the development of compact mixed-use and transit-oriented development particularly in the GA-400 corridor.

T Policy 2: Provide multi-modal transportation options.

T Strategy 2.1: Develop "Complete Streets" guidelines that encourage a system that accommodates all modes of travel while still providing flexibility to allow designers to tailor the project to unique circumstances.

T Strategy 2.2: Continue to facilitate the City's traffic calming program that involves physical improvements designed to decrease traffic speed and increase the walkability of roadways. Methods to be used can include raised crosswalks, narrower traffic lanes, addition of on-street parking, roundabouts, and landscaped medians.

T Strategy 2.3: Ensure that safe, adequate and well-designed facilities are provided for cyclists, including pavement markings, signage and intersection crossings to make biking a safe and convenient transportation option and recreation activity throughout the city. Require that new developments include dedicated bicycle facilities lanes/route as well as bike- and pedestrian-friendly streetscapes.

T Strategy 2.4: Encourage an interconnected public sidewalk and trail network within new developments and enhance connectivity area wide by linking new sidewalks and trails to existing sidewalks and trails in adjacent neighborhoods. In addition, the system should link residential areas to commercial, schools, employment centers, transit and parks.

POLICY DEVELOPMENT

-TRANSPORTATION-

T Strategy 2.5: Investigate the feasibility of effective transit options to Alpharetta, improve park and ride lots, provide express bus service and expand local bus and shuttle services.

T Strategy 2.6: While examining new development proposals, assess their ability to offer transportation alternatives and reduce the number of vehicular trips.

T Strategy 2.7: Continue to expand the Citywide trail systems, including the Alpha Loop and Big Creek Greenway.

T Policy 3: Improve transportation safety and neighborhood livability.

T Strategy 3.1: Identify roads that need to be upgraded to City standards.

T Strategy 3.2: Encourage greater levels of school bus ridership.

T Strategy 3.3: Develop an interconnected system of sidewalks that extends Citywide.

T Strategy 3.4: Provide interparcel connectivity within commercial areas.

T Strategy 3.5: Minimize cut-through traffic on local roads, and reduce speed limits, where appropriate.

T Strategy 3.6: Continue development and operation of the City's Traffic Control Center.

T Strategy 3.7: Continue implementation of prescribed streetscapes in the Downtown and North Point areas.

T Policy 4: Improve the environment and air quality.

T Strategy 4.1: Minimize transportation impacts on social, environmental, and historic resources by reducing total vehicle emissions.

T Strategy 4.2: Encourage development designs to promote pedestrian activity that reduces on-site vehicular dependence.

T Strategy 4.3: Encourage accommodations for alternative fuel vehicles.

Denotes a policy/strategy that has been added or altered as a part of the Horizon 2040 process.

T Strategy 4.4: For City street improvement projects (including new streets, street widenings, complete street design, and other street improvement measures to the extent practicable), develop public-private partnerships for integrating green infrastructure/low impact development to mitigate stormwater runoff impacts and beautify the right-of-way area.

T Policy 5: Maintain and preserve the existing transportation system.

T Strategy 5.1: Maintain the City's transportation plan on a regular annual basis.

T Strategy 5.2: Promote efficient use of the existing system, through improved operational and maintenance strategies, including access management along major corridors.

T Strategy 5.3: Encourage transportation demand management (e.g., vanpools, carpools, telecommuting, etc.) in the private and public sector, and greater development of HOV lanes on major corridors.

T Policy 6: Develop a network of interconnected streets to provide more access routes and less dependence on the arterial and major collector street system.

T Strategy 6.1: Support development of an interconnected public street network within new developments that links new streets and neighborhoods to existing public streets and adjacent subdivisions, allowing for more than one way in and one way out as well as providing for multiple route options within the development.

T Policy 7: Maintain active involvement in state and regional transportation planning activities.

T Strategy 7.1: Coordinate with North Fulton cities, North Fulton CID and ARC to implement the North Fulton Comprehensive Transportation Plan.

T Policy 8: Reduce traffic congestion by planning for alternative transportation options and encouraging the use of innovative traffic management solutions.

T Strategy 8.1: Explore an integrated transportation system for seniors to increase mobility around North Fulton.

T Strategy 8.2: Explore the use of shuttles, trolleys and autonomous vehicles in the Downtown and North Point areas, including coordination with The ATL, MARTA, and other transportation and transit agencies.

T Strategy 8.3: Explore innovative traffic management solutions and promote their use, such as The Connected Vehicle Technology.

Community Economic Development Vision

GOAL

Strengthen and sustain the economic base of Alpharetta.

POLICIES

- Maintain a highly viable, growing and attractive downtown.
- Attract highly-skilled and professional-level employment to corporate and industrial development areas while also focusing efforts to retain and grow existing quality businesses.
- Continue to attract quality retailers for commercial areas throughout the City.
- Maintain a high aesthetic standard and enhance architectural quality.
- Participate in regional efforts that support economic development.
- Promote branding and placemaking as a means of creating interesting, sustainable developments.
- Promote infill of vacant office and retail space with compatible uses and amenities that enhance synergy within the development.

POLICY DEVELOPMENT

-ECONOMIC DEVELOPMENT-

ED Policy 1: Maintain a highly viable, growing and attractive downtown.

ED Strategy 1.1: Continue *to* implement the Downtown Master Plan.

ED Strategy 1.2: Complete annual updates to the Downtown Code during regular public meetings to ensure consistency of the plan with community needs and goals.

ED Strategy 1.3: Encourage continued investment in historic downtown through façade grants and other incentives.

ED Strategy 1.4: Create and coordinate with the Alpharetta Business Association *and/or Alpharetta Chamber* on downtown marketing efforts.

ED Strategy 1.5: Explore community-oriented foot patrol policing for Downtown Alpharetta.

ED Strategy 1.6: Continue to pursue designation as Georgia Main Street Community and develop annual work plans to guide downtown development initiatives within the framework of the national Main Street approach to revitalization.

ED Strategy 1.7: Continue to build on the arts and special event programming in order to draw employers to Alpharetta.

ED Strategy 1.8: Identify public-private partnerships in order to coordinate marketing, maintenance, safety and event programming efforts in activity centers throughout the City.

ED Strategy 1.9: Continue Downtown Economic Development Initiative with the Alpharetta Chamber of Commerce in order to unify the downtown businesses.

Denotes a policy/strategy that has been added or altered as a part of the Horizon 2040 process.

POLICY DEVELOPMENT

-ECONOMIC DEVELOPMENT-

ED Policy 2: Attract highly-skilled and professional-level employment to corporate and industrial development areas while also focusing efforts to retain and grow existing quality businesses.

ED Strategy 2.1: Expand the technology forum to include the healthcare and renewable energy industries and encourage an environment of innovation, build linkages between companies with a presence in the community, and attract new firms.

ED Strategy 2.2: Continue to maintain the City's economic development action plan to ensure consistency with overall community objectives and needs.

ED Strategy 2.3: *Continue to* implement a business calling and retention program to encourage existing quality businesses to remain and grow in the city.

ED Strategy 2.4: Research the critical employment age group of 20 to 40 years and establish planning and change strategies appropriate to make Alpharetta an attractive place to live.

ED Strategy 2.5: Explore and implement economic development incentives to attract new businesses, especially in the North Point area.

ED Policy 3: Continue to attract quality retailers for commercial areas throughout the city.

ED Strategy 3.1: Encourage a variety of mobility options, such as improved public and private transportation for the retail and service employees who work in commercial centers.

ED Strategy 3.2: Support the development of locally-owned, unique shopping, dining and entertainment opportunities.

ED Strategy 3.3: Maintain a healthy and attractive retail environment that continues to draw expenditures from households outside the City of Alpharetta.

ED Strategy 3.4: Continue to inventory all vacant, underperforming and distressed retail properties in order to inform the creation of targeted development strategies.

ED Policy 4: Maintain a high aesthetic standard and enhance architectural quality.

ED Strategy 4.1: Maintain and enforce high aesthetic standards and appropriate architectural guidelines.

ED Policy 5: Participate in regional efforts that support economic development.

ED Strategy 5.1: Coordinate with regional economic development partners and marketing efforts to the benefit of North Fulton.

ED Strategy 5.2: Support regional efforts to solve environmental and infrastructure problems.

ED Policy 6: Promote branding and placemaking as a means of creating interesting, sustainable developments.

ED Strategy 6.1: Implement the North Point Creative Placemaking Plan.

ED Strategy 6.2: Promote marketing and branding in redevelopment areas and employment centers.

ED Strategy 6.3: Provide public investments in the City's redevelopment areas in order to promote private re-investment.

ED Policy 7: Promote infill of vacant office and retail space with compatible uses and amenities that enhance synergy within the development.

ED Strategy 7.1: Maintain a list of vacant office and retail space and promote the vacant spaces to companies looking to move to Alpharetta.

ED Strategy 7.2: Continue quarterly outreach efforts with tenant representatives and leasing agents in order to keep them updated on public and private development.

------ Denotes a policy/strategy that has been added or altered as a part of the Horizon 2040 process.

Community Land Use Vision

GOAL

Develop a land use pattern and structure that fully complements the vision of Alpharetta as a signature community in the region.

POLICIES

- Encourage the continued revitalization and redevelopment of Downtown Alpharetta for culture, government, dining, residential, entertainment, and retail diversity.
- Ensure that future land use and development decisions are consistent with the Comprehensive Plan and that such decisions promote social and economic well-being.
- Guide development to areas where infrastructure is available concurrent with development.
- Preserve and protect the quality of existing neighborhoods proactively through code enforcement and land use decisions that protect neighborhood integrity of these areas.
- Require subdivision design that fosters a sense of community and promotes pedestrian mobility, community recreation and an abundance of public open space.
- Support the success and expansion of employment centers.
- Ensure context-sensitive infill and redevelopment.
- Support appropriately located mixed-use development and employment centers.
- Promote redevelopment of highway corridors, with an emphasis on North Point Parkway, Old Milton Parkway and South Main Street, into pedestrian-friendly, mixed-use environments to create viable, growing and attractive areas.
- Promote the retrofitting of suburban office developments with amenities to increase marketability.

POLICY DEVELOPMENT

-LAND USE-

LU Policy 1: Encourage the continued revitalization and redevelopment of Downtown Alpharetta for culture, government, dining, residential, entertainment, and retail diversity.

LU Strategy 1.1: Continue to implement the vision detailed in the Downtown Master Plan.

LU Strategy 1.2: Support improvements to Downtown that will result in a compact arrangement of retail and commercial enterprises with office, financial, entertainment, governmental and certain residential development, all designed and situated to permit internal pedestrian circulation.

LU Strategy 1.3: Encourage residential uses in the Downtown at higher densities and in mixed use buildings in order to support the viability of Downtown.

LU Strategy 1.4: Continue to encourage revitalization of Downtown through major streetscape improvements, landscaping, formal open spaces, and transportation network connectivity.

LU Policy 2: Ensure that future land use and development decisions are consistent with the Comprehensive Plan and that such decisions promote social and economic well-being.

LU Strategy 2.1: Encourage and promote clean, high tech business activity that strengthens the economic base of the community and minimizes air and water pollution.

LU Strategy 2.2: Promote development that is pedestrian-oriented and minimizes vehicular trips.

LU Strategy 2.3: Encourage creative urban design solutions that improve physical character.

POLICY DEVELOPMENT

-LAND USE-

LU Policy 3: Guide development to areas where infrastructure is available concurrent with development.

LU Strategy 3.1: Use infrastructure as a tool to guide development into locations where the land is most cost effective to service (i.e., accessible to police, fire, sewer and the urban road network).

LU Strategy 3.2: When decisions are made about development densities, give due consideration to investments in infrastructure that have been made by the City.

LU Strategy 3.3: Monitor the impact of new development and projected infrastructure capacities.

LU Policy 4: Preserve and protect the quality of existing neighborhoods proactively through code enforcement and land use decisions that protect neighborhood integrity of these areas.

LU Strategy 4.1: Preserve large residential estate properties in Northwest Alpharetta and the Big Creek Overlook community by maintaining development densities that are generally at much lower levels than that of the rest of the city.

LU Strategy 4.2: Maintain code enforcement efforts to ensure that all residential, commercial and industrial properties are appropriately maintained in accordance with property maintenance codes.

LU Policy 5: Require subdivision design that fosters a sense of community and promotes pedestrian mobility, community recreation and an abundance of public open space.

LU Strategy 5.1: Ensure that roads and sidewalks designed for new suburban neighborhood developments connect with adjacent established neighborhoods to provide connectivity to parks, greenspace, community amenities and commercial services.

LU Policy 6: Support the success and expansion of employment centers.

LU Strategy 6.1: Support flexibility in employment centers that allows the potential for a corporate environment to include a mix of office uses and discreet warehouse/distribution facilities (typically accommodated to the rear of the buildings).

LU Strategy 6.2: Designate major entranceways to the city, (the interchanges along GA-400) for office use in order to preserve the corporate business environment (as described in Part 2: Character-Area Focus for individual Character Areas).

LU Strategy 6.3: Limit industrial land uses to light industry only.

LU Strategy 6.4: Maintain code enforcement efforts to ensure that commercial and industrial properties are appropriately maintained in accordance with property maintenance codes.

LU Policy 7: Ensure context-sensitive infill and redevelopment.

LU Strategy 7.1: Compile an inventory of vacant, tax delinquent, or government entity-owned properties that may be appropriate for infill development to enhance existing neighborhoods and encourage development in locations already served with supporting infrastructure.

LU Strategy 7.2: Establish an Infill Development Guide and associated regulations to address appropriate site design standards for context sensitive infill development, allowing for accommodation of infill housing with building setbacks and minimum lots sizes that are compatible with surrounding homes.

LU Policy 8: Support appropriately located mixed-use development and employment centers.

LU Strategy 8.1: Allow mixed use patterns that will create activity nodes in appropriate areas, as established by the Future Development Map, that provide jobs and services within walking distance of residences, preserve open spaces, and make public transportation more effective.

LU Strategy 8.2: Focus regional-scaled, suburban, and big box commercial development into development and redevelopment nodes, rather than allowing commercial development along the full length of major corridors. In addition, promote development of smaller-scaled neighborhood centers as well as revitalization and enhancement of existing small-scale commercial centers.

POLICY DEVELOPMENT

-LAND USE-

LU Strategy 8.3: Encourage property owners and developers with large land holdings to plan for multiple land uses.

LU Strategy 8.4: Establish varying levels of mixed use development densities, through overlay districts or other means, such that the highest densities of office, retail and residential development will be located along the GA-400 corridor.

LU Policy 9: Promote redevelopment of highway corridors, with an emphasis on North Point Parkway, Old Milton Parkway and South Main Street, into pedestrian-friendly, mixed-use environments to create viable, growing and attractive areas.

LU Strategy 9.1: Support a cohesive approach to providing retail sales and service nodes within the city, thereby avoiding strip commercial patterns along arterial routes; these nodes should be developed on a scale that is compatible with residential development and pedestrian access.

LU Strategy 9.2: Define the boundaries of retail areas to avoid "retail creep" beyond designated retail areas.

LU Strategy 9.3: Establish and maintain attractive gateway features at major entranceways into the city, including guidelines for future development.

LU Strategy 9.4: Maintain the visual aesthetics of GA-400 by preserving and enhancing the tree buffer and prohibiting retail at the interchanges.

LU Strategy 9.5: Create small area plans/overlays for the Old Milton Parkway corridor (east of Georgia 400), South Main Street and Windward Master Plan.

LU Strategy 9.6: Plan for uses, such as a college/university, entertainment, or similar assembly uses, that will have a regional draw to the North Point area.

LU Policy 10: Promote the retrofitting of suburban office developments with amenities to increase marketability.

LU Strategy 10.1: Allow mixed use patterns that will create activity nodes in appropriate areas near or within existing suburban office developments.

LU Strategy 10.2: Establish regulations and incentives that promote retrofitting suburban office with desirable amenities.

Denotes a policy/strategy that has been added or altered as a part of the Horizon 2040 process.

Natural, Historic & Cultural Resources Vision

GOAL

Protect and nurture natural, cultural and historic resources

POLICIES

- Protect the natural, historic and scenic qualities of the city, including water resources.
- PPromote environmental awareness through education.
- Permanently protect existing open space and purchase or protect additional open space to meet a 20% open space objective.
- Continue to lead by example by incorporating green, environmentally-friendly technology into the City's day-to-day operations.
- Encourage green building design, technology and sustainable site design.
- Continue to add to the City's open space inventory and provide trail connections between parks and where people live and work.

POLICY DEVELOPMENT

-NATURAL, HISTORIC & CULTURAL RESOURCES-

NHCR Policy 1: Protect the natural, historic and scenic qualities of the city, including water resources.

NHCR Strategy 1.1: Encourage preservation and enhancement of historic structures and street tree canopies, especially in the downtown area.

NHCR Strategy 1.2: Protect the natural environment and areas that contribute to the unique character of the city by ensuring a balance between the natural and the built environment, continued use of buffers and other techniques.

NHCR Strategy 1.3: Explore regional-level partnerships to protect and enhance the natural environment, without being tied to political boundaries.

NHCR Strategy 1.4: Enlist non-profit land trusts to help preserve open space through voluntary land conservation agreements.

NHCR Strategy 1.5: Maintain the scenic tree-lined view along GA-400 through corridor setbacks, clearing and grading setbacks and signage and lighting height limitations.

NHCR Strategy 1.6: Continue to enforce standards and enact ordinances for historic preservation, tree protection, signage, landscaping, streetscape design, sidewalks, bicycle paths, greenways, open space preservation and water quality protection requirements.

NHCR Strategy 1.7: Continue to study, update, and enforce best available data for floodplains and future floodplains.

POLICY DEVELOPMENT

-NATURAL, HISTORIC & CULTURAL RESOURCES-

NHCR Strategy 1.8: Continue to evaluate water quality in City streams. Develop projects and regulations that will improve stream water quality. Continue to regulate new development with required discharge water quality measures. Encourage the use of low impact design and reuse water.

NHCR Strategy 1.9: Continue to evaluate ways to encourage Public Arts Programming and Arts Facilities.

NHCR Strategy 1.10 : Continue to work with the Historic Preservation Commission to preserve historic properties in the City of Alpharetta.

- *NHCR Strategy 1.11: Inventory and map public art throughout the City and develop a walking tour of public art in the Downtown.*
- *NHCR Strategy 1.12: Encourage public and private arts and cultural event venues (symphony, museums, music venues, amphitheaters, etc.) in the City.*
- *NHCR Strategy 1.13: Identify public-private partnerships and develop and expand Citywide special event programming.*
- *NHCR Strategy 1.14: Encourage the use of incentives to preserve historic structures.*

NHCR Policy 2: Promote environmental awareness through education.

NHCR Strategy 2.1: Promote environmental awareness among the general public and the development community through educational programs.

NHCR Strategy 2.2: Continue to utilize environmental education programs for both the general public and development community through the City's stormwater group in the Engineering/Public Works Department.

NHCR Strategy 2.3: Continue to emphasize education and current programs to further reduce the solid waste stream.

NHCR Policy 3: Permanently protect existing open space and purchase or protect additional open space to meet a 20% open space objective.

NHCR Strategy 3.1: Develop a pocket park plan and link greenspaces with linear multi-use paths in order to maximize greenspace.

NHCR Strategy 3.2: Actively pursue methods to expand, enhance, and create more multi-use trail activity.

- *NHCR Strategy 3.3: Inventory and map open space and greenspace throughout the City.*
- *NHCR Strategy 3.4: Provide a balance of amenity space (privately owned, maintained and used) and civic space (publicly or privately owned and maintained, for public use) throughout the City.*

NHCR Policy 4: Continue to lead by example by incorporating green, environmentally-friendly technology into the City's day-to-day operations.

NHCR Strategy 4.1: Utilize sustainable green design for new public buildings (and facilities) to create resource-efficient facilities that reduce cost of operation and maintenance, and address issues such as historic preservation, access to public transit and other community infrastructure systems.

NHCR Strategy 4.2: Implement technologies, incentives and code requirements that lessen dependence on fossil fuels and reduce waste by replacing low-mileage vehicles with more fuel-efficient models (e.g. hybrids, electric, natural gas, etc.), use of solar panels, reuse of materials and resources etc.

- *NHCR Strategy 4.3: Maintain the City's certification as a Green Community through the Atlanta Regional Commission.*

NHCR Policy 5: Encourage green building design, technology and sustainable site design.

NHCR Strategy 5.1: Promote low-impact development through stormwater management, wastewater management, heat island mitigation and light pollution mitigation requirements.

Denotes a policy/strategy that has been added or altered as a part of the Horizon 2040 process.

POLICY DEVELOPMENT

-NATURAL, HISTORIC & CULTURAL RESOURCES-

NHCR Strategy 5.2: Continue to offer incentives such as expedited plan review, inspections, etc. as incentives to encourage the use of "green" materials, systems, and practices.

NHCR Strategy 5.3: Develop a Sustainable Site Design Guide describing best practices.

NHCR Strategy 5.4: Continue to enforce water conservation measures in all new development in the City.

- *NHCR Strategy 5.5: Continue to update and implement the North Point Overlay EcoDistrict regulations.*

- **NHCR Policy 6: Continue to add to the City's open space inventory and provide trail connections between parks and where people live and work.**

- *NHCR Strategy 6.1: Provide a balance of active and passive open space opportunities.*

- *NHCR Strategy 6.2: Protect natural areas within passive parks.*

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Community Services & Facilities Vision

GOAL

Provide high quality, sustainable public facilities and services for the citizens and businesses within the city

POLICIES

- Encourage infrastructure development that keeps pace with growth an develops concurrently with the city's population, including water and sewer service, public safety, parks and recreation, and general government services.
- Meet the health needs of residents through a combination of private and public sources.
- Enhance the quality of life for residents through the provision of greenspace, parks and recreational facilities, and cultural opportunities that are convenient to all city residents.
- Support an educational system that achieves a higher standard of learning and meets current and future population needs.
- Promote walkable communities and areas throughout the City.
- Promote community safety and security.

POLICY DEVELOPMENT

-COMMUNITY SERVICES & FACILITIES-

CSF Policy 1: Encourage infrastructure development that keeps pace with growth and develops concurrently with the city's population, including water and sewer service, public safety, parks and recreation, and general government services.

CSF Strategy 1.1: Ensure that infrastructure and public services are adequately positioned to provide coverage to areas where higher intensity developments are planned.

CSF Strategy 1.2: Continue application of the Cost of Government Services Land Use Model to forecast fiscal impacts of land use decisions within the city.

CSF Strategy 1.3: Maintain the capital improvements plan and program that is tied to the Comprehensive Plan to ensure that infrastructure keeps pace with new development.

CSF Strategy 1.4: Revise the Capital Improvements Element annually as part of the budget process.

CSF Strategy 1.5: Coordinate development activities with Fulton County to ensure that water and wastewater treatment capacities are sufficient to meet future demand and establish agreements with Fulton County concerning the volume of water the City can acquire and the reserve capacities for sewer effluent.

CSF Policy 2: Meet the health needs of residents through a combination of private and public sources.

CSF Strategy 2.1: Continue to work with the Fulton County Health Department to develop and expand programming to meet the needs of Alpharetta residents.

POLICY DEVELOPMENT

-COMMUNITY SERVICES & FACILITIES-

CSF Policy 3: Enhance the quality of life for residents through the provision of greenspace, parks and recreational facilities, and cultural opportunities that are convenient to all city residents.

CSF Strategy 3.1: Maintain the public art program to promote public art that will foster community pride and improve the visual attractiveness of public spaces.

CSF Strategy 3.2: Continue expansion of the City's Greenway Program, including the northernmost segment extending to the city limits.

CSF Strategy 3.3: Continue to implement the Alpha Loop to enhance pedestrian connectivity between the Big Creek Greenway, Wills Park, Avalon, Northwinds, North Point and the Downtown.

CSF Strategy 3.4: Continue to promote the Center for the Arts.

CSF Strategy 3.5: Expand the Senior Activity Center and explore the need for a satellite facility.

CSF Strategy 3.6: Invest in a regionally recognized equestrian center.

CSF Strategy 3.7: Encourage developers to build recreational opportunities like the Alpha Loop in conjunction with new development, and encourage permanent protection of open space for future generations to enjoy.

- *CSF Strategy 3.8: Develop a skate park in the City.*
- *CSF Strategy 3.9: Continue to support and assist the Alpha Loop Foundation, a private non-profit, to assist their efforts in seeking private funding to construct, maintain and sponsor the Alpha Loop.*

CSF Policy 4: Support an educational system that achieves a higher standard of learning and meets current and future population needs.

CSF Strategy 4.1: Communicate with the Fulton County Board of Education concerning future growth areas of the city and the school board's plans for provision of public schools to meet future capacities.

CSF Strategy 4.2: Continue to promote local opportunities for education and related human resource development and employee training.

- *CSF Strategy 4.3: Expand partnerships with area schools, such as the Old Rucker Urban Farm partnership with Cambridge High School.*

CSF Policy 5: Promote walkable communities and areas throughout the City.

- *CSF Strategy 5.1: Identify partnerships to provide centralized parking facilities to promote walking and biking.*
- *CSF Strategy 5.2: Address pedestrian improvements in areas of the City where pedestrian facilities are missing or disconnected.*
- *CSF Strategy 5.3: Continue to implement the recommendations from the Alpharetta Walkability and Pedestrian Safety Study.*

CSF Policy 6: Promote community safety and security.

- *CSF Strategy 6.1: Implement the principles of Crime Prevention Through Environmental Design (CPTED) as part of the City's site plan approval process.*
- *CSF Strategy 6.2: Implement pedestrian safety and walkability policies as part of the City's site plan approval process.*

Denotes a policy/strategy that has been added or altered as a part of the Horizon 2040 process.

Intergovernmental Coordination Vision

GOAL

Coordination with adjacent local governments as well as regional, state & federal agencies

POLICIES

- Support coordination efforts with the county and the adjacent municipalities of Forsyth County, City of Milton, City of John's Creek and City of Roswell.
- Promote partnerships between the City and county Board of Education.
- Coordinate efforts with regional, state and federal agencies.

POLICY DEVELOPMENT

-INTERGOVERNMENTAL COORDINATION-

IC Policy 1: Support coordination efforts with the county and the adjacent municipalities of Forsyth County, City of Milton, City of John's Creek and City of Roswell.

IC Policy 2: Promote partnerships between the City and county Board of Education.

IC Policy 3: Coordinate efforts with regional, state and federal agencies.

IC Policy 3: Coordinate efforts with regional, state and federal agencies.

IC Strategy 3.1: Continue to be actively involved in ongoing transportation planning activities with Atlanta Regional Commission and the North Fulton CID.

IC Strategy 3.2: Continue to work with the Atlanta Regional Commission to coordinate planning and development efforts in the region.

IC Strategy 3.3: Work with regional, state and federal agencies to identify funding opportunities to address community development and transportation needs.

IC Strategy 3.4: Coordinate and participate with the Metropolitan North Georgia Water Planning District. Establish local goals and implementation programs consistent with the water planning goals and objectives.

IC Strategy 3.5: Continue to coordinate with surrounding municipalities on watershed wide studies, projects, and improvements.

Broadband Services Vision

GOAL

Support regulations that promote access to broadband services throughout the City and for all groups regardless of socio-economic factors

POLICIES

- Promote access to broadband services, especially in areas that lack coverage.

- **BBS Policy 1: Promote access to broadband services, especially in areas that lack coverage.**

- *BBS Strategy 1.1: Continue to update the wireless telecommunications facilities ordinance to promote the availability of broadband services throughout the City.*

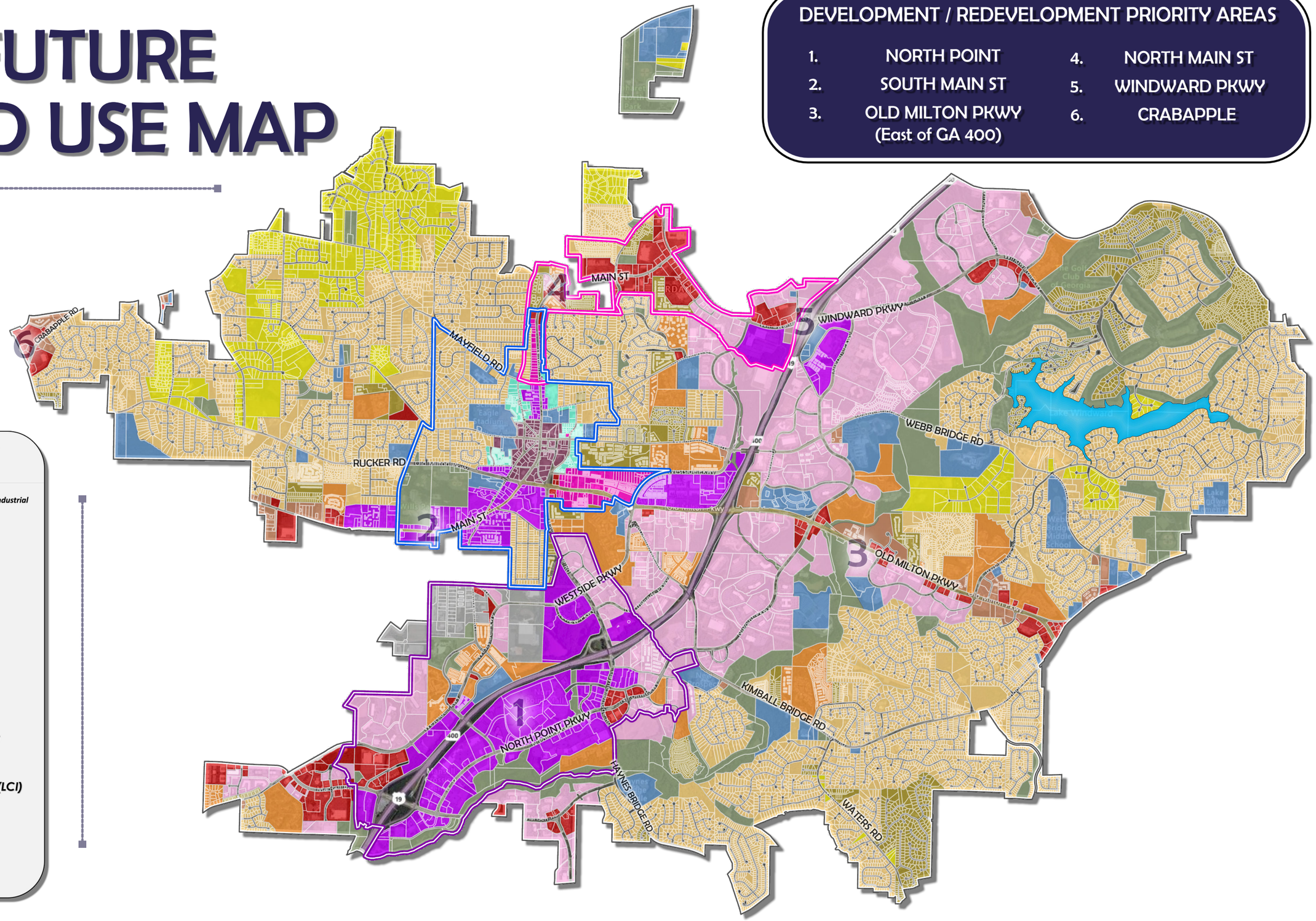
Denotes a policy/strategy that has been added or altered as a part of the Horizon 2040 process.

FUTURE LAND USE

FUTURE LAND USE MAP

DEVELOPMENT / REDEVELOPMENT PRIORITY AREAS

1. NORTH POINT
2. SOUTH MAIN ST
3. OLD MILTON PKWY (East of GA 400)
4. NORTH MAIN ST
5. WINDWARD PKWY
6. CRABAPPLE



FUTURE LAND USE DESIGNATION

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

LIVABLE CENTER INITIATIVE (LCI) STUDY AREAS

- Downtown LCI
- North Point LCI
- Highway 9 LCI

VERY LOW DENSITY RESIDENTIAL	LOW DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL	HIGH DENSITY RESIDENTIAL	DOWNTOWN RESIDENTIAL DENSITY	MIXED USE LIVE WORK	MIXED USE
VLDR	**LDR**	**MDR**	**HDR**	**DRD**	**MULW**	**MU**
'For-Sale' detached dwelling on minimum 22,000 square foot lot with a maximum density less than 2 units per acre.	'For-Sale' detached dwelling on minimum 12,000 square foot lot with a maximum density up to 3 units per acre.	'For-Sale' detached dwelling on minimum 10,000 square foot lot as well as 'For-sale' attached dwelling with a maximum density up to 4 units per acre.	'For-Sale' attached / detached dwelling and 'For-Rent' attached/detached dwelling with a maximum density up to 10 units per acre.	'For-Sale' attached/detached dwelling in the Downtown Overlay with densities in compliance with the Downtown Master Plan.	In the Downtown Overlay, office and residential uses mixed vertically within a building and/or horizontally within a development or area.	Office, commercial, and residential uses mixed vertically within a building and/or horizontally within a development. In the Downtown Overlay, office, commercial and residential uses mixed vertically within a building and/or horizontally within a development or area.
FUTURE ZONING	**FUTURE ZONING**	**FUTURE ZONING**	**FUTURE ZONING**	**FUTURE ZONING**	**FUTURE ZONING**	**FUTURE ZONING**
AG **R** **RE** **R-22**	**R-15** **R-12** **CUP**	**R-10** **R-4 A/D** **CUP**	**R-8 A/D** **R-10 M** **CUP**	**DT-R**	**DT-LW**	**CUP** **MU** **DT-MU**

CENTRAL BUSINESS DISTRICT	PROFESSIONAL / BUSINESS OFFICE	CORPORATE OFFICE	COMMERCIAL	BUSINESS, MANUFACTURING, WAREHOUSING, LIGHT INDUSTRIAL	PUBLIC, INSTITUTIONAL, EDUCATIONAL	PARKS, RECREATION, OPEN SPACE
CBD	**PBO**	**CO**	**C**	**BMWLI**	**PIE**	**PROS**
In the Downtown Overlay, mixed use development typical of a traditional downtown, including offices, shops, residences, and civic uses.	Office developments with businesses such as professional services, financial institutions, and medical services.	Corporate Office and Business Park development that primarily includes office buildings. Commercial uses are acceptable, but they should be subordinate to office uses and be oriented to serve businesses in the immediate area.	Businesses that provide goods and services such as shopping centers, grocery stores, retail stores, restaurants, entertainment, lodging, and other general services to meet the daily needs of the community.	Businesses with a focus on research and development, low-impact distribution and warehousing, as well as, low impact manufacturing.	Civic uses, such as: schools, places of worship, government buildings, etc.	Public and private active and passive open space, such as floodplains, natural preserves, golf courses, playgrounds, recreation centers, parks, etc.
FUTURE ZONING	**FUTURE ZONING**	**FUTURE ZONING**	**FUTURE ZONING**	**FUTURE ZONING**	**FUTURE ZONING**	**FUTURE ZONING**
DT-C	**CUP** **O-P**	**CUP** **O-I**	**CUP** **C-I** **C-2** **PSC**	**CUP** **L-I**	**OSR** **SU**	**CUP** **OSR** **SU**

DEVELOPMENT / REDEVELOPMENT

PRIORITY AREAS

1. NORTH POINT

Preserve the North Point area as a regional destination for shopping, jobs and entertainment, and enhance the area with improvements, redevelopment and new development that supports a walkable and vibrant mixed-use community destination with places to shop, work, entertain and live. Future development should emphasize connectivity, uses that generate a high level of activity and transit-oriented development that anticipates the extension of MARTA transit service to the area. The area should be supported by a range of housing types and transportation modes. A focus should be placed on expanding the street network, enhancing public transit service, creating a pedestrian-friendly environment by adding sidewalks and multi-use trails and supporting bicycle use with infrastructure that makes biking safe and convenient. This complete transportation system should link adjacent residential, office and commercial areas to major destinations within the activity center or serve as a safe and convenient connection to other destinations in the community. Expand entertainment uses and capitalize on amphitheater location.

ISSUES & OPPORTUNITIES

- Potential for redevelopment of commercial, surface parking lots, or underutilized properties into mixed-use developments
- Extension of MARTA transit (BRT) service to North Point area
- GA-400 offers access from many areas of North Fulton
- Ameris Bank Amphitheatre and North Point Mall are unique, large-scale assets with a regional draw

2. SOUTH MAIN ST

Enhance established commercial along South Main Street/ GA-9 with streetscape and property improvements, as well as vehicular, pedestrian, bicycle and public transportation connectivity to destinations along the corridor, activity centers, neighborhoods, and Wills Park. Create opportunities for new mixed-use, commercial, office and medium- and high-density residential development along the corridor. The area is envisioned to evolve as a compact, walkable mixed-use corridor with a mix of office, commercial and residential uses. Future development should emphasize connectivity and redevelopment with higher intensity mixed-use and office/ commercial uses fronting South Main Street and backed by less intense residential. Wide sidewalks, a cohesive streetscape, and direct links to Wills Park will improve pedestrian safety while bicycle infrastructure will make biking safe and convenient. This complete transportation system should link adjacent residences and the park to activity along the corridor.

ISSUES & OPPORTUNITIES

- Aging strip commercial, auto-oriented uses and unappealing look/aesthetic quality
- Traffic congestion and limited bike/pedestrian infrastructure and connectivity
- Proximity to the Downtown Core, City Center and Wills Park
- Investments/revitalization needed to improve visual quality and economic competitiveness of corridor
- Connectivity between Wills Park and Downtown
- Opportunities for redevelopment and the chance to promote unique, local businesses

3. OLD MILTON PKWY (East of GA 400)

Enhance existing commercial and office character along the corridor with streetscape and property improvements, as well as vehicular, pedestrian, bicycle and public transportation connectivity to destinations along the corridor, activity centers and neighborhoods. The corridor is envisioned to evolve into a more compact, connected, and walkable development pattern. It is primarily zoned for a mix of commercial, office, and residential. Future development should emphasize connectivity and diversity of land uses, while also expanding the street network and enhancing the pedestrian environment by adding and/or linking sidewalks. Bicycle use should also be encouraged with infrastructure that makes biking safe and convenient. This complete transportation system should link adjacent residential areas to major destinations along the corridor or serve as a safe and convenient throughway to other destinations in the community.

ISSUES & OPPORTUNITIES

- Primary east-west route, connecting to GA-400, Downtown, Avalon and Johns Creek
- Traffic congestion along parkway
- Need to balance the corridor's role as transportation corridor with continued growth of the corridor as a major destination
- Pedestrian/ bicycle connectivity and open space lacking along the corridor

DEVELOPMENT / REDEVELOPMENT

PRIORITY AREAS

4. NORTH MAIN ST

Enhance established commercial, office and residential along North Main Street/GA-9 with streetscape and property improvements, as well as vehicular, pedestrian and bicycle connectivity to destinations along the corridor, activity centers and neighborhoods. Create opportunities for new, neighborhood-scaled office and residential development along the corridor. The area is envisioned to evolve as a compact, walkable area with a mix of residential-scale office, commercial and residential uses. Future development should emphasize connectivity, neighborhood scale and diversity of land uses. It should also focus on creating a pedestrian-friendly environment by adding sidewalks and encouraging bicycle use with infrastructure that makes biking safe and convenient. This complete transportation system should link adjacent residential areas to major destinations along the corridor or serve as a safe and convenient throughway to other destinations in the community.

ISSUES & OPPORTUNITIES

- Residence transitioning to commercial/office businesses
- Shallow lot depth/lot size limits development options
- Traffic congestion
- GDOT plans for roadway improvements and multi-use sidewalks
- Near Downtown
- Connectivity is limited for people walking and biking

5. WINDWARD PKWY

Enhance existing commercial and office character with streetscape and property improvements, as well as vehicular, pedestrian, bicycle and public transportation connectivity to destinations along the corridor, activity centers and neighborhoods. Create opportunities for mixed-use, commercial, and office developments. The area is envisioned to evolve as a more compact, walkable mixed-use and office/ commercial corridor.

ISSUES & OPPORTUNITIES

- Convenient proximity and access to GA-400
- Major transportation link between GA-400 and Milton
- Traffic congestion along major roads
- Connectivity is limited for people walking and biking

6. CRABAPPLE

Enhance established shopping and business destinations at a major crossroads intersection, as well as connectivity to neighborhoods, corridors and other communities with vehicular, pedestrian, bicycle and public transportation improvements. Create new shopping and business opportunities that support the surrounding neighborhoods. Future development should emphasize connectivity, neighborhood scale and uses that serve the surrounding neighborhoods. It should also focus on creating a pedestrian-friendly environment by adding sidewalks and encouraging bicycle use with infrastructure that makes biking safe and convenient. This complete transportation system should link adjacent residential areas to major destinations within the character area or serve as a safe and convenient throughway to other destinations in the community.

ISSUES & OPPORTUNITIES

- Neighborhood shopping and business cluster at major crossroads intersection that serves many Roswell, Milton and Alpharetta residents
- Traffic congestion along major roads and intersections

BROOKSIDE SMALL AREA PLAN

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FOR BROOKSIDE SMALL AREA PLAN

SHORT TERM WORK PROGRAM

SHORT TERM WORK PROGRAM

The Five-Year Short-Term Work Program (STWP) identifies specific implementation actions the City (or other entities) intends to take during the first five-year timeframe of the planning period. This includes programs, ordinances, administrative systems, community improvements or investments, financing arrangements, or other programs/initiatives to be put in place to implement the Comprehensive Plan. For each line item, the STWP outlines the following information:

- Brief Description
- Timeframe for undertaking the activity during 2022 - 2026
- Responsible party for implementing the activity
- Cost estimate
- Funding source

ACTIVITY	YEAR	RESPONSIBLE PARTY	FUNDING SOURCE	COST ESTIMATE
ECONOMIC DEVELOPMENT				
Economic Development Toolbox Local incentives for new or growing businesses that demonstrate a serious economic impact through job creation and capital investment	2022 - 2026	Economic Development	City	$360,800
Develop and update Economic Development Strategic Plan	2022 - 2026	Economic Development	City	$150,000
Tech Alpharetta	2022 - 2026	Economic Development	City	$475,000
LAND USE				
North Point Development Framework Plan	2023	Community Development	City & Grants	$120,000
South Main Street LCI Supplemental Study	2022	Community Development	City & Grants	$200,000
Planning Updates Updates to the City's master plans, LCI's, and other planning documents	2022 - 2026	Community Development	City & Grants	$800,000

SHORT TERM WORK PROGRAM

ACTIVITY	YEAR	RESPONSIBLE PARTY	FUNDING SOURCE	COST ESTIMATE
TRANSPORTATION				
Crosswalk Improvements - Milton Avenue Parking Deck across Milton Avenue	2023 - 2024	Public Works	City	$350,000
Crosswalk Improvements - Kingry & Old Milton Parkway Pavement Markings and Lighting	2023	Public Works	City	$50,000
Cumming Street (Lily Garden) Extension	2024 - 2026	Public Works	City	$800,000
McGinnis Ferry Road Capacity Improvements	2022 - 2025	Public Works	TSPLOST, Bond, & City	$8,900,000
Sidewalk Improvements Providence Road & Waters Road	2023 - 2026	Public Works	Bonds & City	$1,590,000
North Point Parkway Streetscape Design	2022 - 2026	Community Development & Public Works	City & Grants	$2,000,000
North Point Parkway Streetscape Improvements Phase 1	2025 - 2026	Public Works	City & Grants	$6,250,000
Haynes Bridge Road Capacity Improvements	2022 - 2025	Public Works	TSPLOST & City	$8,264,103
Kimball Bridge Road Improvements	2022 - 2026	Public Works	Bond, TSPLOST, & City	$15,707,024

SHORT TERM WORK PROGRAM

ACTIVITY	YEAR	RESPONSIBLE PARTY	FUNDING SOURCE	COST ESTIMATE
TRANSPORTATION (CONTINUED)				
Old Milton Parkway Capacity Improvements	2022 - 2023	Public Works	TSPLOST & Grants	$25,000,000
Webb Bridge Road Improvements	2022 - 2026	Public Works	TSPLOST & City	$34,568,904
Windward Parkway West Improvements	2022 - 2023	Public Works	TSPLOST	$996,285
Windward Parkway East Improvements	2022 - 2023	Public Works	TSPLOST	$1,615,348
Academy Street Improvements	2022 - 2025	Public Works	TSPLOST, City, & Grants	$3,089,576
GA400 Bridge - Webb Bridge Road	2022 - 2025	Public Works	TSPLOST	$1,703,000
GA400 Bridge - Kimball Bridge Road	2022 - 2025	Public Works	TSPLOST	$1,317,000
GA400 Bridge - Tradewinds	2022 - 2025	Public Works	TSPLOST	$1,866,000
Bus Shelter Construction Program	2022 - 2026	Community Development	City & Grants	$500,000
Scramble Intersection Milton Avenue and Canton Street	2026	Public Works	City	$100,000
Raised Intersection Marietta Street and Roswell Street	2023 - 2024	Public Works	City	$350,000

SHORT TERM WORK PROGRAM

ACTIVITY	YEAR	RESPONSIBLE PARTY	FUNDING SOURCE	COST ESTIMATE
TRANSPORTATION (CONTINUED)				
Various Mid-Block Crossings	2023 - 2024	Public Works	City	$300,000
Roundabout Improvements Hopewell & Vaughn, Mayfield & Canton, and Mayfield & Providence	2022 - 2026	Public Works	TSPLOST & City	$5,367,034
NATURAL, HISTORIC AND CULTURAL RESOURCES				
Downtown Sculpture Program	2022 - 2026	Recreation & Parks	City	$212,500
Alpharetta Arts Center Parking Lot Expansion	2022 - 2024	Recreation & Parks	City	$950,000
Historic Preservation Initiative	2022 - 2026	Recreation & Parks	City	$325,000
Cultural Services Plan	2023	Recreation & Parks	City	$30,000
BROADBAND SERVICES				
UDC updates to promote availability of broadband services	2024	Community Development	City	$20,000
On-call consultant Wireless telecommunication facilities assistance	2022 - 2026	Community Development	Cost Recovery	$10,000

SHORT TERM WORK PROGRAM

ACTIVITY	YEAR	RESPONSIBLE PARTY	FUNDING SOURCE	COST ESTIMATE
COMMUNITY SERVICES & FACILITIES				
Gateway Park - North Point Design and build-out	2023 - 2025	Recreation & Parks	City & Grants	$3,000,000
Alpha Loop Design and build-out	2022 - 2026	Recreation & Parks	Bonds & City	$7,500,000
Farmhouse Park Design and build-out	2022 - 2026	Recreation & Parks	Bonds & City	$2,000,000
Milton Avenue Park Build-out	2022 - 2026	Recreation & Parks	City	$2,000,000
Mid-Broadwell Park Build-out	2022 - 2026	Recreation & Parks	Bonds & City	$500,000
Old Rucker Park Design and build-out	2022 - 2026	Recreation & Parks	Bonds & City	$3,000,000
Webb Bridge Park Soccer field turf	2022 - 2026	Recreation & Parks	Bonds & City	$1,000,000
Brookside Park Build-out	2022 - 2026	Recreation & Parks	City	$2,000,000
Union Hill Park Trailhead / Redevelopment	2022 - 2026	Recreation & Parks	Bonds & City	$3,250,000
Waters Road Park Design and build-out	2022 - 2026	Recreation & Parks	Bonds & City	$1,250,000

SHORT TERM WORK PROGRAM

ACTIVITY	YEAR	RESPONSIBLE PARTY	FUNDING SOURCE	COST ESTIMATE
COMMUNITY SERVICES & FACILITIES (CONTINUED)				
Wills Park Equestrian Center Renovation Build-out	2022 - 2026	Recreation & Parks	Bonds & City	$5,000,000
Wills Park Master Plan	2022 - 2026	Recreation & Parks	Bonds & City	$6,000,000
Downtown Stormwater Studies	2022 - 2026	Public Works	City	$500,000
Downtown Stormwater Enhancements Meadow Brook Hills	2022	Public Works	City	$250,000
Downtown Stormwater Enhancements Milton Estates (design)	2023	Public Works	City	$260,000
Milton Avenue Streetscape Improvements	2023 - 2026	Public Works	City & Grants	$3,950,000
Four (4) Pedestrian Bridges Windward Parkway over Big Creek Greenway; Greenway Access	2023 - 2026	Public Works	City	$2,500,000
HOUSING				
Biannual updates to the Rental Housing Study	2022, 2024, 2026	Community Development	City	$120,000
Develop a housing affordability toolbox	2022	Community Development	City	$80,000

REPORT OF ACCOMPLISHMENTS

REPORT OF ACCOMPLISHMENTS

The Report of Accomplishments, shown in the table below, provides the status of each activity from the 2035 Comprehensive Plan Short Term Work Program, which covered the Years 2017 - 2021. The Report identifies whether each activity was completed, underway, postponed, or dropped. Explanations are provided for postponed or dropped activities.

PROJECT	COMPLETE OR ONGOING	UNDERWAY	POSTPONED	DROPPED	PROJECT NOTES
COMMUNITY FACILITIES					
Parking Garage (west side of Main Street) Planning, construction drawings, and construction	X				
Construct of Surface Parking Lot (west side of Main Street)	X				
Downtown Enhancements	X				
Public Safety Headquarters Expansion	X				
Eastside Community Center / YMCA Partnership	X				Renamed Preston Ridge Community Center, to open June 2020
Synthetic Turf Fields (replacement)	X				Webb Bridge Park soccer field, North Park football field
ECONOMIC DEVELOPMENT					
Economic Development Toolbox Local incentives for new or growing businesses that demonstrate a serious economic impact through job creation and capital investment	X				

REPORT OF ACCOMPLISMENTS

PROJECT	COMPLETE OR ONGOING	UNDERWAY	POSTPONED	DROPPED	PROJECT NOTES
TRANSPORTATION: INTERSECTION IMPROVEMENTS					
Pedestrian Intersection Improvements Design	X				
Rucker Road Corridor Improvements	X				
Kimball Bridge Road Congestion Migration North Point Parkway to Waters Road	X				
Windward Parkway Corridor Improvements S.R. 9 to Westside Parkway			X		Project budget considerations with City of Milton
Lily Garden Terrace Extension (Trailer Street) Construction			X		On hold due to funding considerations
TRANSPORTATION: SIDEWALKS					
Unallocated Improvements	X				
LAND USE					
Planning Updates Updates to the City's master plans, LCI's, and other planning documents	X				

REPORT OF ACCOMPLISMENTS

PROJECT	COMPLETE OR ONGOING	UNDERWAY	POSTPONED	DROPPED	PROJECT NOTES
NATURAL, HISTORIC AND CULTURAL RESOURCES					
Alpharetta History Room	X				Alpharetta History Museum
Parkland Acquisition	X				City purchased five (5) properties, including joint purchase with City of Milton
Stormwater Studies	X				
Stormwater Enhancement Projects			X		On hold due to funding considerations
Alpharetta Arts Center Development	X				
Wills Park Pool Renovation	X				
Greenway Extension to Forsyth County	X				
Senior Citizen History Project	X				Stories Project, annual updates, including Farm House Documentary
Downtown Sculpture Program	X				Instruments of Inspirations

REPORT OF ACCOMPLISMENTS

PROJECT	COMPLETE OR ONGOING	UNDERWAY	POSTPONED	DROPPED	PROJECT NOTES
NATURAL, HISTORIC AND CULTURAL RESOURCES (CONTINUED)					
Downtown Beautification / Façade Improvement Program	X				
Northwinds Parkway Street Lights	X				

APPENDIX

STAFF REPORT

Submitting Department: Community Development
Submitted By:
Sponsored By:
Meeting Date: September 2, 2021

I. AGENDA ITEM TITLE: MP-21-01/V-21-04 THE BAILEY/NORTHWINDS

CONSIDERATION OF A MASTER PLAN AMENDMENT AND VARIANCE TO ALLOW A 156,400 SQUARE FOOT WELLNESS CENTER, 53,000 SQUARE FOOT OF OFFICE USE, A 100-ROOM BOUTIQUE HOTEL, AND 24,700 SQUARE FEET OF RETAIL/RESTAURANT USE ON 4.72 ACRES. A MASTER PLAN AMENDMENT TO THE NORTHWINDS MASTER PLAN IS REQUESTED TO AMEND DEVELOPMENT STANDARDS, SUCH AS BUILDING SETBACKS, BUILDING HEIGHTS AND BUILDING COVERAGE. A VARIANCE IS REQUESTED TO INCREASE THE MAXIMUM IMPERVIOUS AREA IN THE O-I DISTRICT. THE PROPERTY IS LOCATED AT 2650 NORTHWINDS PARKWAY AND IS LEGALLY DESCRIBED AS BEING LOCATED IN LAND LOTS 799, 805 AND 806, 1ST DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA.

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO
FISCAL IMPACT: NO
INCLUDED IN CURRENT FY CPTL BUDGET: NO
INCLUDED IN CURRENT FY OPRT. BUDGET: NO
TOTAL PROJECT COST:
APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

The Bailey PC Staff Report 090221, Aerial Map, Zoning Map, Future Land Use, Location Map, Bailey Revised Site Plans 6.29.21, CZIM 8.11.21 The Bailey, CZIM Chat Results -- 2.10.21, The Bailey Citizen Part B Combined 8.25.21, Citi Part B Combined 2.3.21, The Bailey Citizen Input Combined, Applicant's Requested Changes to Conditions, Bailey Revised LOI + Application, The Bailey Complete App

CITY COUNCIL MEETING
STAFF REPORT

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

I. AGENDA ITEM TITLE: MP-21-01/V-21-04 THE BAILEY/NORTHWINDS

PLANNING COMMISSION: SEPTEMBER 2, 2021

CITY COUNCIL: SEPTEMBER 20, 2021

The applicant amended the public hearing application after the 4/1/2021 Planning Commission meeting. The previous request was a comprehensive land use plan amendment, rezoning, master plan amendment, conditional use, and variances to allow a mixed-use development. The applicant has withdrawn the request to allow residential use and is now requesting a master plan amendment and variance to allow a non-residential development.

II. RECOMMENDATION:

Approve MP-21-01/V-21-04 The Bailey/Northwinds, subject to the following conditions:

1. The 4.72-acre site shall be developed substantially similar to the plan prepared by Goode Van Slyke Architecture, dated 6/28/2021, except for modifications required to comply with the conditions below and subject to meeting all City code requirements and conditions of zoning.
2. Buildings shall be substantially as shown on the renderings prepared by Goode Van Slyke Architecture, dated 4/28/21, except for modifications required to comply with the conditions below, with final approval by DRB.
3. Non-residential density shall not exceed 40,000 square feet/acre, not including the hotel. Development regulations shall be shown below (Use square footage shall be deducted from the remaining Northwinds Master Plan entitlement):
    a. Wellness Center – Maximum 156,400 square feet and limited to athletic facility, professional office, medical office, restaurant, pharmacy, medical spa, and pool lounge.
    b. Office – Maximum 53,000 square feet and limited to professional office.
    c. Retail/Restaurant – Maximum 25% of office use not located in the Wellness Center, or 13,250 square feet, and limited to the office over retail buildings along Kimball Bridge Road and Northwinds Parkway. There shall be no free-standing retail uses and retail service uses shall be incidental to the office and wellness center. Restaurants shall not have drive-through facilities.
    d. Hotel – One luxury boutique or full-service hotel shall be permitted with a maximum of 60 rooms. Use shall be deducted at an exchange rate of 800 SF of office per hotel room. Hotel may not be an extended stay facility.
    e. Structured Parking – Shall be below-grade as depicted on the site plan prepared by Goode Van Slyke Architecture, dated 6/28/2021. Any portion of the parking deck visible from Northwinds Parkway or Kimball Bridge Road shall be treated with similar materials and finishes as the buildings they serve and shall be screened with landscaping. Suitability of parking deck elevation, visibility and landscape screening shall be approved by the DRB.
4. Maximum building height shall not exceed 8 stories.
5. Site plan shall be revised to reduce excess impervious areas, such as the wide sidewalk connections, area behind wellness center and area south of hotel. Maximum impervious area may be increased to no more than 78%. However, impervious area above 70% shall be improved with a pervious paving system and/or a green roof/terrace.
6. Surface parking shall be heavily screened from the public right-of-way, as approved by DRB.

7. Retaining walls shall receive architectural façade treatment or be heavily landscaped, as approved by DRB. Walls visible from developed areas exceeding 16' in height shall be terraced.
8. Backside of buildings or 'back of house' functions, such as loading or dumpster areas, shall not be visible from the public right-of-way. This includes the southern-most driveway on Northwinds Parkway. Parapet walls shall be used to screen roof-top mechanical equipment and views.
9. Corner of Northwinds Parkway and Kimball Bridge Road shall be designed with a minimum 2,000 square foot open space to incorporate decorative hardscape and landscape with a water feature, sculpture or similar focal point feature, as approved by the Cultural Arts Commission. Corner feature shall be completed with the first CO.
10. Open space areas shall be developed with decorative landscape, hardscape, low walls and seating/gathering areas, as approved by DRB.
11. Existing row of street trees (Oaks) along Northwinds Parkway shall be saved and shrubs shall be planted in between the existing trees or within the planter, as approved by DRB.
12. Pedestrian lights shall be required along Kimball Bridge Road. Existing pedestrian lights along Northwinds Parkway shall be replaced, where necessary, and supplemented with additional lights, as approved by Staff.
13. Developer shall construct a minimum 6' sidewalk and 6' planter (between curb and sidewalk) along Kimball Bridge Road, as approved by Staff. Planter shall be planted with street trees.
14. Developer shall dedicate necessary right-of-way to accommodate the required streetscape and future traffic signal equipment.
15. Site driveways and the Kimball Bridge Road/Northwinds Parkway intersection shall be improved as recommended by the traffic study, with final approval by Staff.
16. Developer shall design and construct road improvements needed to mitigate impacts from the development, as approved by Staff. At a minimum, road improvements shall include:
    a. Southbound left turn lane on Kimball Bridge Road shall be extended to provide 50' of queuing length for left turns into the Kimball Bridge Road driveway.
    b. Northbound left turn lane shall be provided on Northwinds Parkway at the main driveway.
17. Development shall comply with the City's parking regulations. A shared parking demand study shall be required at LDP to justify parking reductions, with final approval by Staff.
18. Specimen trees, tree groupings and trees of quality shall be given special consideration and every attempt to incorporate them into the site plan shall be made, as approved by Staff.
19. Developer shall dedicate a permanent easement to the City and construct a 12' concrete, accessible path (Alpha Loop) as depicted on the plan prepared by Goode Van Slyke Architecture, dated 6/28/2021, with final alignment/design/materials approved by Staff and construction completed prior to first CO. An enhanced crossing shall be provided across Kimball Bridge Road and shall include design and materials approved by Staff. Path shall include seating/gathering areas, lighting (pedestrian and bollard), landscape, hardscape, bike share station, wayfinding signage and public parking, as approved by Staff. Path entrance gateways/arches shall be provided on Northwinds Parkway and Kimball Bridge Road.
20. Fire lanes shall be a minimum 26' wide and main entrance (motor court) shall accommodate the required fire truck turnaround, as approved by Staff.
21. Detention facilities shall not be visible from the public right-of-way, except a decorative water feature approved by Staff.

III. REPORT IN BRIEF:

The applicant, Brandon Wheeless, is requesting a master plan amendment and variance to allow for The Bailey (A.K.A. Lux Atlanta) development on 4.72 acres in the Northwinds Master Plan. The development is proposed to include a 156,400 square foot wellness center, 24,700 square feet of retail/restaurant, 53,000 square feet of office, and a 100-room boutique hotel served by below-grade structured parking. A master plan amendment is requested to the Northwinds Master Plan Pod A to amend development regulations on the property, such as building setbacks, building height, and building coverage. A variance is requested to increase the maximum impervious area in the O-I (Office-Institutional) zoning district from 70% to 80%. The subject property is located at the northwest corner of Northwinds Parkway and Kimball Bridge Road.

DISCUSSION

The submitted request, if approved, will allow for the construction of The Bailey development, which consists of a 156,400 square foot wellness center, 24,700 square foot of retail/restaurant, 53,000 square feet of office, and a 100-room boutique hotel served by below-grade structured parking on 4.72 acres. A master plan amendment is requested to the Northwinds Master Plan Pod A to amend development regulations on the property, such as building setbacks, building height, and building coverage. A variance is requested to increase the maximum impervious area in the O-I (Office-Institutional) zoning district from 70% to 80%. The subject property is located at the northwest corner of Northwinds Parkway and Kimball Bridge Road.

The undeveloped property is zoned O-I (Office-Institutional), subject to the Northwinds Master Plan Pod A. The property received approval of a master plan amendment and rezoning in 2018 to allow an athletic facility, office, restaurant, and boutique/full-service hotel. The property is bound by Northwinds Parkway to the east and Kimball Bridge Road to the north. Surrounding properties are Jackson Healthcare to the east, Braeden subdivision to the north, Clear Springs Baptist Church and a cemetery to the west and the Northwinds VII office building to the south. The property has a Comprehensive Land Use Plan designation of 'Corporate Office'.

The Northwinds Master Plan was approved in 1986 and has been amended on a few occasions over the years. The Master Plan was approved for approximately 4.3 million square feet of office and retail/restaurant uses in Pods A & C. Retail/restaurant use in Pod A is required to be located within an office building and is limited to no more than 25% of the floor area of the building. A master plan amendment was approved in June 2017 for the Northwinds Summit mixed-use development, which is located at the northeast corner of Haynes Bridge Road and Georgia 400. That amendment utilized existing entitlements in the Northwinds Master Plan, including the approved residential uses that require an exchange for existing office density.

In 2018, the subject property was approved for an exclusive athletic facility based on private membership and geared toward professional and developing athletes, including athletic training and development, as well as injury recovery/rehabilitation. The current application describes The Bailey as a "Tech-centric wellness center for progressive science-based rehabilitation and analytics. There will be a basketball court, pool, weight training and calisthenics, outdoor running track. It will also provide outpatient services such as physical therapy and offices with similar services. The exquisite boutique hotel and the condominium providing upscale accommodations. At the base of the condominium building will have ground level retail and a Michelin star restaurant. The hotel will also have a public restaurant."

The table below provides a comparison between the 2018 approval and the current proposal.

2018 Approval vs. Current Proposal		
Use	**Current Proposal**	**2018 Approval**
Wellness Center	156,400 SF	40,000 SF
Retail/Restaurant	24,700 SF (incl. 7,500 SF restaurant use)	12,800 SF Restaurant
Office	53,000 SF	10,000 SF
Hotel	100 rooms (boutique) 123,400 SF	60 rooms (St. Regis or similar) 60,000 SF
Building Heights	13 stories, 9 stories, 3 stories, 4 stories	4 stories, 4 stories, 4 stories, 2 stories
Non-residential	357,500 SF	122,800 SF

As shown in the table below, Northwinds Pods A & C have a remaining entitlement of 646,001 square feet of office and retail/restaurant use and 284 hotel rooms. If approved, the applicant's proposed uses should be deducted from remaining entitlements in the Northwinds Master Plan.

Northwinds Master Plan – Remaining Entitlement			
Use	**Remaining Approval**	**Applicant's Proposal**	**Remaining w/ Applicant's Proposal**
Office/Retail	646,001 SF	234,100 SF	411,901 SF
Hotel	284 rooms	100 rooms	184 rooms

The table below provides a comparison of the applicant's zoning proposal to non-residential developments in the general vicinity of the subject property along Northwinds Parkway and Kimball Bridge Road. Since the surrounding non-residential developments do not include a hotel, the applicant's hotel was not considered in the comparison. The average non-residential density of developments in the vicinity of the applicant's property is 23,562 square feet/acre. At the time that the Northwinds Master Plan was approved, it allowed non-residential densities between 12,000 to 40,000 square feet per acre. Higher densities were permitted closest to Georgia 400, which is similar to the applicant's property. Therefore, it is recommended that the applicant's density not exceed 40,000 square feet per acre. Furthermore, retail service uses should be limited to no more than 25% of the floor area of office use, or 13,250 square feet, for services incidental to the associated office and wellness use.

Applicant's Proposal vs. Nearby Non-Residential Developments						
Development	**Office (SF)**	**Wellness (SF)**	**Retail (SF)**	**Total (SF)**	**Acres (ac)**	**SF/ac**
Applicant's Proposal	53,000 SF	156,400 SF	24,700 SF	234,100 SF	4.72 ac	49,597 SF
Jackson Healthcare	841,538 SF			841,538 SF	31.3 ac	26,886 SF
Northwinds VII	149,640 SF			149,640 SF	14.19 ac	10,545 SF
Kimball Place	130,595 SF			130,595 SF	4.47 ac	29,216 SF
Kimball 154 (Proposed)	160,000 SF			160,000 SF	4.44 ac	36,036 SF

A variance is requested from Unified Development Code (UDC) Section 2.2, Table 2.1 List of Development Standards, to increase the maximum impervious area in the O-I district from 70% to 80%. The applicant states that the size and topographic challenges on the subject property contribute to the need for the requested variance. According to the applicant, there will be approximately 13,000 square feet of planted landscape areas on rooftop terraces. Due to the presence of rock close to the surface, the applicant does not believe a pervious paving system would achieve the desired stormwater infiltration.

SITE PLAN ANALYSIS

The site plan depicts three (3) and four (4) story buildings, office over retail, along Kimball Bridge Road and Northwinds Parkway, respectively. A thirteen (13) story, 100-room boutique hotel is located in the southeast corner of the property and includes 17,700 square feet of restaurant and special event space. A nine (9) story, 156,400 square foot wellness center building is located in the western corner of the property and consists of a 58,600 square foot athletic facility, 75,000 square feet of medical and professional office and 22,800 square feet of retail/restaurant use. Site access is depicted at three (3) locations, including two (2) driveways on Northwinds Parkway and one (1) driveway on Kimball Bridge Road. Building setbacks are proposed to be 30' on Northwinds Parkway and 35' on Kimball Bridge Road. The maximum building height permitted in Pod A of the Northwinds Master Plan is twenty (20) stories; however, the tallest building in the

area is 8 stories (see table below). If approved, it is recommended that the maximum building height not exceed eight (8) stories to ensure compatibility with surrounding developments.

Northwinds Master Plan Building Heights	
Building	**Building Height**
Jackson Healthcare	5 Stories
Jackson Healthcare Phase 2	8 stories
Jackson Healthcare Amenity Building	2 stories
Jackson Healthcare Childcare Building (Devry)	3 stories
Northwinds VII	5 stories
Northwinds II	5/6 stories

As shown in the table below, the zoning proposal would require a total of 981 parking spaces, which includes a 25% shared parking reduction. The site plan calls out 940 parking spaces provided within the development, which represents a deficit of 41 parking spaces. 883 parking spaces are proposed in below-grade parking decks under the hotel, wellness center and retail/office buildings with 1,2 and 3 levels of parking. Structured parking can be accessed from the two (2) driveways off Northwinds Parkway and the driveway off Kimball Bridge Road. 57 surface parking spaces are provided within the development, including 51 spaces in a parking lot off Kimball Bridge Road and six (6) spaces in the motor court.

Required vs. Provided Parking			
Use	**SF/rooms**	**Parking Rate**	**Parking Required**
Boutique Hotel	100 rooms	1/room + 1 employee space/20 rooms + 1/500 SF (meeting space, retail, restaurant)	100 + 5 + 35 = 140
Wellness Center	58,600 SF	1/500 SF court, field, spectator area + 1/200 SF other patron use areas (athletic facility)	28 + 222 = 250
	55,000 SF	1/200 SF (medical office)	275
	20,000 SF	1/250 SF (professional office)	80
	15,200 SF	1/100 SF (restaurant)	152
	7,600 SF	1/200 SF (retail)	38
Total	156,400 SF		795
Office	53,000 SF	1/250 SF	212
Retail	17,200 SF	1/200 SF	86
Restaurant	7,500 SF	1/100 SF	75
Parking Required			**1,308**
25% Shared Parking Reduction			**327**
Parking Required			**981**
Parking Provided			**940**

The O-I zoning district requires that all developments under 100 acres set aside a minimum 10% of the gross land area as open space. The site plan includes an open space plan, which calls out 0.586 acres of open space, or 12.4% of the property. However, the applicant's open space plan does not account for the Alpha Loop, rooftop terraces, balconies, or the rooftop track/turf. Therefore, the applicant's total open space is likely to be much larger than indicated on the open space plan. The applicant provided an open space exhibit depicting several civic and

amenity spaces, including the Alpha Loop along Northwinds Parkway, a plaza and pocket park at the corner of Northwinds Parkway and Kimball Bridge Road, a pool deck, rooftop terraces, and balconies.

The Alpha Loop is depicted parallel to Northwinds Parkway and located behind the existing street trees to be saved. The 2018 plan depicted the Alpha Loop running through the proposed development and terminating at the corner of Northwinds Parkway and Kimball Bridge Road. If approved, staff recommends that the developer dedicate a permanent easement for public access and construct the Alpha Loop, including a 12' concrete accessible path, crosswalk at Northwinds Parkway and Kimball Bridge Road, seating/gathering areas, lighting, landscape, hardscape, bicycle facilities, crosswalks and wayfinding signage.

The property is heavily wooded, consisting of a mix of Pines and hardwoods. There is a row of existing street trees along Northwinds Parkway that should be saved. The site plan depicts an underground stormwater vault between the hotel and wellness center.

TRAFFIC

The applicant submitted a trip generation report for the proposed development. As shown in the table below, the proposed uses would generate a total of 530 AM Peak Hour trips and 763 PM Peak Hour trips. The applicant's trip generation report estimates that approximately 80% of the Peak Hour trips will be on Northwinds Parkway. The Lux Atlanta development approved on the property in 2018 was estimated to generate 322 AM Peak Hour trips and 325 PM Peak Hour trips. The applicant's current proposal represents a substantial increase in traffic generated, including an increase of 208 AM Peak Hour trips and 438 PM Peak Hour trips.

Table 4: Site Generated Volumes

				AM			PM		
Code	USE	gsf	units	TRIPS	IN	OUT	TRIPS	IN	OUT
310	Hotel Comm.	130,500	100	**45**	26	19	**49**	25	24
710	Office	72,500		**95**	81	14	**84**	13	71
720	Med. Office	60,900		**144**	112	32	**208**	58	150
	Pharmacy								
	Med Spa								
492	Athletic Facility	58,600		**77**	39	38	**175**	100	75
820	Restaurant/Retail	34,500		**169**	105	64	**247**	118	129
			TOTAL	**530**	363	167	**763**	314	449

The applicant's traffic study recommends improvements at the site driveways and intersection of Northwinds Parkway and Kimball Bridge Road. In addition, turn lane improvements are recommended, including extending the southbound left turn lane on Kimball Bridge Road to provide 50' of queuing length for left turns into the Kimball Bridge Road driveway and providing a northbound left turn lane on Northwinds Parkway at the main project driveway.

STANDARDS FOR MASTER PLAN AMENDMENTS

A master plan amendment is requested to the Northwinds Master Plan to amend development regulations. Staff has reviewed the applicant's request and compared it to the standards for consideration when evaluating a request for Master Plan Amendments, which are set forth in UDC §4.2.3(A)(2) and restated below along with staff's responses to each standard.

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

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

Response: The zoning proposal represents an increase to the overall development intensity and building heights previously approved on the subject property in 2018. The proposed uses are suitable given the use and development of adjacent properties, which are generally developed with office-institutional uses. There are some concerns with the proposed increase in development intensity and building heights due to the development being situated on a site of less than five (5) acres, located on the two (2) lane Kimball Bridge Road, and located across the street from the Braeden subdivision. If approved, it is recommended that the non-residential density not exceed 40,000 square feet per acre, which does not include the hotel. Additionally, building heights should be limited to no more than eight (8) stories and retail use should be limited to no more than 25% of the office floor area.

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

Response: There are some concerns with the proposed increase to the development intensity and building heights due to the development being situated on a site of less than five (5) acres, located on the two (2) lane Kimball Bridge Road, and located across the street from the Braeden subdivision. If approved, it is recommended that the non-residential density not exceed 40,000 square feet per acre, which does not include the hotel. Additionally, building heights should be limited to no more than eight (8) stories and retail use should be limited to no more than 25% of the office floor area.

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

Response: The proposed development should not adversely affect the natural environment. Tree saves are proposed along Northwinds Parkway.

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

Response: The subject property was approved in 2018 for a similar mix of uses. The current zoning proposal represents a significant increase in the overall development intensity and building heights from the 2018 master plan amendment approval.

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

Response: The zoning proposal would increase impacts on public facilities and services, including a substantial increase in traffic generated. The current proposal represents an increase of 208 AM Peak Hour trips and 438 PM Peak Hour trips.

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

Response: Staff is unaware of new or changing conditions not anticipated in the 2018 approval on the subject property.

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 subject property was approved in 2018 for a similar mix of uses. However, the current proposal represents a significant increase to the overall development intensity and building heights from the 2018 master plan amendment approval. If approved, it is recommended that the non-residential density not exceed 40,000 square feet per acre, which does not include the hotel. Additionally, building heights should be limited to no more than eight (8) stories and retail use should be limited to no more than 25% of the office floor area.

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

Response: The subject property was approved in 2018 for a similar mix of uses. However, the current proposal represents a significant increase to the overall development intensity and building heights from the 2018 master plan amendment approval. If approved, it is recommended that the non-residential density not exceed 40,000 square feet per acre, which does not include the hotel. Additionally, building heights should be limited to no more than eight (8) stories and retail use should be limited to no more than 25% of the office floor area.

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

Response: The applicant's zoning proposal is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Corporate Office'.

VARIANCE REVIEW CRITERIA

A variance is requested to increase the maximum impervious area. The City of Alpharetta Unified Development Code Article IV, Section 4.5.3(b) outlines the criteria set forth for granting a variance. The ordinance specifically states that "a variance may be granted upon a finding that" the standards set forth below have been met. Also below is staff's analysis of whether the applicant's request satisfies each standard.

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

Response: The property has an unusual shape and topography. The request to increase the maximum impervious area of the site can be supported, if conditions are approved requiring impervious area above 70% be constructed with a pervious paving system or green roof.

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

Response: The request to increase the maximum impervious area of the site can be supported, if conditions are approved requiring impervious area above 70% be constructed with a pervious paving system or green roof.

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

Response: The property has an unusual shape and topography. The request to increase the maximum impervious area of the site can be supported, if conditions are approved requiring impervious area above 70% be constructed with a pervious paving system or green roof.

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

Response: Approval of the variance request should not cause a substantial detriment to the public good. The request to increase the maximum impervious area of the site can be supported, if conditions are approved requiring impervious area above 70% be constructed with a pervious paving system or green roof.

CONCURRENCES

Staff has reviewed the applicant's proposal and believes that the request for master plan amendment and variance does not conflict with the established review criteria, if conditions are approved limiting the overall intensity of the development. The current proposal represents a significant increase to the overall development intensity, including overall non-residential square footage, building heights and trips generated. Based on the character of the area and the original intent of the Northwinds Master Plan, it is recommended that the non-residential density does not exceed 40,000 square feet per acre. Additionally, building heights should be limited to no more than eight (8) stories and retail service use should be limited to no more than 25% of the floor area of office use, or 13,250 square feet, for services incidental to the associated office and wellness use.

The variance request can be supported, if the impervious area above 70% is constructed with a pervious paving system or green roof. If approved, it is recommended that the development meet the minimum parking requirements.

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. In addition, the applicant held a meeting with a representative from Braeden who voiced concerns over the need to minimize excessive lighting impacts to the Braeden subdivision. The report states that no other feedback has been received from the public.

COMMUNITY ZONING INFORMATION MEETING

CZIM was held on February 10, 2021. There were several questions from the public including, why the overall density was increased, why residential has been added, what uses are in the wellness center, who are some of the wellness and retail tenants, number of retail spaces, price points of

condos, whether or not retail would front each street, why the hotel was doubled in size, whether or not workforce housing would be addressed in the development.

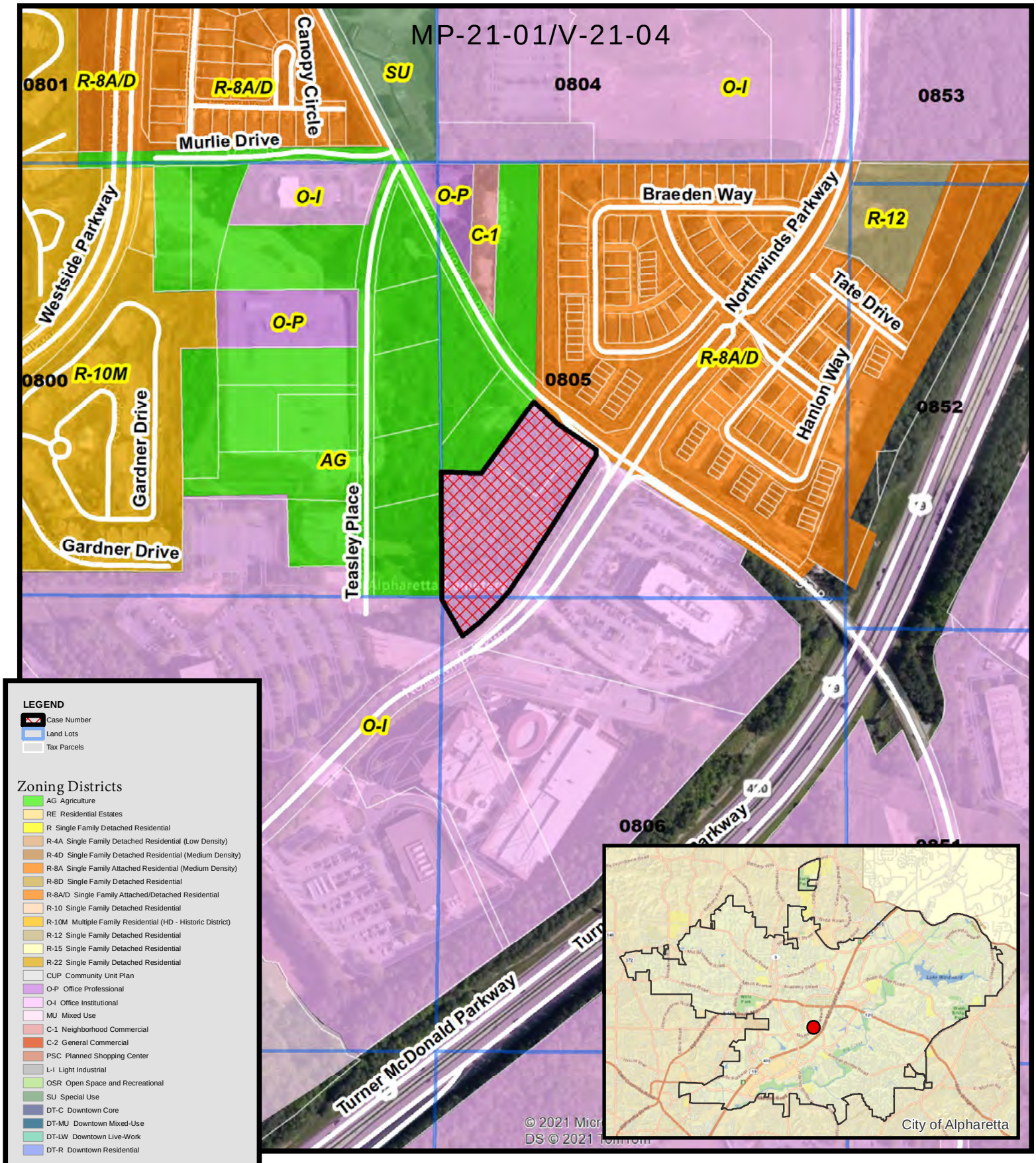
IV. ATTACHMENTS:

- Site Plan

Aerial Map
The Bailey Northwinds
2650 Northwinds Parkway

MP-21-01/V-21-04
D/LL: 1/2/805,806
PC: **4**/**1**/21
CC: **7**/**19**/21

Location Map Provided by:
Community Development - GIS



Zoning Map
The Bailey Northwinds
2650 Northwinds Parkway

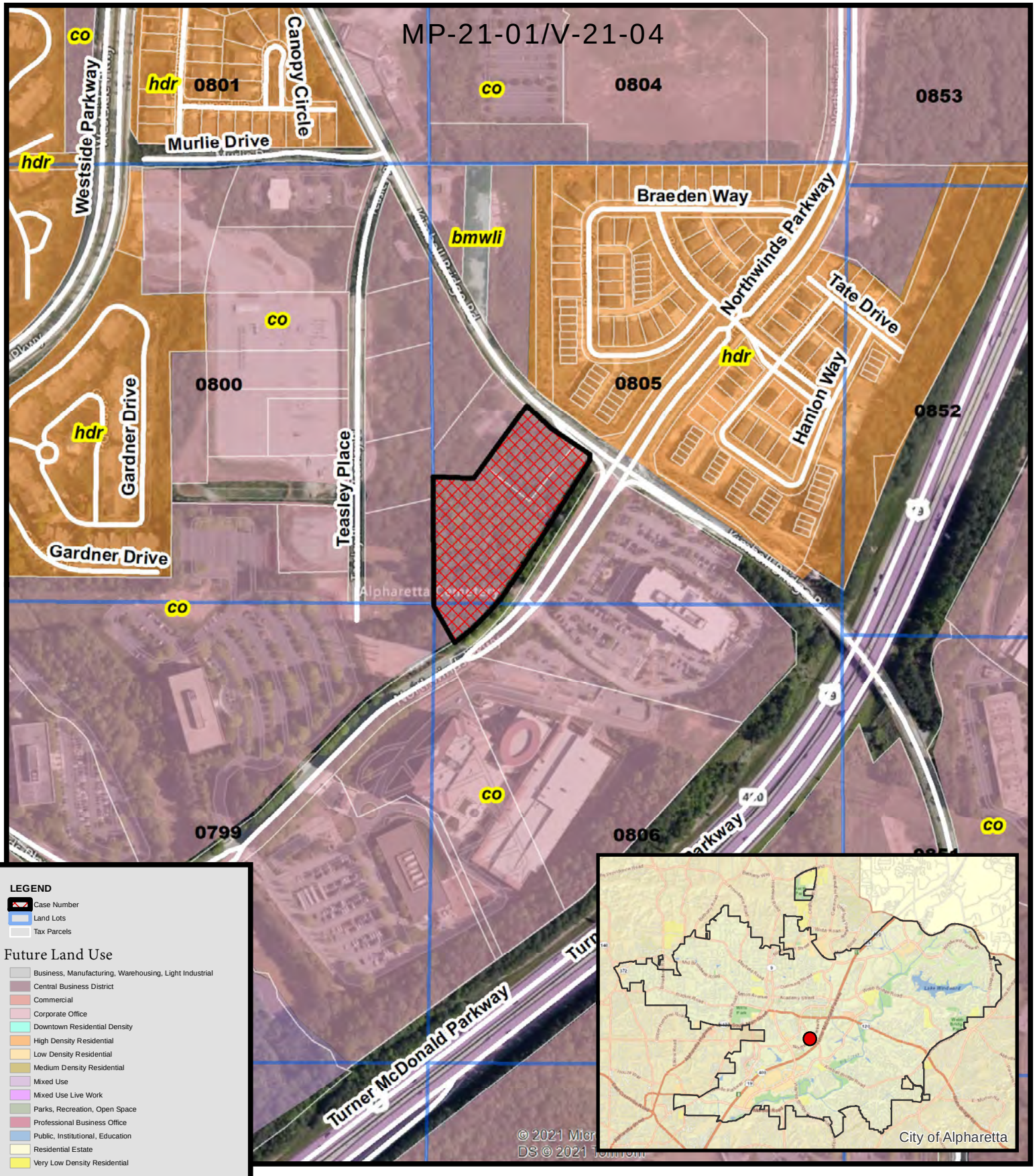
MP-21-01/V-21-04

D/LL: 1/2/805,806

PC: **4/1/**21

CC: **7/19/**21

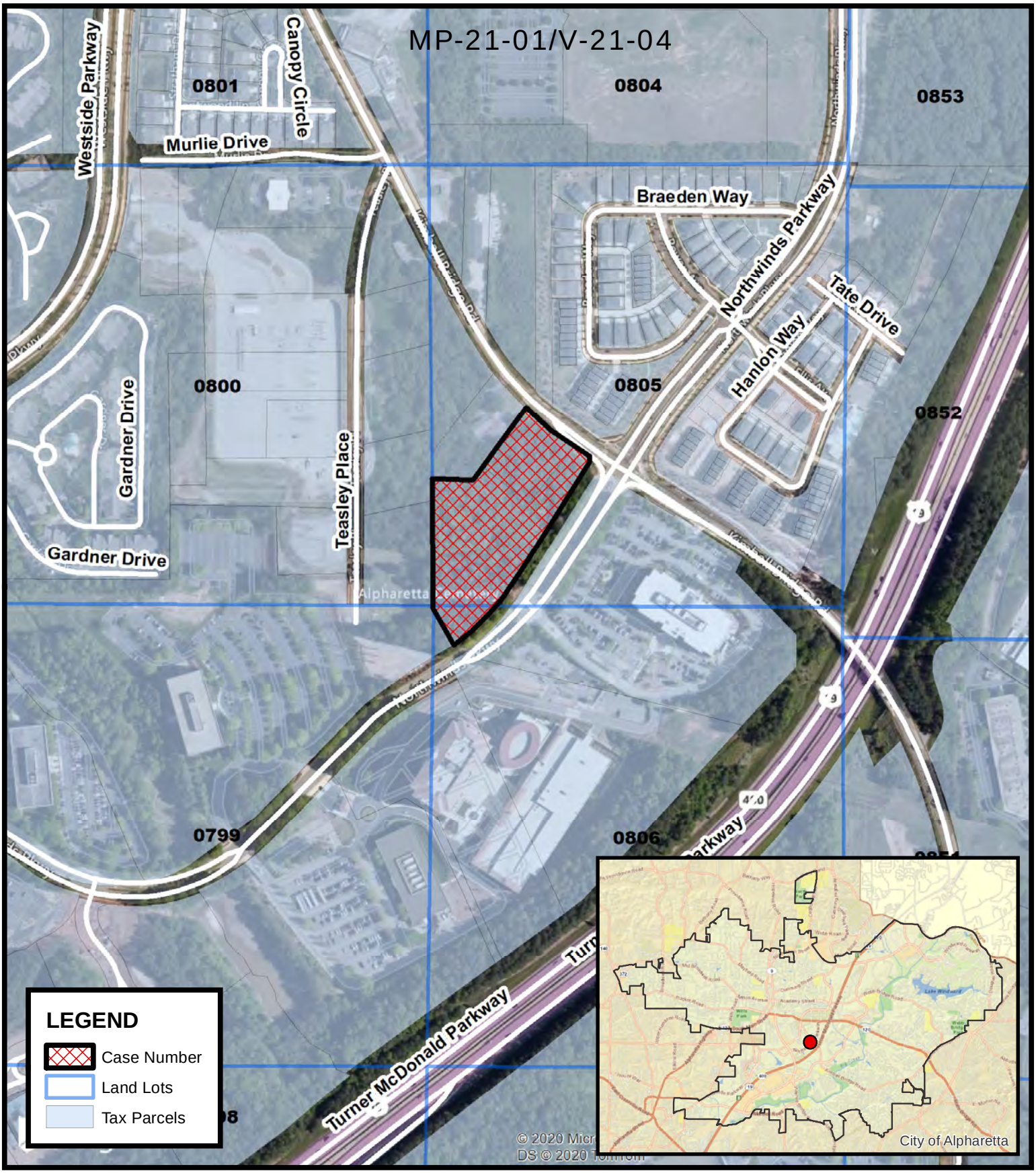
Location Map Provided by:
Community Development - GIS



Future Land Use
The Bailey Northwinds
2650 Northwinds Parkway

MP-21-01/V-21-04
D/LL: 1/2/805,806
PC: **4**/**1**/21
CC: **7**/**19**/21

Location Map Provided by:
Community Development - GIS



Location Map
The Bailey Northwinds
2650 Northwinds Parkway

MP-21-01/V-21-04
D/LL: 1/2/805,806
PC: **4**/**1**/21
CC: **7**/**19**/21

Location Map Provided by:
Community Development - GIS

SITE PLAN NOTES

ADDRESS	2650 NORTHWINDS PKWY
LL/DIST	805&806/1 SECT 2
PARCEL ID	12 285008050611
	12 285108050610
ZONING	OI
NLA	205,756 SF
GLA	260,784 SF
KIMBALL BR	+7,851 SF
NORTHWINDS	+47,177 SF
LOT AREA	
REQUIRED	N/A
ACTUAL	4.72 AC
SETBACKS[2, 6]	
REAR	15 FT
SIDE	15 FT
FRONT - NORTHWINDS PKWY	30 FT
FRONT - KIMBALL BR	35 FT
LOT COVERAGE	
REFER TO PLAN SHEET ASP 1.1 FOR BREAKDOWNS	
IMPERVIOUS AREA MAX.	≤70%[3]
TOTAL PROVIDED	162,904 SF (79.2%)
OPEN SPACE REQ'D	10% MIN.
TOTAL PROVIDED	25,538 SF (12.4%)
BUILDING HEIGHT[4]	VARIES, SEE SITE PLAN
PARKING	
REQUIRED	939 SP[17]
PROPOSED	940 SP
EV	38 REQ
LOADING	05
BIKE	
REQUIRED	50
PROPOSED	50

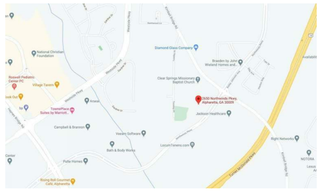
REFER TO SHEET ASP 1.1 FOR ITEMIZED PARKING REQUIREMENTS

SITE NOTES

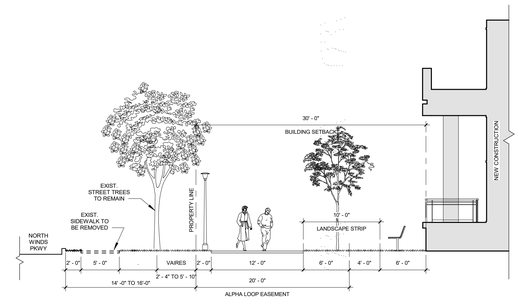
1. NOT USED.
2. SHALL BE DETERMINED DURING MASTER PLAN APPROVAL.
3. PROPOSED LOT COVERAGE INCLUDES IMPERVIOUS SURFACES + BUILDING + DECK PARKING / NLA.
4. PROPOSED HEIGHT IS TAKEN FROM THE AVERAGE GRADE OF EACH BUILDING. MECHANICAL STRUCTURES, ELEVATOR OVERHEADS, SHORT PARAPET WALLS (<12') ARE NOT CALCULATED IN BUILDING HEIGHT.
5. NOT USED.
6. UNCOVERED STEPS, PATIO SLABS, DRIVEWAYS, RETAINING WALLS ≤ 4 FT, AND OVERHANGS 18" MAY BE LOCATED WITHIN A SETBACK. NO OTHER BUILDING, STRUCTURE, OR PROJECTION SHALL BE ALLOWED ENCROACHMENT.
7. NOT USED
8. HOTEL PARKING: 1 SP PER ROOM, 1 EMPLOYEE SP PER 20 ROOMS,1 SP PER 500 SF FOR SPECIAL USE SPACE
9. MEDICAL OFFICE: 1 SP PER 200 SF
10. PUBLIC PLACES FOR ASSEMBLY REQUIRE 1 SP PER 500 SF OF SPECTATOR AREA PLUS 1 SP PER 200 SF DIRECTED FOR OTHER PATRON USE.

SITE NOTES

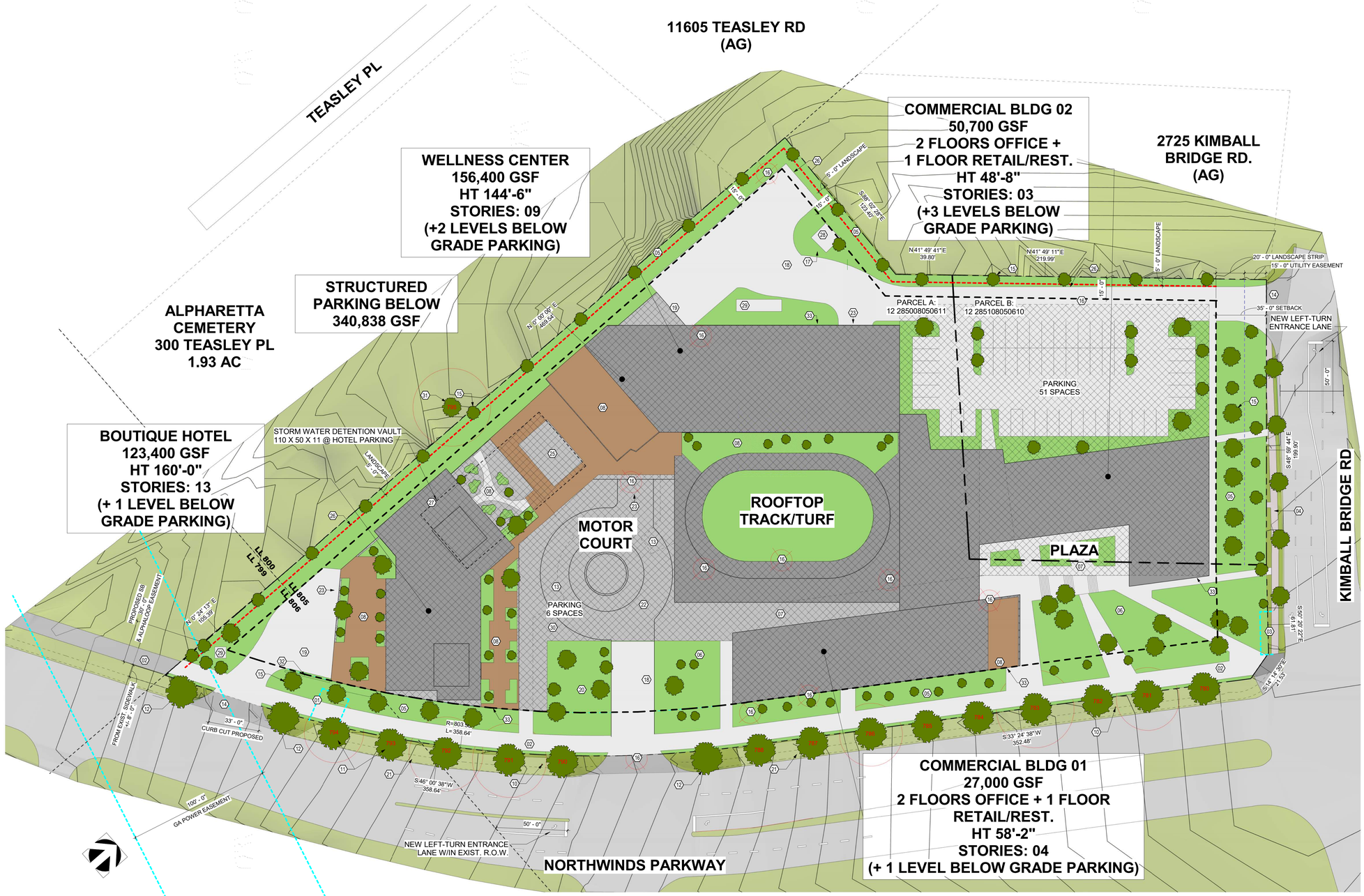
11. LOADING STALL SHALL BE 12X40. REFER TO 2.5.3 FOR NUMBER OF REQUIRED SPACES.
12. PARKING SHALL BE DESIGNED FOR STANDARD DIMENSION OF 9X19 FOR 80% OF STALLS AND COMPACT STALL 8X16 THE REMAINING 20%. STANDARD BAYS SHALL NOT BE LESS THAN 60 FT WIDE UNLESS FOR COMPACT.
13. TANDEM STALLS SHALL ONLY COUNT AS 1 SPACE.
14. CURB CUTS SHALL BE LOCATED 300 FT FROM A STREET INTERSECTION.
15. ALL DEVELOPMENTS WITH > 100 STALLS SHALL PROVIDE EV CHARGING STATIONS AT 1 PER 25 STALLS.
16. BIKING SHALL BE PROVIDED 1 PER REQUIRED 25 STALLS.
17. 25% SHARED PARKING REDUCTION APPLIED.
18. NOT USED.
19. NOT USED.
20. NOT USED.
21. NOT USED.



VICINITY MAP
3/4" = 1'-0"



4 ASP1.0 Northwinds Parkway Section
1/8" = 1'-0"



SITE PLAN ABBREV. LEGEND

HT	HEIGHT ABOVE GRADE PLANE

KEY NOTE LEGEND

01 EXIST SEWER EASEMENT 20' X 20'
02 ALPHA INNER LOOP TRAIL. CONCRETE PAVEMENT W/ ACCENT BAND. BUILT UP TO PROTECT CRITICAL ROOT ZONE OF EXISTING TREES
03 EXIST. SIGN EASEMENT 6' X 30'
04 NEW SIDEWALK.
05 LANDSCAPE BUFFER. TREE SPACING SHALL BE BASED ON AVG CANOPY SPREAD & MIX OF SHRUB TYPES.
06 STEPPED TERRACE PUBLIC SPACE
07 PUBLIC SPACE
08 ROOFTOP AMENITY
09 NOT USED
10 EXIST FIRE HYDRANT
11 EXIST BOUNDARY TREE(S) TO REMAIN
12 NEW STREET TREE(S)
13 CANOPY (13'-8" ABOVE FINISHED SURFACE)
14 NEW CURB CUT(S)
15 NEW SHADE TREE(S) W/IN LANDSCAPE BUFFER
16 REMOVE TREE (SEE LDP)
17 NEW FIRE HYDRANT
18 FIRE ACCESS LANE
19 LOADING DOCK. NO OBSTRUCTION TO FIRE ACCESS LANES.
20 NEW LANDSCAPE BERM(S)
21 PROPOSED REMOVAL OF EXIST. SIDEWALK
22 MOTOR COURT / DROP-OFF
23 ENTRY / EXIT FOR STRUCTURED PARKING
24 NOT USED
25 SHARED POOL (HOTEL & WELLNESS)
26 SITE RETAINING WALLS
27 UNDERGROUND DETENTION. SEE CIVIL
28 MECHANICAL YARD. SEE MEP & CIVL
29 TRANSFORMER. SEE MEP
30 VALET PARKING
31 EXISTING BOUNDARY TREE TO BE PROTECTED
32 ARCHITECTURAL SCREEN WALL
33 NEW FIRE DEPT. CONNECTION

5 ASP1.0 Site Plan - Revised_OI
1" = 30'-0"

6/28/2021 4:19:32 PM

THE BAILEY
est. 1880

ALUX PROPERTIES

THE BAILEY

2650 NORTHWINDS PKWY
ALPHARETTA,
GEORGIA 30009

Goode Van Slyke Architecture

Owner
Alux Properties
8000 Avalon Blvd. #100
Alpharetta, GA 30009

Architect
Goode Van Slyke Architecture, Inc.
409 John Wesley Dobbs Avenue
Atlanta, GA 30312
404.523.5525

Civil Engineer
Long Engineering
2850 Heritage Ct SE #250
Atlanta, GA 30339
770.951.2495

Structural Engineer
PES Structural Engineers
1852 Century Pl NE #201
Atlanta, GA 30345
770.457.5923

Mechanical/Plumbing/ Fire Protection/Electrical
AHA Consulting Engineers
3700 Mansell Rd #200
Alpharetta, GA 30022
770.992.8585

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Key Plan

seal/signature

not for construction

rev	date	description

date	06/28/21
phase	SCHEMATIC DESIGN
issued for	100% SD
project number	20029.00

ARCHITECTURAL SITE PLAN - OVERALL

sheet number

ASP1.0

The Bailey
Building Use Summary 06.22.21

Bldg.	Use	Function	Code	Commercial	Office	Total
Hotel						
	Boutique Hotel	**100** Guest Rooms	310	105,700		
	Restaurant	Hotel Restaurant	310	9,000		
	Special Event Facility	Hotel Conference	310	8,700		
						123,400 gsf
Wellness Center				Commercial	Office	
	Pool Lounge	Hotel Amenity	310	7,100		
	Office	Medical Office w/ Outpatient Services	720		55,000	
	Drug Store (Pharmacy)	Pharmacy	720	600		
	Spa Services	Med Spa	720	7,000		
	Athletic Facility	Membership	492		58,600	
	Office	Membership Club	710		20,000	
	Restaurant	Membership Dining	820	8,100		
						156,400 gsf
Commercial Bldg 1- Northwinds Plwy				Commercial	Office	
	Restaurant		820	4,000		
	Retail		820	5,000		
	Office	Professional Office	710		18,000	
						27,000 gsf
Commercial Bldg 2- Kimball Br.				Commercial	Office	
	Restaurant		820	3,500		
	Retail		820	12,200		
	Office	Professional Office	710		35,000	
						50,700 gsf

Total Area	170,900 gsf	186,600 gsf	**357,500** gsf
Structured Parking	883 spaces	386 sf/space	**340,838** gsf

Retail + Rest.	24,700 gsf
MOB + Office	115,700 gsf

Site	4.72 acre
Non-Res. Density	75,742 gsf/AC

	Commercial 25% Max.	Office 75% Min.	Total Building Area
Total Area	170,900 gsf	186,600 gsf	357,500 gsf
	48%	52%	

Parking Requirements	06.22.21	Qty	Req. Spaces	Shared	Adjusted Spaces	Reference
Boutique Hotel						
Hotel						
Business: Hotel	1 space/ room	100 keys	100	25%	75	UDC (2.5.1.B)
	1 employee space/20 rooms		5	25%	4	
	1 space/500sf meeting, retail, restaurant	17,700 sf	35	25%	27	
					105	
Wellness Center						
Hotel						
Business: Hotel	1 space/500sf meeting, retail, restaurant	7,100 sf	14	25%	11	
Medical Office						
Business: Medical Office	1 space/200 sf	55,000 sf	275	25%	206	UDC (2.5.1.B)
Day Spa, Phirmacy						
Business: Retail	1 space/200 sf	7,600 sf	38	25%	29	
Training						
Semipublic: Recreation	1 space/ 500sf court, spectator area	14,200 sf	28	25%	21	UDC (2.5.1.D)
	1 space/200 gsf other patron use areas	44,400 sf	222	25%	167	
Club						
Business: Office	1 space/250 gsf	20,000 sf	80	25%	60	UDC (2.5.1.B)
Business: Restaurant	1 space/ 100sf of entire facility	8,100 sf	81	25%	61	UDC (2.5.1.B)
		Total: 156,400				
Commercial Bldg 1- Northwinds Plwy						
Commercial						
Business: Restaurant	1 space/ 100sf of entire facility	4,000 sf	40	25%	30	UDC (2.5.1.B)
Business: Retail	1 space/200 gsf	5,000 sf	25	25%	19	UDC (2.5.1.B)
Business: Office	1 space/250 gsf	18,000 sf	72	25%	54	
		Total: 27,000				
Commercial Bldg 2- Kimball Br.						
Commercial						
Business: Restaurant	1 space/ 100sf of entire facility	3,500 sf	35	25%	26	UDC (2.5.1.B)
Business: Retail	1 space/200 gsf	12,200 sf	61	25%	46	UDC (2.5.1.B)
Business: Office	1 space/250 gsf	35,000 sf	140	25%	105	
		Total: 50,700				
	Total		1252	Req'd	**939**	Adjusted Spaces Req'd
					883	Structured Parking
					57	Surface Parking
					940	Spaces Provided

Standard Spaces	Min. 80% of required spaces	751	UDC (2.5.5)
Compact Spaces	Max 20% possible	188	UDC (2.5.5)
Electric Vehicle Charging Stations			
	1 station / 25 spaces	38	
Bicycle Parking			
Retail, Office, Hotel, Assembly			
	1 bicycle / 25 required vehicle spaces	50	
Residential- for sale	NA		
Loading Bays	5 spaces per 240,000sf-350,000sf	5	UDC (2.5.3)

MAXIMUM ALLOWABLE IMPERVIOUS AREA

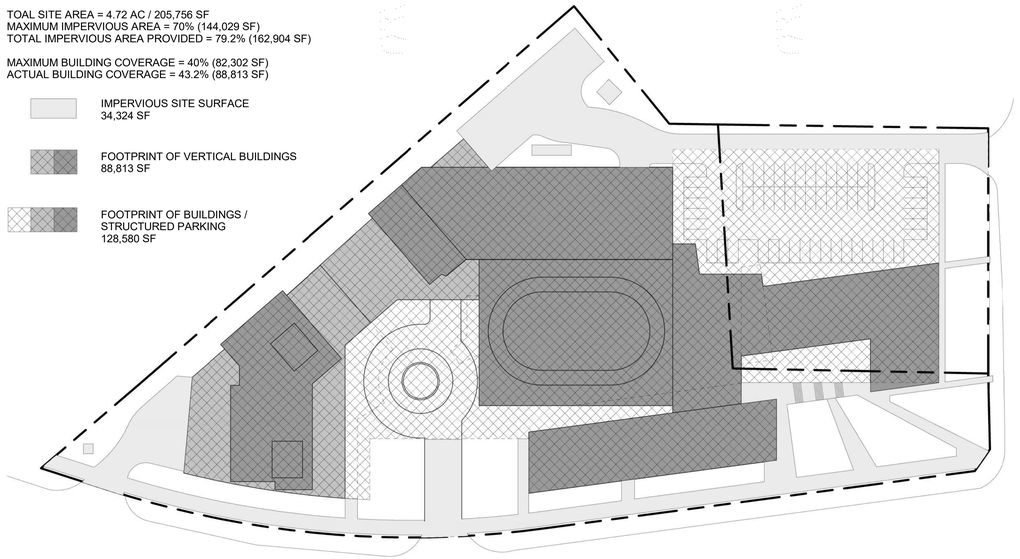
TOAL SITE AREA = 4.72 AC / 205,756 SF
MAXIMUM IMPERVIOUS AREA = 70% (144,029 SF)
TOTAL IMPERVIOUS AREA PROVIDED = 79.2% (162,904 SF)

MAXIMUM BUILDING COVERAGE = 40% (82,302 SF)
ACTUAL BUILDING COVERAGE = 43.2% (88,813 SF)

IMPERVIOUS SITE SURFACE
34,324 SF

FOOTPRINT OF VERTICAL BUILDINGS
88,813 SF

FOOTPRINT OF BUILDINGS / STRUCTURED PARKING
128,580 SF



2 SITE PLAN - IMPERVIOUS SURFACE
ASP1.1 1" = 50'-0"

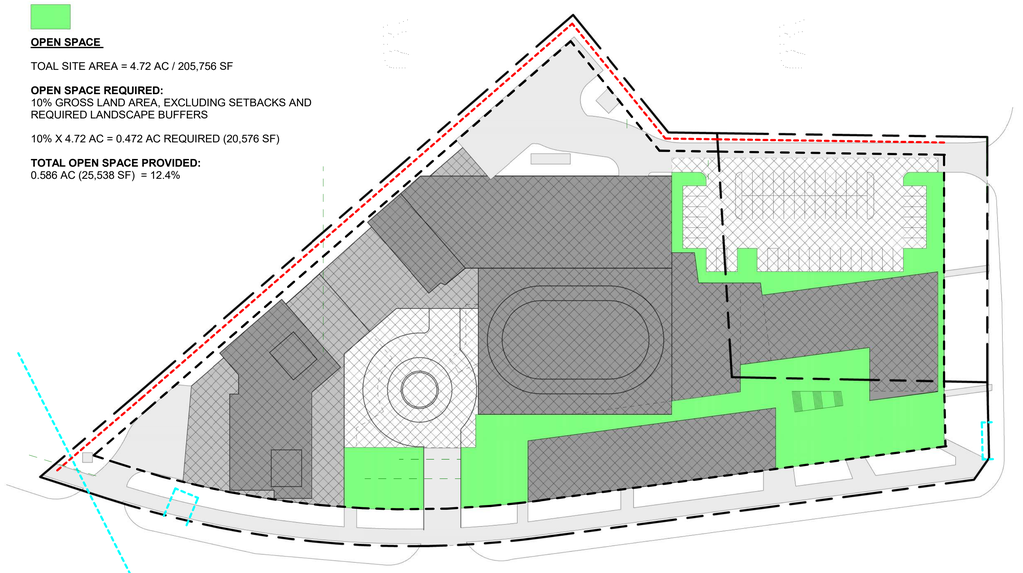
OPEN SPACE

TOAL SITE AREA = 4.72 AC / 205,756 SF

OPEN SPACE REQUIRED:
10% GROSS LAND AREA, EXCLUDING SETBACKS AND REQUIRED LANDSCAPE BUFFERS

10% X 4.72 AC = 0.472 AC REQUIRED (20,576 SF)

TOTAL OPEN SPACE PROVIDED:
0.586 AC (25,538 SF) = 12.4%



1 SITE PLAN - OPEN SPACE
ASP1.1 1" = 50'-0"

THE BAILEY
est. 1880

ALUX PROPERTIES

THE BAILEY

2650 NORTHWINDS PKWY
ALPHARETTA, GEORGIA 30009

Goode Van Slyke Architecture

Owner
Alux Properties
8000 Avalon Blvd. #100
Alpharetta, GA 30009

Architect
Goode Van Slyke Architecture, Inc.
409 John Wesley Dobbs Avenue
Atlanta, GA 30312
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Civil Engineer
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2550 Heritage Ct SE #250
Atlanta, GA 30339
770.951.2495

Structural Engineer
PES Structural Engineers
1852 Century Pl NE #201
Atlanta, GA 30345
770.457.5923

Mechanical/Plumbing/ Fire Protection/Electrical
AHA Consulting Engineers
3700 Mansell Rd #200
Alpharetta, GA 30022
770.992.8585

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Key Plan

seal/signature

not for construction

rev	date	description

date	06/28/21
phase	SCHEMATIC DESIGN
issued for	100% SD
project number	20029.00

ARCHITECTURAL SITE PLAN - CALCULATIONS

sheet number
ASP1.1

6/28/2021 4:22:28 PM

COMMUNITY DEVELOPMENT
COMMUNITY ZONING INFORMATION MEETING
AUGUST 11, 2021
ZOOM
6:00 PM

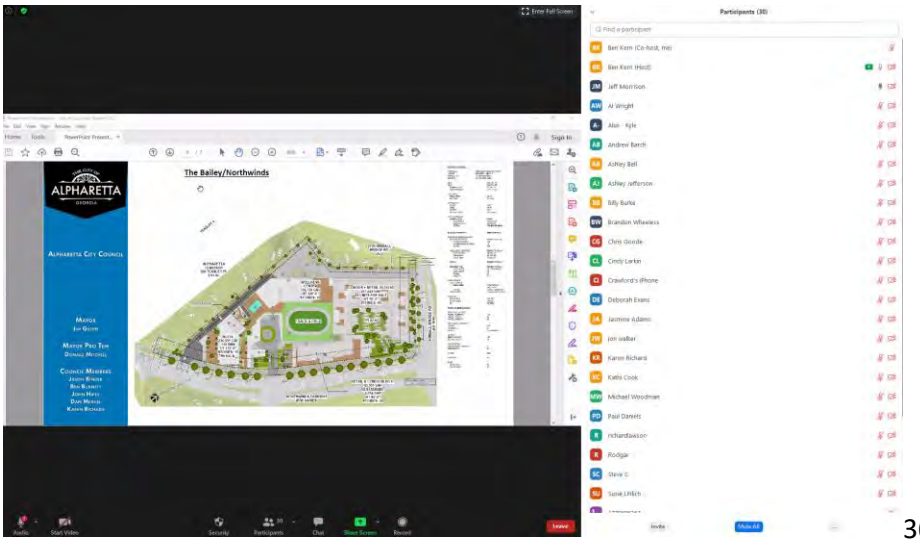
I. Staff Present
   a. Kathi Cook
   b. Michael Woodman
   c. Ben Kern
   d. Lauren Shapiro

II. Total Participants (including Staff): 19

III. MP-21-01 / V-21-04 The Bailey / Northwinds
   a. Applicant Presentation: Brandon Wheeless & Jeff Morrison
      i. This development will be at the corner of Kimball Bridge Road and Northwinds Parkway and will include a 5-star luxury boutique hotel, wellness and fitness center, retail, class A office, and a training facility for professional athletes.
      ii. In the previous application, there was a residential component, but that has since been removed, and instead adding 53,000 square feet of tenant office space.
      iii. This application is no longer requesting a rezoning and instead keeping O-I.
      iv. There will be surface parking added on the north corner of the site for adjacent retail.
      v. In comparison to the previous application, this application shows the following:
         1. Impervious area requested originally 85% to currently 80%
         2. Hotel rooms were reduced from originally 119 rooms to 100 rooms
         3. Reduced height by 2 stories since first submittal
         4. Wellness building reduced in height by 1 story
         5. Pulled buildings away from both of streets to ensure they are providing landscape buffers
      vi. Current requests are for amendments to the Master Plan and a variance
         1. Building set back on Northwinds Parkway from 50 feet to 30 feet
         2. Building set back on Kimball Bridge from 50 feet to 35 feet (providing retail / active uses along the streets and want to engage the Alpha Loop)
         3. Increase allowable building height from 65 feet to 160 feet
         4. Increase allowable building coverage from 40% to 45% - trying to contain as much parking as possible below grade
         5. Increase allocation of hotel rooms from 60 rooms to 100 rooms
         6. Variance to increase impervious area from 70% to 80%
   b. Public Comment
      i. There were no public comments or questions for this item.

IV. There were no chat comments for this CZIM.

CZIM Comments from 2.10.21 Virtual Meeting



36 Participants on Zoom (during peak)

(All Regarding 'the Bailey')

From richardlawson to Everyone:
Why is the increase in density necessary from what was already approved two years ago (Richard Lawson — Braeden)

From Ben Kern to Everyone:
Richard Lawson has a question that we can get to next

From Cindy Larkin to Everyone:
Can you give me an example of some of the tenants for the wellness center?
and the type of retail clients you are targeting?

From Rodgar to Everyone:
how many spaces for retail will be there?

From Cindy Larkin to Everyone:
What is the targeted price point for the condos?

Verbal Questions (All Regarding 'the Bailey')

Andrew Barch – will there be retail on both street frontages?
What are the details of 'medical facilities'?

Richard Lawson – What is the reason for increase in hotel size and add condos?
What role does CapStone Healthcare have in the project?

Jack Murphy – Question about if any consideration was given to adding workforce housing to this project.
Second question regarding transportation for workers who would be supporting the retail/restaurants at the project.

-

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: The Bailey

Contact Name: Alux Properties Telephone: (404)986-8768

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.

Georgia Power (multiple addresses)	Carter Chestene (175 Kimball Bridge RD)
Clear Springs Baptist Church (2725 Kimball Bridge Rd)	
Jacksoncare Hospital (2655 Northwinds Pkwy)	
The Walk at Braeden (various owners)	
Braeden by John Wieland (various owners)	
F7 NWO LLC (2550 Northwinds Pkwy)	
My Homes at KB (172 Kimball Bridge Rd)	

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
- [x] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
- [x] 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.

The developer has held meetings with these resident(s) previously and received positive feedback. There will be opportunities via email and informal polling to provide comments to the owner/developer. A small group meeting was held with some of the residents from Braeden as recently as December of 2020; it was well received.
A Community Zoning Information Meeting was held on February 10, 2021. Representatives of the Owner responded to questions and comments. Participants and comments were recorded by the Planning Department. A CZIM Meeting was held on August 10, 2021. Representatives of the Owner presented the revised application requests. No written or verbal comments were made.

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: The Bailey

Contact Name: James Cain Telephone: 404.523.5525

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.

Here is a summary of the feedback from the client's face-to-face meeting held on Dec. 1, 2020 with Doug Derito of the Braeden Community:
+ Accessibility to project site and inner alpha loop
+ Excited about the project's public offering: activity lawn, retail space, and restaurants
+ Placement of the hotel and residential areas in relation to the their community, Braeden, the possibility of excessive lighting/light pollution is minimized.
+ Residential units could increase property value

Letters were mailed on Jan 11th and 29th of 2021 informing adjacent property owners. In a separate attachment is a copy of each letter sent. There has not been any feedback to date.

Letters were mailed on August 6, 2021 informing adjacent property owners of the revised application requests. In a separate attachment is a copy of the mailing list and the letter sent. There has not been any feedback to date.

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

- [x] Letter
- [ ] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
- [ ] Email
- [ ] Other *(Please Specify)* _____

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

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

Signature of Authorized Agent: Date: August 25, 2021

Print Form

ALUX PROPERTIES

ALI RAMEEZ SULTAN
627 HANLON WAY
ALPHARETTA GA 30009

August 6, 2021

Dear ALI RAMEEZ SULTAN:

RE: Application for MP-21-01 / V-21-04 The Bailey / Northwinds

We have filed a request for a master plan amendment and variance to allow a 156,400 square foot wellness center, 53,000 square foot of office use, a 100-room boutique hotel, and 24,700 square feet of retail/restaurant use on 4.72 acres. A master plan amendment to the Northwinds Master Plan is requested to amend development standards, such as building setbacks, building heights, and building coverage. A variance is requested to increase the maximum impervious area in the O-I district. The property is located at 2650 Northwinds Parkway and is legally described as being located in Land Lots 799, 805 and 806, 1st District, 2nd Section, Fulton County, Georgia.

The Community Zoning Information Meeting (CZIM) is Wednesday, August 11 at 6:00 p.m. via Zoom. The link to the CZIM is https://zoom.us/j/7301636794.

This item will be considered by the Planning Commission on Thursday, September 2, 2021, at 6:30 p.m. and to City Council on Monday, September 20, 2021, at 6:30 p.m. Both meetings will take place in Council Chambers at Alpharetta City Hall, which is located at 2 Park Plaza, Alpharetta, Georgia 30009.

If you need any further information or have any other questions regarding the application, please feel free to contact me at your convenience. I can be reached (404) 986 – 8768.

Sincerely,

ALUX PROPERTIES
8601 DUNWOODY PL, STE 450
ATLANTA, GA 30350

Recipients Name	ADDRESS	CITY, STATE, ZIP CODE
ALI RAMEEZ SULTAN	627 HANLON WAY	ALPHARETTA GA 30009
ANDERSON DOROTHY MAE	165 KIMBALL BRIDGE RD	ALPHARETTA GA 30004
BHATIA VISHAL & SHAILA	828 ADLER CT	ALPHARETTA GA 30005-2800
BOYAPATI PREMCHAND & RAMBABU SOWJANYA BOLLIMPALLI	230 BRAEDEN WAY	ALPHARETTA GA 30009
BRAEDEN NEIGHBORHOOD ASSOCIATION INC	2675 PACES FERRY RD SUITE 125	ATLANTA GA 30339
BROWN RODNEY A	625 HANLON WAY	ALPHARETTA GA 30009
CANN MILLARD SCOTT	222 BRAEDEN WAY	ALPHARETTA GA 30009
CAPSTONE DIAGNOSTICS LLC	8601 DUNWOODY PL SUITE 444	SANDY SPRINGS GA 30350
CARTER CHESTENE M	218 BAILEY JOHNSON RD	ALPHARETTA GA 30004-2203
CLEAR SPRINGS BAPTIST CHURCH	2725 KIMBALL BRIDGE RD	ALPHARETTA GA 30009
CLINTON JOSHUA R & DEBERRY HEATHER L	218 BRAEDEN WAY	ALPHARETTA GA 30009
CONSOR BRUCE J & ROBIN L	214 BRAEDEN WAY	SANDY SPRINGS GA 30350
D ALESSANDRO MARK J	621 HANLON WAY	ALPHARETTA GA 30009
DE LA VEGA WALTER	10105 WESTSIDE PKWY 332	ALPHARETTA GA 30009
DEGERTEKIN MUZAFFER MURAT	4091 PARAN POINTE DR NW	ATLANTA GA 30327
ELIAS CREWS NANCY C & CREWS ROBERT	240 BRAEDEN WAY	ALPHARETTA GA 30009
ELLER BAILEY B & SARAANNE M	610 HANLON WAY	ALPHARETTA GA 30009
ESLICK PATRICK	603 HANLON WAY	ALPHARETTA GA 30009
F7 NWO LLC	3455 PEACHTREE RD NE STE 650	ATLANTA GA 30326
FURNEAUX MARTHA D & GLENN M	255 BRAEDEN WAY	ALPHARETTA GA 30009
GARCIA RODRIGO & SANCHEZ MARTHA	245 BRAEDEN WAY	ALPHARETTA GA 30009
GEORIGA POWER COMPANY	241 RALPH MCGILL BLVD # 1015	ATLANTA GA 30308
HENDRICK CHRISTOPHER MICHAEL & TANYA LEE	224 BRAEDEN WAY	ALPHARETTA GA 30009
HUI CONG	208 BRAEDEN WAY	ALPHARETTA GA 30009
HURLEY MARK & PIERCE VICKY D	195 BRAEDEN WAY	ALPHARETTA GA 30009
HUTTO PHOENIX SHAOJEN	226 BRAEDEN WAY	ALPHARETTA GA 30009
JAYAPANDI DHANAPAL & THILAGARAJ ROHINI	142 ROWAN AVE	ALPHARETTA GA 30009
JHS BUILDING LLC	2655 NORTHWINDS PKWY	ALPHARETTA GA 30009-2280
JIG PROPERTY LLC	2655 NORTHWINDS PKWY	ALPHARETTA GA 30009
KALIFEH ANDY & SUSAN	1050 CANTON ST	ROSWELL GA 30075-3644
LAMBING DONALD JR & ERYN	270 BRAEDEN WAY	ALPHARETTA GA 30009
LARKIN ROBERT C & LARKIN LUCINDA M	205 BRAEDEN WAY	ALPHARETTA GA 30009
LU JUNQING	565 HANLON WAY	ALPHARETTA GA 30009
MC ELROY QUINDELDA	212 BRAEDEN WAY	ALPHARETTA GA 30009
MEDINA SAMMY & JENNIFER S	260 BRAEDEN WAY	ALPHARETTA GA 30009
MERCADO TARA P & ROWLAND RANDALL	575 HANLON WAY	ALPHARETTA GA 30009
MICALE LEONINA	236 BRAEDEN WAY	ALPHARETTA GA 30009
MUENKEL ROBERT EDWARD & KARIN LEE	619 HANLON WAY	ALPHARETTA GA 30009
MY HOMES AT KIMBALL BRIDGE LLC	11020 KEMP RD	SUWANEE GA 30024
NAGAR PUNIT	629 HANLON WAY	ALPHARETTA GA 30009
NASERI RAHA KATHERINE	210 BRAEDEN WAY	ALPHARETTA GA 30009
NEELAKANTAN RAMESH ET AL	609 HANLON WAY	ALPHARETTA GA 30009
NLB NORTHWINDS LLC	20 HEARDS OVERLOOK CT	ATLANTA GA 30328
PARKASH MANJIT	238 BRAEDEN WAY	ALPHARETTA GA 30009
PEASLEY JOHN P & PEASLEY SUSAN	146 ROWAN AVE	ALPHARETTA GA 30009
PINEVIEW CEMETERY ASSN LTD	2010 CRABAPPLE PARC WAY	ROSWELL GA 30076-4240
PULLIN WILLIAM GEORGE & LEACH JAIME IRENE	601 HANLON WAY	ALPHARETTA GA 30009
PULTE HOME CORPORATION	2475 NORTHWINDS PKWY STE 600	ALPHARETTA GA 30009
RAWLS JOSEPH & LINDSAY BRANDINO	220 BRAEDEN WAY	ALPHARETTA GA 30009
RC CPA PA 401K TRUST	275 BRAEDEN WAY	ALPHARETTA GA 30009
REDDYBATTULA NARESH REDDY & BOREDDY LEELA PRASANTHY	265 BRAEDEN WAY	ALPHARETTA GA 30009
ROUSEY BETTYEE	617 HANLON WAY	ALPHARETTA GA 30009
RUTLEDGE JOHN & DIANA LYNN	620 HANLON WAY	ALPHARETTA GA 30009
SARKAR SATINATH	202 BRAEDEN WAY	ALPHARETTA GA 30009
SCHMIDT CALLY	150 ROWAN AVE	ALPHARETTA GA 30009
SHEN WEIDONG	613 HANLON WAY	ALPHARETTA GA 30009
SHEPHERD KATHERINE	232 BRAEDEN WAY	ALPHARETTA GA 30009

SHI YAN	206 BRAEDEN WAY	ALPHARETTA GA 30009
SINGH IS KING INVESTMENTS LLC	8220 ROYAL SAINT GEORGES WAY	DULUTH GA 30097
SRIVASTAVA SHOBHIT	611 HANLON WAY	ALPHARETTA GA 30009
ST JAMES UNITED METHODIST CHURCH INC	3000 WEBB BRIDGE RD	ALPHARETTA GA 30009
STEVENS JOHN M & STEVENS CAROLINE	215 BRAEDEN WAY	ALPHARETTA GA 30009
STIRNE HOWARD D & KATHY J	555 HANLON WAY	ALPHARETTA GA 30009
SUN AN CHI	235 BRAEDEN WAY	ALPHARETTA GA 30009
TADJALLI SOBHAN & RAMCHANDANI GLORIA	1172 ALEXANDRIA CT	ATLANTA GA 30319
TEJADA GLADYS L	631 HANLON WAY	ALPHARETTA GA 30009
THOKALA VAMSI K & NUTTAKKI BINA	250 BRAEDEN WAY	ALPHARETTA GA 30009
THURMAN ROBERT SCOTT & ASHLEY ANN	216 BRAEDEN WAY	ALPHARETTA GA 30009
TUFARO JOHN C & ESTERMYER RACHEL A	605 HANLON WAY	ALPHARETTA GA 30009
WALLS DONNA	600 HANLON WAY	ALPHARETTA GA 30009
WANG CHING SHIH	225 BRAEDEN WAY	ALPHARETTA GA 30009
WENNER SCOTT J & RENAE D	280 BRAEDEN WAY	ALPHARETTA GA 30009
YANG STEVE Q & CHU IRIS	623 HANLON WAY	ALPHARETTA GA 30009
YUN HYEUNSUK	615 HANLON WAY	ALPHARETTA GA 30009
COX MANDI NICOLE & COX DAVID ROBERT	595 HANLON WAY	ALPHARETTA GA 30009
SCHIAVONE ASHLEY L & MICHAEL G	585 HANLON WAY	ALPHARETTA GA 30009
MERCADO TARA P & ROWLAND RANDALL	575 HANLON WAY	ALPHARETTA GA 30009

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: The Bailey

Contact Name: James Cain Telephone: 404.523.5525

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.

Here is a summary of the feedback from the client's face-to-face meeting held on Dec. 1, 2020 with Doug Derito of the Braeden Community:
+ Accessibility to project site and inner alpha loop
+ Excited about the project's public offering: activity lawn, retail space, and restaurants
+ Placement of the hotel and residential areas in relation to the their community, Braeden, the possibility of excessive lighting/light pollution is minimized.
+ Residential units could increase property value

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

- [X] Letter
- [ ] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
- [ ] Email
- [ ] Other *(Please Specify)* _____

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

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

Signature of Authorized Agent: _____ Date: 2/2/21

Print Form

EXAMPLE OF LETTER

January 29, 2021

ALI RAMEEZ SULTAN
627 HANLON WAY
ALPHARETTA GA 30009

Dear Property Owner:

RE: Application for MP-21-01/CLUP-21-02/Z-21-03/CU-21-02/V-21-04 The Bailey/Northwinds

We have filed a request for a master plan amendment, comprehensive land use plan amendment, rezoning, conditional use and variances to allow a wellness center, a boutique hotel, 'For-Sale' condominium units and retail/restaurant use. A master plan amendment to the Northwinds Master Plan is requested to add 'Dwelling, 'For-Sale', Attached' to Pod A. A comprehensive land use plan amendment is requested from 'Corporate Office' to 'Mixed Use', as well as a rezoning from O-I (Office-Institutional) to MU (Mixed Use). A conditional use is requested to allow 'Dwelling, 'For-Sale', Attached' as a permitted use in the MU district. Variances are requested to reduce the minimum lot size in the MU district from 25 acres to 4.72 acres; to increase the maximum impervious area from 80% to 87%; to reduce the amenity open space required for residential use from 2.14 acres to 0.1 acres; and to eliminate the landscape strip along Kimball Bridge Road.

The Community Zoning Information Meeting will be held via ZOOM on February 10, 2021 at 6:00p.m. This is an informal meeting to allow citizens to view submittal and ask questions prior to the Public Hearings. The ZOOM Link is: https://zoom.us/j/96166261641.

This item will be considered by the Planning Commission on Thursday, March 4, 2021 at 6:30 p.m. Items forwarded by the Planning Commission will be considered by City Council on Monday, March 22, 2021. Both meetings will be held at 2 Park Plaza, Alpharetta, GA in Council Chambers.

If you need any further information or have any other questions regarding the application, please feel free to contact me at your convenience. I can be reached (404) 986 – 8768.

Sincerely,

ALUX PROPERTIES

8601 DUNWOODY PL, STE 444

ATLANTA, GA 30350

ALI RAMEEZ SULTAN
627 HANLON WAY
ALPHARETTA GA 30009

ANDERSON DOROTHY MAE
165 KIMBALL BRIDGE RD
ALPHARETTA GA 30004

BHATIA VISHAL & SHAILA
828 ADLER CT
ALPHARETTA GA 30005-2800

BOYAPATI PREMCHAND & RAMBABU
SOWJANYA BOLLIMPALLI
230 BRAEDEN WAY
ALPHARETTA GA 30009

BRAEDEN NEIGHBORHOOD ASSOCIATION INC
2675 PACES FERRY RD SUITE 125
ATLANTA GA 30339

BRAEDEN NEIGHBORHOOD ASSOCIATION INC
2675 PACES FERRY RD SUITE 125
ATLANTA GA 30339

BROWN RODNEY A
625 HANLON WAY
ALPHARETTA GA 30009

CANN MILLARD SCOTT
222 BRAEDEN WAY
ALPHARETTA GA 30009

CAPSTONE DIAGNOSTICS LLC
8601 DUNWOODY PL SUITE 444
SANDY SPRINGS GA 30350

CARTER CHESTENE M
218 BAILEY JOHNSON RD
ALPHARETTA GA 30004-2203

CLEAR SPRINGS BAPTIST CHURCH
2725 KIMBALL BRIDGE RD
ALPHARETTA GA 30009

CLINTON JOSHUA R & DEBERRY HEATHER L
218 BRAEDEN WAY
ALPHARETTA GA 30009

CONSOR BRUCE J & ROBIN L
214 BRAEDEN WAY
SANDY SPRINGS GA 30350

D ALESSANDRO MARK J
621 HANLON WAY
ALPHARETTA GA 30009

DE LA VEGA WALTER
10105 WESTSIDE PKWY 332
ALPHARETTA GA 30009

DEGERTEKIN MUZAFFER MURAT
4091 PARAN POINTE DR NW
ATLANTA GA 30327

DEVELOPMENT AUTHORITY OF ALPHARETTA
2 S MAIN ST
ALPHARETTA GA 30009

DEVELOPMENT AUTHORITY OF ALPHARETTA
2 S MAIN ST
ALPHARETTA GA 30009

ELIAS CREWS NANCY C & CREWS ROBERT
240 BRAEDEN WAY
ALPHARETTA GA 30009

ELLER BAILEY B & SARAANNE M
610 HANLON WAY
ALPHARETTA GA 30009

ESLICK PATRICK
603 HANLON WAY
ALPHARETTA GA 30009

F7 NWO LLC
3455 PEACHTREE RD NE STE 650
ATLANTA GA 30326

FURNEAUX MARTHA D & GLENN M
255 BRAEDEN WAY
ALPHARETTA GA 30009

GARCIA RODRIGO & SANCHEZ MARTHA
245 BRAEDEN WAY
ALPHARETTA GA 30009

GEORIGA POWER COMPANY
241 RALPH MCGILL BLVD # 1015
ATLANTA GA 30308

HENDRICK CHRISTOPHER MICHAEL & TANYA LEE
224 BRAEDEN WAY
ALPHARETTA GA 30009

HUI CONG
208 BRAEDEN WAY
ALPHARETTA GA 30009

HURLEY MARK & PIERCE VICKY D
195 BRAEDEN WAY
ALPHARETTA GA 30009

HUTTO PHOENIX SHAOJEN
226 BRAEDEN WAY
ALPHARETTA GA 30009

JAYAPANDI DHANAPAL & THILAGARAJ ROHINI
142 ROWAN AVE
ALPHARETTA GA 30009

JHS BUILDING LLC
2655 NORTHWINDS PKWY
ALPHARETTA GA 30009-2280

JIG PROPERTY LLC
2655 NORTHWINDS PKWY
ALPHARETTA GA 30009

KALIFEH ANDY & SUSAN
1050 CANTON ST
ROSWELL GA 30075-3644

LAMBING DONALD JR & ERYN
270 BRAEDEN WAY
ALPHARETTA GA 30009

LARKIN ROBERT C & LARKIN LUCINDA M
205 BRAEDEN WAY
ALPHARETTA GA 30009

LU JUNQING
565 HANLON WAY
ALPHARETTA GA 30009

MC ELROY QUINDELDA
212 BRAEDEN WAY
ALPHARETTA GA 30009

MEDINA SAMMY & JENNIFER S
260 BRAEDEN WAY
ALPHARETTA GA 30009

MERCADO TARA P & ROWLAND RANDALL
575 HANLON WAY
ALPHARETTA GA 30009

MICALE LEONINA
236 BRAEDEN WAY
ALPHARETTA GA 30009

MUENKEL ROBERT EDWARD & KARIN LEE
619 HANLON WAY
ALPHARETTA GA 30009

MY HOMES AT KIMBALL BRIDGE LLC
11020 KEMP RD
SUWANEE GA 30024

NAGAR PUNIT
629 HANLON WAY
ALPHARETTA GA 30009

NASERI RAHA KATHERINE
210 BRAEDEN WAY
ALPHARETTA GA 30009

NEELAKANTAN RAMESH ET AL
609 HANLON WAY
ALPHARETTA GA 30009

NLB NORTHWINDS LLC
20 HEARDS OVERLOOK CT
ATLANTA GA 30328

PARKASH MANJIT
238 BRAEDEN WAY
ALPHARETTA GA 30009

PEASLEY JOHN P & PEASLEY SUSAN
146 ROWAN AVE
ALPHARETTA GA 30009

PINEVIEW CEMETERY ASSN LTD
2010 CRABAPPLE PARC WAY
ROSWELL GA 30076-4240

PULLIN WILLIAM GEORGE & LEACH JAIME IRENE
601 HANLON WAY
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

RAWLS JOSEPH & LINDSAY BRANDINO
220 BRAEDEN WAY
ALPHARETTA GA 30009

RC CPA PA 401K TRUST
275 BRAEDEN WAY
ALPHARETTA GA 30009

REDDYBATTULA NARESH REDDY & BOREDDY LEELA PRASANTHY
265 BRAEDEN WAY
ALPHARETTA GA 30009

ROUSEY BETTYEE
617 HANLON WAY
ALPHARETTA GA 30009

RUTLEDGE JOHN & DIANA LYNN
620 HANLON WAY
ALPHARETTA GA 30009

SARKAR SATINATH
202 BRAEDEN WAY
ALPHARETTA GA 30009

SCHMIDT CALLY
150 ROWAN AVE
ALPHARETTA GA 30009

SHEN WEIDONG
613 HANLON WAY
ALPHARETTA GA 30009

SHEPHERD KATHERINE
232 BRAEDEN WAY
ALPHARETTA GA 30009

SHI YAN
206 BRAEDEN WAY
ALPHARETTA GA 30009

SINGH IS KING INVESTMENTS LLC
8220 ROYAL SAINT GEORGES WAY
DULUTH GA 30097

SRIVASTAVA SHOBHIT
611 HANLON WAY
ALPHARETTA GA 30009

ST JAMES UNITED METHODIST CHURCH INC
3000 WEBB BRIDGE RD
ALPHARETTA GA 30009

STEVENS JOHN M & STEVENS CAROLINE
215 BRAEDEN WAY
ALPHARETTA GA 30009

STIRNE HOWARD D & KATHY J
555 HANLON WAY
ALPHARETTA GA 30009

SUN AN CHI
235 BRAEDEN WAY
ALPHARETTA GA 30009

TADJALLI SOBHAN & RAMCHANDANI GLORIA
1172 ALEXANDRIA CT
ATLANTA GA 30319

TEJADA GLADYS L
631 HANLON WAY
ALPHARETTA GA 30009

THOKALA VAMSI K & NUTTAKKI BINA
250 BRAEDEN WAY
ALPHARETTA GA 30009

THURMAN ROBERT SCOTT & ASHLEY ANN
216 BRAEDEN WAY
ALPHARETTA GA 30009

TUFARO JOHN C & ESTERMYER RACHEL A
605 HANLON WAY
ALPHARETTA GA 30009

WALLS DONNA
600 HANLON WAY
ALPHARETTA GA 30009

WANG CHING SHIH
225 BRAEDEN WAY
ALPHARETTA GA 30009

WENNER SCOTT J & RENAE D
280 BRAEDEN WAY
ALPHARETTA GA 30009

YANG STEVE Q & CHU IRIS
623 HANLON WAY
ALPHARETTA GA 30009

YUN HYEUNSUK
615 HANLON WAY
ALPHARETTA GA 30009

COX MANDI NICOLE & COX DAVID ROBERT
595 HANLON WAY
ALPHARETTA GA 30009

SCHIAVONE ASHLEY L & MICHAEL G
585 HANLON WAY
ALPHARETTA GA 30009

MERCADO TARA P & ROWLAND RANDALL
575 HANLON WAY
ALPHARETTA GA 30009

From: Woodman, Michael
To: [redacted]
Cc: Cook, Kathi; Taylor, Elicia
Subject: FW: Future Land Use comments
Date: Wednesday, March 31, 2021 8:46:38 AM
Attachments: image001.png
Bailey_Site Plans 0325.pdf
image002.png

Good morning Mr. Jackson.

Please find attached the latest site plan for The Bailey. This request will be considered by the Planning Commission tomorrow night at 6:30 PM in the City Council Chambers at City Hall. Feel free to let me know if you have any questions.

Best regards,

Michael A. Woodman, AICP
Senior Planner

City of Alpharetta
Community Development Department
2 Park Plaza
Alpharetta, Georgia 30009
[redacted]
www.alpharetta.ga.us

Begin forwarded message:

> **From:** "Shane Jackson (JH-ATL)" [redacted]
> **Date:** March 11, 2021 at 5:24:50 PM EST
> **To:** "Cook, Kathi" [redacted], "Burnett, Ben" [redacted], "Leslie Day-Harrell (JH-ATL)" [redacted]
> **Subject: RE: Future Land Use comments**
>
> Thank you Ben and Kathi.

From: Cook, Kathi [redacted]
Sent: Thursday, March 11, 2021 1:36 PM
To: Burnett, Ben [redacted]>; Shane Jackson (JH-ATL) [redacted]>; Leslie Day-Harrell (JH-ATL) [redacted]
Subject: RE: Future Land Use comments

Thanks, we expect a new site plan on the proposed Bailey located at the corner of Kimball and Northwinds in the next few weeks and will get a copy to you when available. Of course let me know if you have any questions.

THE CITY OF ALPHARETTA
TECHNOLOGY CITY OF THE SOUTH

KATHI COOK
DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT
WORK: [redacted]
CELL:
FAX:
EMAIL:

2 Park Plaza
Alpharetta, GA 30009
Phone: 678.297.6000
www.alpharetta.ga.us

From: Burnett, Ben [redacted]
Sent: Thursday, March 11, 2021 11:01 AM
To: Shane Jackson (JH-ATL) [redacted]; Leslie Day-Harrell (JH-ATL) [redacted]
Cc: Cook, Kathi [redacted]
Subject: Future Land Use comments

Hey Y'all,

If the Northwinds association had a position they wanted included in a public record. I'd encourage you to reach out to Kathi Cook.

We welcome your input in the process.

She is cc'd

Ben Burnett

Lisa Glauber Shippel, Esq.

Lisa Shippel Law, LLC

May 12, 2021

Via Email

[redacted]

Re: MP-21-01/CLUP-21-02/Z-21-03/CU-21-02/V-21-04 The Bailey/Northwinds

Dear Mayor Gilven, City Councilmembers and Staff;

I live at 400 in the Walk at Breaden.

As a neighborhood we saw this rezoning a few years ago and for the most part we were okay with what was presented and accepted. We went through this rezoning a couple of years ago and were ok with what was intended. The developer is now coming back to overburden the property and the surrounding are a with a maxed out zoning request. There is a reason why mixed use should be on a 25 acre parcel. It is because of all items required to make a mixed use work has to have a generous amount of space. The current parcel is less than 20% of the acreage required for Mixed Use zoning.

- In the past we were told that the council would not support a change to the Master Plan. That is what we were told when Greystone tried to change the zoning of the Evans parcel. Now on the other side of our property a change to the Master Plan is requested and should not be approved.

- Braeden is downhill from the property so a reduction in impervious surface will affect our property. In no way should this be even considered as we are already having drainage issues off of Kimball Bridge Road.

- The landscape strip should not be granted within the right of way and in addition the Petition is requesting to reduce the required landscape strip so essentially, they are asking to remove the requirement.

- There is NO way a hotel should be approved on this Property. The City hotels are sitting at less than 50% capacity during the week. Braeden has two hotels next to our subdivision that are less than half used. We should not be sandwiched in the middle of a transient hotel zone. The Petitioner is now asking for an increase of 100% in the number of rooms.

- Lastly, we have not heard any commitments regarding users of the Property.
    a. Who is the running the professional sports development facility?
    b. What hotel is committed?

5755 North Point Parkway · Suite 213 · Alpharetta, Georgia 30022
Phone: [redacted] · Fax: [redacted] · www.lisashippellaw.com

c. What Michelin Star restaurant is committed?

- The Plan calls for 755 spaces of parking on less than 5 acres of space plus buildout above and beyond current standards, which is stressful to the corner and why the Petitioner is requesting so many variances.

- The Petitioner has an expensive piece of property so they are stating they need to burden the City and the local residents to make their project maximize return. This is not the City's problem and it should not be the resident's problem either.

Please accept this letter as my request to DENY the above referenced Petition.

Sincerely,

Lisa Shippel

Cc: [redacted]

THE BAILEY / NORTHWINDS
CONDITIONS REQUESTED BY APPLICANT
August 20, 2021

1. The 4.72-acre site shall be developed substantially similar to the plan prepared by Goode Van Slyke Architecture, dated 6/28/2021, except for modifications required to comply with the conditions below and subject to meeting all City code requirements and conditions of zoning.
2. Buildings shall be substantially as shown on the renderings prepared by Goode Van Slyke Architecture, dated 4/28/21, except for modifications required to comply with the conditions below, with final approval by DRB.
3. ~~Non-residential~~ **Office Use** density shall not exceed 40,000 square feet/acre, not including the hotel. Development regulations shall be shown below (Use square footage shall be deducted from the remaining Northwinds Master Plan entitlement):
    a. Wellness Center – Maximum 156,400 square feet and limited to athletic facility, professional office, medical office, restaurant, pharmacy, medical spa, and pool lounge.
    b. Office – Maximum 53,000 square feet and limited to professional office.
    c. Retail/Restaurant – Maximum 25% of office use ~~not~~ **including uses** located in the Wellness Center, or ~~13,250~~ **46,650** square feet, and limited to the office over retail buildings along Kimball Bridge Road and Northwinds Parkway. There shall be no free-standing retail uses and retail service uses shall be incidental to the office and wellness center. Restaurants shall not have drive-through facilities.
    d. Hotel – One luxury boutique or full-service hotel shall be permitted with a maximum of ~~60~~ **100** rooms. Use shall be deducted at an exchange rate of 800 SF of office per hotel room. Hotel may not be an extended stay facility.
    e. Structured Parking – Shall be below-grade as depicted on the site plan prepared by Goode Van Slyke Architecture, dated 6/28/2021. Any portion of the parking deck visible from Northwinds Parkway or Kimball Bridge Road shall be treated with similar materials and finishes as the buildings they serve and shall be screened with landscaping. Suitability of parking deck elevation, visibility and landscape screening shall be approved by the DRB.
4. Maximum building height shall not exceed ~~8 stories~~ **135'-0" from Average Grade of the Project.**
5. Site plan shall be revised to reduce excess impervious areas, such as the wide sidewalk connections, area behind wellness center and area south of hotel. Maximum impervious area may be increased to no more than ~~78%~~ **79.5%.** However, impervious area above 70% shall be improved with a pervious paving system and/or a green roof/terrace.
6. Surface parking shall be heavily screened from the public right-of-way, as approved by DRB.
7. Retaining walls shall receive architectural façade treatment or be heavily landscaped, as approved by DRB. Walls visible from developed areas exceeding 16' in height shall be terraced.
8. Backside of buildings or 'back of house' functions, such as loading or dumpster areas, shall not be visible from the public right-of-way. This includes the southern-most driveway on Northwinds Parkway. Parapet walls shall be used to screen roof-top mechanical equipment and views.
9. Corner of Northwinds Parkway and Kimball Bridge Road shall be designed with a minimum 2,000 square foot open space to incorporate decorative hardscape and landscape with a water feature, sculpture or similar focal point feature, as approved by the Cultural Arts Commission. Corner feature shall be completed with the first CO.

10. Open space areas shall be developed with decorative landscape, hardscape, low walls and seating/gathering areas, as approved by DRB.
11. Existing row of street trees (Oaks) along Northwinds Parkway shall be saved and shrubs shall be planted in between the existing trees or within the planter, as approved by DRB.
12. Pedestrian lights shall be required along Kimball Bridge Road. Existing pedestrian lights along Northwinds Parkway shall be replaced, where necessary, and supplemented with additional lights, as approved by Staff.
13. Developer shall construct a minimum 6' sidewalk and 6' planter (between curb and sidewalk) along Kimball Bridge Road, as approved by Staff. Planter shall be planted with street trees.
14. Developer shall dedicate necessary right-of-way to accommodate the required streetscape and future traffic signal equipment.
15. Site driveways and the Kimball Bridge Road/Northwinds Parkway intersection shall be improved as recommended by the traffic study, with final approval by Staff.
16. Developer shall design and construct road improvements needed to mitigate impacts from the development, as approved by Staff. At a minimum, road improvements shall include:
    a. Southbound left turn lane on Kimball Bridge Road shall be extended to provide 50' of queuing length for left turns into the Kimball Bridge Road driveway.
    b. Northbound left turn lane shall be provided on Northwinds Parkway at the main driveway.
17. Development shall comply with the City's parking regulations. A shared parking demand study shall be required at LDP to justify parking reductions, with final approval by Staff.
18. Specimen trees, tree groupings and trees of quality shall be given special consideration and every attempt to incorporate them into the site plan shall be made, as approved by Staff.
19. Developer shall dedicate a permanent easement to the City and construct a 12' concrete, accessible path (Alpha Loop) as depicted on the plan prepared by Goode Van Slyke Architecture, dated 6/28/2021, with final alignment/design/materials approved by Staff and construction completed prior to first CO. An enhanced crossing shall be provided across Kimball Bridge Road and shall include design and materials approved by Staff. Path shall include seating/gathering areas, lighting (pedestrian and bollard), landscape, hardscape, bike share station, wayfinding signage and public parking, as approved by Staff. Path entrance gateways/arches shall be provided on Northwinds Parkway and Kimball Bridge Road.
20. Fire lanes shall be a minimum 26' wide and main entrance (motor court) shall accommodate the required fire truck turnaround, as approved by Staff.
21. Detention facilities shall not be visible from the public right-of-way, except a decorative water feature approved by Staff.

Amended Letter of Intent and Impact Analysis
MP-21/01/CLUP-21-02/Z-21-03/CU-21-02/V-21-04

City of Alpharetta

Master Plan Amendment
Variances

Applicant:
Bailey, LLC

Property:
+/- 4.72 acres at Kimball Bridge Road and Northwinds Parkway
Alpharetta, GA 30004

Issued:
July 01, 2021

I. The Development Intent

Bailey, LLC ("Applicant") presents a development concept in which a wellness center and medical offices will combine outpatient services with medical spa services and athletic training facilities. Because this unique concept will be a destination for world class athletes, a high-end boutique hotel will complement the facility. The "Project" as described above will also include restaurant and retail with above and below grade structured parking.

To accommodate this new development program, the Applicant is withdrawing its prior request for rezoning from OI to Mixed-Use and seeks now to develop the Property under its current zoning. In order to implement the development intent, an amendment to 1986 Northwinds Master Plan and certain exception requests seeking such approvals as necessary to allow the development of the Project.

The following will be necessary to achieve the development intent of the Project.

(1) Amend the 1986 Northwinds Master Plan to account for the expansion of the number of rooms for a boutique hotel from sixty (60) to one-hundred (100).

(2) Amend Master Plan 18-05 which was included in 2018 MP18-05/Z-18-04 Lux Atlanta/Northwinds Master Plan to reflect the Site Plan which is presented as the "2021 Master Plan" for the development,

(3) Allow the following exceptions:

(a) increase the impervious coverage on the site from 70% to 80%;

(b) reduce front building setbacks from 50' to 30' on Northwinds Parkway;

(c) reduce front building setbacks from 50' to 35' on Kimball Bridge;

(d) increase the allowable Building Heights from 65' to 160';

(e) increase the allowable Building Coverage from 40% to 45%.

II. Changes from the Prior Request.

The following requests have been removed from the prior submittal of the Applicant dated May 03, 2021:

(1) The Application no longer requests to rezone the two parcels identified in the Application from the existing Office Institutional zoning category ("OI") to the Mixed Use ("MU") zoning category.

(2) Because the Application no longer requests a rezoning to MU, the requested amendment to the Comprehensive Land Use Plan to change the designation of the site from the Corporate Office land use designation to the Mixed Use land use designation has been removed from the Application.

(3) There is no residential component in the revised Application, so the requested change to the Northwinds Master Plan to allow a residential component on the site has been removed from the Application.

(4) The Application no longer requests a rezoning to MU, therefore, the requested variance to reduce the required minimum size of the proposed MU site from 25 acres to 4.72 acres has been removed from the Application.

(5) The new development plan has revised the Site Plan such that the request for a variance to allow the utility easement to be within the 20ft landscape buffer along Kimball Bridge Rd. has been removed from the Application.

III. Details of the Letter of Intent as to the Current Requests

(1). The Master Plan Amendment 21-01. The 4.72 acre site (the "Site") was incorporated into Pod A of the Northwinds Master Plan under a prior ordinance, 2018 MP18-05/Z-18-04 Lux Atlanta/Northwinds Master Plan. The Site is in Pod A of the 1986 Northwinds Master Plan (the "1986 Plan") which was approved for Office / Hotel. The 2018 ordinance approved 60 hotel rooms under a provision by which hotel rooms shall be deducted from the remaining hotel entitlement in the 1986 Plan, which has an exchange rate of 800 SF of office per hotel. Under the instant amendment to the 1986 Plan, 40 additional rooms are submitted for adjustment under the hotel entitlement exchange.

The justification for this amendment can be based on the way in which the new boutique hotel building functions under the 2021 Master Plan.

(2). Amendment to MP 18-05. To the extent that Master Plan 18/05, incorporated in the 2018 MP18-05/Z-18-04 Lux Atlanta/Northwinds Master Plan, must amended to include the changes made by the 2021 Master Plan, the same is hereby requested.

The justification for this amendment can be based on the development concept under the 2021 Master Plan.

(3) Exceptions. The City Code allows the City Council to exercise its discretion to grant requests for exception pursuant to Sec. 4.5.4 as part of a conditional use application to be heard by the Planning Commission and decided by the City Council as part of the public hearing process related to such applications. However, all of these requests meet the standard that the hardship to the property or owner that is substantially unwarranted by the protection of the public health, safety or general welfare and the need for consistency among all properties similarly zoned or such other criteria for exceptions as required and as described herein.

(a) Increase the impervious coverage on the site from 70% to 80%:

The exception request for the increase of impervious surface is the result of the hardship imposed by the grade changes in the topography that is evident on both the Northwinds Parkway and the Kimball Bridge Road frontage. The amount of excavation required to make enough of the site usable for an economically viable project requires that much of the interior of the site must be stabilized through construction methods that have to be capped in some form such that the available pervious surface had to be reduced.

The exceptional conditions pertaining to the Site are that its constrained size and topography that would create an unnecessary hardship if the design footprint had to be further reduced. However, even with the increase in the impervious area, there is no request for reduction of the open space requirement.

Allowing such relief does not impact the protection of the public health, safety or general welfare because there will be no stormwater flow impact on adjoining properties. A significant portion of rainfall in any natural watershed is absorbed into soils (infiltration), is stored as groundwater, and is slowly discharged to streams through seeps and springs. Flooding is less significant in these conditions because some of the runoff during a storm is absorbed into the ground, thus lessening the amount of runoff into a stream during the storm.

The project provides various pervious surfaces within the areas that are by definition counted as impervious. Pervious paving systems for drive surfaces and planted landscape areas situated above structured parking and building terraces provide filtration and reduce surface water runoff.

It is well known that impervious surface regulations are needed because when watersheds are urbanized, and the vegetation is replaced by impervious surfaces, the area where infiltration to groundwater can occur is reduced. Thus, when stormwater runoff occurs, it either must be collected by extensive drainage systems that combine curbs, storm sewers, and ditches to prevent stormwater runoff going directly to streams, and usually in urbanized areas, this is the municipal stormwater collection system. More simply stated, for any development site, unless the water is prevented from flowing into the City's stormwater system at a rate which is comparable to the rate which would occur under "ordinary" circumstances, the burden on the City's stormwater infrastructure would be increased. However, on this site the stormwater concepts will be developed such that no excess stormwater should flow into the City's system.

Therefore, there will be no negative impact on the adjoining properties or on the City as a whole if the stormwater concept is robust enough to prevent heavy sheetflow off of the property or into streams.

(b) Reduce front building setbacks from 50' to 30' on Northwinds Parkway:

For this this request, the exceptional condition pertaining to the Site is that its constrained size and topography create an unnecessary hardship if the design footprint had to be further reduced. The grade changes are fairly severe on both the Northwinds Parkway frontage and the Kimball Bridge Road frontage and the amount of excavation required to provide adequate circulation in the below ground parking levels is increased if the parking levels are pushed further inward to the center of the site. The size of structured parking is somewhat fixed at minimum efficient sizes and incremental increases in the size of parking levels are not easy to accomplish. If additional below ground parking levels are required, the cost increases greatly on this site because of increased excavation and ventilation required.

However, for much of its frontage, the building setback condition on Northwinds Parkway is met. This request to reduce the front building setbacks from 50' to 30' on Northwinds Parkway does not affect the requirement in Sec. 3.2.8. D that requires Northwinds Parkway have a ten (10) foot landscape strip in addition to the required sidewalk.

(c) Reduce front building setbacks from 50' to 35' on Kimball Bridge Road:

For this this request, also, the exceptional condition pertaining to the Site is that its constrained size and topography create an unnecessary hardship if the design footprint had to be further reduced. As, stated above, the grade changes are fairly severe on both the Northwinds Parkway frontage and the Kimball Bridge Road frontage and the amount of excavation required to provide adequate circulation in the below ground parking levels is increased if the parking levels are pushed further inward to the center of the site. The size of structured parking is somewhat fixed at minimum efficient sizes and incremental increases in the size of parking levels are not easy to accomplish. If additional below ground parking levels are required, the cost increases greatly on this site because of increased excavation and ventilation required.

However, the building setback condition is met on Kimball Bridge Road where it intersects with Northwinds Parkway and on this corner. This appears to be a similar configuration to that existing on the Jackson Health Care Campus frontage on Kimball Bridge Road which begins on the other side of Northwinds Parkway.

(d) Increase the allowable Building Heights from 65' to 160':

On a constrained site, it is necessary to strike a balance between lot coverage and building height. As was seen above the condition which drives the exception request for the increase of impervious surface is also a reason that height increase is requested. As the result of the hardship imposed by the grade changes in the topography, which is evident on both the Northwinds Parkway and the Kimball Bridge Road frontage, the amount of excavation required to make enough of the site usable for an economically viable project requires that much of the interior of the site must be stabilized through construction methods that have to be capped in some form. Building vertically on a site where foundation is limited is the solution of an engineering problem. Many other buildings in the vicinity are of similar heights.

(e) Increase the allowable Building Coverage from 40% to 45%:

As has been shown in much of reasoning provided as the justification for the requested exceptions, a constrained site pushes the design to either cover more of the site or to be constructed with a greater height. Much of this same reasoning applies to building coverage. However, the Applicant and the design team have made sure that amenity areas have been preserved to the extent possible.

Conclusion as to the Exceptions Requested

As shown above there are extraordinary and exceptional conditions pertaining to the piece of property in this application because of its size, shape or topography and the application of the ordinance would create an unnecessary hardship. The granting of these exceptions and the relief requested is the minimum necessary to alleviate such unnecessary hardship and recognizes existing conditions. Such relief would not allow the property owner to gain any advantage or interest over similarly zoned properties. Finally, the relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the Ordinance.

IV. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the City the grant the master plan amendment to the Northwinds Master Plan, grant the master plan amendment to MP 18/05 and approve the conditional use permits for the program of uses included with the Project and grant the variances as requested above.

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: James Cain (GVSA) Telephone: 404-523-5525

Address: 409 John Wesley Dobbs Ave. Suite:

City Atlanta State: GA Zip: 30312 Fax:

Mobile Tel: Email: jcain@gvsa.com

Subject Property Information:

Address: 2650 NORTHWINDS PKWY Current Zoning: O-I

District: 1 Section: 2 Land Lot: 805&806 Parcel ID: 12 285008050611 & 12 285108050610

Proposed Zoning: MU Current Use: CORPORATE OFFICE

This Application For *(Check All That Apply)*:

☐ Conditional Use ☐ Master Plan Amendment ☐ Exception

☐ 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?

The development will consist of a boutique hotel, a wellness center, above and below grade parking, fine dining restaurant, and an office building with ground level retail. The wellness center will house a training facility and outpatient services. In addition to the programmatic elements, the site will also further develop a section of the inner loop of the AlphaLoop.

Applicant's Request (Please itemize the proposal):

We are seeking the following:

An amendment to the Northwinds Master Plan Pod A:
-Reduce front building setbacks from 50' to 30' on Northwinds Parkway and 35' on Kimball Bridge
-Increase the allowable Building Heights from 65' to 160'
-Increase the allowable Building Coverage from 40% to 45%
-Increase the allowable hotel rooms from 60 to 100

-A variance to allow the maximum impervious area to be increased from 70% to 80%

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

The intent of the development is to bring to Alpharetta, a high-end hotel and a professional sports development facility. These facilities are sparse across the country and would bring a new clientele to the area. In addition, the Michelin star restaurant will provide a fine dining experience to Alpharetta as well. To help the city expand on the AlphaLoop, a portion of the project will develop a section of the inner loop along Norhwinds to engage the public and serve as a portal to the greenway nearby. Please refer to the Letter of intent for additional information.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Bailey LLC. Telephone: 404 986-8768

Address: 8601 Dunwoody Place Suite: 444

City Atlanta State: GA Zip: 30350 -

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

Identify Authorized Applicant:

Name of Authorized Applicant: Goode Van Slyke Architecture Telephone: 404 523-5525

Address: 409 John wesley Dobbs Ave Suite:

City Atlanta State: GA Zip: 30312 -

So Sworn and Attested:

Owner Signature: Date: Jan 4 2021

Notary:

Notary Signature: Date: 1/4/2021

J L EDLESTON NOTARY PUBLIC CLAYTON COUNTY, GEORGIA MY COMMISSION EXPIRES JANUARY 2, 2022

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 Cain (Goode Van Slyke Architecture)

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: N/A Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: _____ Date: 1/4/21

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

Currently the site is undeveloped. With the development of the AlphaLoop, nearby developments are primarily multifamily developments. Our intent is to provide transient and commercial services to the area as well as high-end residential accommodations.

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

The development as intended will expand the commercial and housing success of this corridor. Our hope is that commercial values increase in the immediate adjacency and housing values stay consistent. Our development has 37 condos within the development. 5 are within the hotel and 32 are free standing.

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

The economics of a wellness facility will generally depend on the population whom uses it. In order to provide the facility services to a broader spectrum of the community, the residential aspect would be vital to the economic and social success of the planned development.

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

We are undertaking a trip report. The trip generation report shows a modest increase in daily trips for a development of this kind. Inherently, an outpatient use and dining experiences will generate more daily trips.

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

The impact would be slight as the majority of the development is intended for the transient population. As stated before the non transient population is minimal with 37 for sale dwellings.

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

It is not consistent with the Corporate Office use but is consistent with the intended use of the AlphaLoop by creating an active and usable pathway for residents within an urban fabric.

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

The biggest condition that will affect the development is the AlphaLoop and crafting the development to engage the AlphaLoop in a meaningful way.

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

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

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

There are a few extraordinary conditions at the property that we seek to redress. There is a substantial amount of slope across the site. A difference of about 80 feet across. And below that is weathered rock up to 60ft down. Excavation for this project to create buildable spaces yields a very high impervious coverage and costly for the limitations on development under the current zoning (OI). Also the size and shape of the site limits practical shapes and positions of any building(s).

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

Yes. With the amount of excavation and slope of the site, a lot of cost will go into making the site usable for construction. To offset that cost, the development program has to expand to improve the rate of return on the economic investment. The viability of the project is subject with getting people to and on the site. The current zoning (OI) encourages industrial developments but does not allow for residential component which are necessary for the development. However the intended future development of this parcel seems inconsistent with nearby developments and direction for the corridor's growth therefor limiting the development under OI would be unjust.

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

Yes the proliferation of weathered rock at this site. With the size and shape of the lot, approx. 4.72 acres, parking has to be enclosed and mostly underground. There is estimated 111,000 cy of excavated in order to create usable clearings for construction.

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

No we do not believe that relief would negatively impact the public and is consistent with the intent of the Comprehensive Land Use that the city has adopted for this corridor. The incorporation of the AlphaLoop at this parcel, indicates the desire to provide a expansive public amenity and development of this scale along the loop. As currently witnessed by the Beltline in Atlanta, development along the path is crucial to the success of this kind of public project while not displacing or pricing out any communities from using the pathways. The Kimball Bridge corridor is intended for medium density so having the residential component also seems consistent with the future intent of the area.

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: The Bailey

Contact Name: Alux Properties Telephone: (404)986-8768

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.

Georgia Power (multiple addresses)	Carter Chestene (175 Kimball Bridge RD)
Clear Springs Baptist Church (2725 Kimball Bridge Rd)	
Jacksoncare Hospital (2655 Northwinds Pkwy)	
The Walk at Braeden (various owners)	
Braeden by John Wieland (various owners)	
F7 NWO LLC (2550 Northwinds Pkwy)	
My Homes at KB (172 Kimball Bridge Rd)	

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
- [x] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
- [x] 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.

The developer has held meetings with these resident(s) previously and received positive feedback. There will be opportunities via email and informal polling to provide comments to the owner/developer. A small group meeting was held with some of the residents from Braeden as recently as December of 2020; it was well received.
A Community Zoning Information Meeting was held on February 10, 2021. Representatives of the Owner responded to questions and comments. Participants and comments were recorded by the Planning Department.

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: The Bailey

Contact Name: James Cain Telephone: 404.523.5525

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.

Here is a summary of the feedback from the client's face-to-face meeting held on Dec. 1, 2020 with Doug Derito of the Braeden Community:

+ Accessibility to project site and inner alpha loop
+ Excited about the project's public offering: activity lawn, retail space, and restaurants
+ Placement of the hotel and residential areas in relation to the their community, Braeden, the possibility of excessive lighting/light pollution is minimized.
+ Residential units could increase property value

Letters were mailed on Jan 11th and 29th of 2021 informing adjacent property owners. In a separate attachment is a copy of each letter sent. There has not been any feedback to date.

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

- [x] Letter
- [ ] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
- [ ] Email
- [ ] Other *(Please Specify)* _____

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

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

Signature of Authorized Agent: Date: 2/2/21

Print Form

The Bailey

Building Use Summary 06.22.21

Bldg.	Use	Function	Code	Commercial	Office	Total
Hotel				Commercial	Office	
	Boutique Hotel	**100** Guest Rooms	310	105,700		
	Restaurant	Hotel Restaurant	310	9,000		
	Special Event Facility	Hotel Conference	310	8,700		
						123,400 gsf
Wellness Center				Commercial	Office	
	Pool Lounge	Hotel Amenity	310	7,100		
	Office	Medical Office w/ Outpatient Services	720		55,000	
	Drug Store (Pharmacy)	Pharmacy	720	600		
	Spa Services	Med Spa	720	7,000		
	Athletic Facility	Membership	492		58,600	
	Office	Membership Club	710		20,000	
	Restaurant	Membership Dining	820	8,100		
						156,400 gsf
Commercial Bldg 1- Northwinds Plwy				Commercial	Office	
	Restaurant		820	4,000		
	Retail		820	5,000		
	Office	Professional Office	710		18,000	
						27,000 gsf
Commercial Bldg 2- Kimball Br.				Commercial	Office	
	Restaurant		820	3,500		
	Retail		820	12,200		
	Office	Professional Office	710		35,000	
						50,700 gsf
				Commercial	Office	
	Total Area			170,900 gsf	186,600 gsf	**357,500** gsf
	Structured Parking		883 spaces		386 sf/space	**340,838** gsf

Parking Requirements	06.22.21	Qty		Req. Spaces	Shared	Adjusted Spaces	Reference
Boutique Hotel							
Hotel							
Business: Hotel	1 space/ room	100	keys	100	25%	75	UDC (2.5.1.B)
	1 employee space/20 rooms			5	25%	4	
	1 space/500sf meeting, retail, restaurant	17,700	sf	35	25%	27	
						105	
Wellness Center							
Hotel							
Business: Hotel	1 space/500sf meeting, retail, restaurant	7,100	sf	14	25%	11	
Medical Office							
Business: Medical Office	1 space/200 sf	55,000	sf	275	25%	206	UDC (2.5.1.B)
Day Spa, Pharmacy							
Business: Retail	1 space/200 sf	7,600	sf	38	25%	29	
Training							
Semipublic: Recreation	1 space/ 500sf court, spectator area	14,200	sf	28	25%	21	UDC (2.5.1.D)
	1 space/200 gsf other patron use areas	44,400	sf	222	25%	167	
Club							
Business: Office	1 space/250 gsf	20,000	sf	80	25%	60	UDC (2.5.1.B)
Business: Restaurant	1 space/ 100sf of entire facility	8,100	sf	81	25%	61	UDC (2.5.1.B)
	Total:	156,400					
Commercial Bldg 1- Northwinds Plwy							
Commercial							
Business: Restaurant	1 space/ 100sf of entire facility	4,000	sf	40	25%	30	UDC (2.5.1.B)
Business: Retail	1 space/200 gsf	5,000	sf	25	25%	19	UDC (2.5.1.B)
Business: Office	1 space/250 gsf	18,000	sf	72	25%	54	
	Total:	27,000					
Commercial Bldg 2- Kimball Br.							
Commercial							
Business: Restaurant	1 space/ 100sf of entire facility	3,500	sf	35	25%	26	UDC (2.5.1.B)
Business: Retail	1 space/200 gsf	12,200	sf	61	25%	46	UDC (2.5.1.B)
Business: Office	1 space/250 gsf	35,000	sf	140	25%	105	
	Total:	50,700					
	Total			1252	Req'd	**939**	Adjusted Spaces Req'd
						883	Structured Parking
						57	Surface Parking
						940	Spaces Provided
Standard Spaces	Min. 80% of required spaces					751	UDC (2.5.5)
Compact Spaces	Max 20% possible					188	UDC (2.5.5)
Electric Vehicle Charging Stations							
	1 station / 25 spaces					38	
Bicycle Parking							
Retail, Office, Hotel, Assembly							
	1 bicycle / 25 required vehicle spaces					50	
Residential- for sale	NA						
Loading Bays	5 spaces per 240,000sf-350,000sf					5	UDC (2.5.3)

Figure 4: Provided Building Use Summary

The Bailey
Building Use Summary 06.14.21

Bldg.	Use	Function	Code			Total
Hotel				Commercial	Office	
	Boutique Hotel	**100** Guest Rooms	310	105,700		
	Restaurant	Hotel Restaurant	310	9,000		
	Special Event Facility	Hotel Conference	310	8,700		
						123,400 gsf
Wellness Center				Commercial	Office	
	Pool Lounge	Hotel Amenity	310	7,100		
	Office	Medical Office w/ Outpatient Services	720		53,300	
	Drug Store (Pharmacy)	Pharmacy	720	600		
	Spa Services	Med Spa	720	7,000		
	Athletic Facility	Membership	492		58,600	
	Office	Membership Club	710		19,500	
	Restaurant	Membership Dining	820	9,000		
						155,100 gsf
Commercial Bldg 1- Northwinds Plwy				Commercial	Office	
	Restaurant		820	4,000		
	Retail		820	5,000		
	Office	Professional Office	710		18,000	
						27,000 gsf
Commercial Bldg 2- Kimball Br.				Commercial	Office	
	Restaurant		820	3,500		
	Retail		820	13,000		
	Office	Professional Office	710		35,000	
						51,500 gsf
	Total Area			172,600 gsf	184,400 gsf	**357,000** gsf
	Structured Parking		793 spaces		428 sf/space	**339,404** gsf

Each of the five land uses previously described include formulas and/or graphs to determine the number of trips to expect for both AM and PM peak hours of the adjacent street. The formulas and graphs are included in the appendix, and the results of using the formulas and/or graphs are shown in Table 4 below.

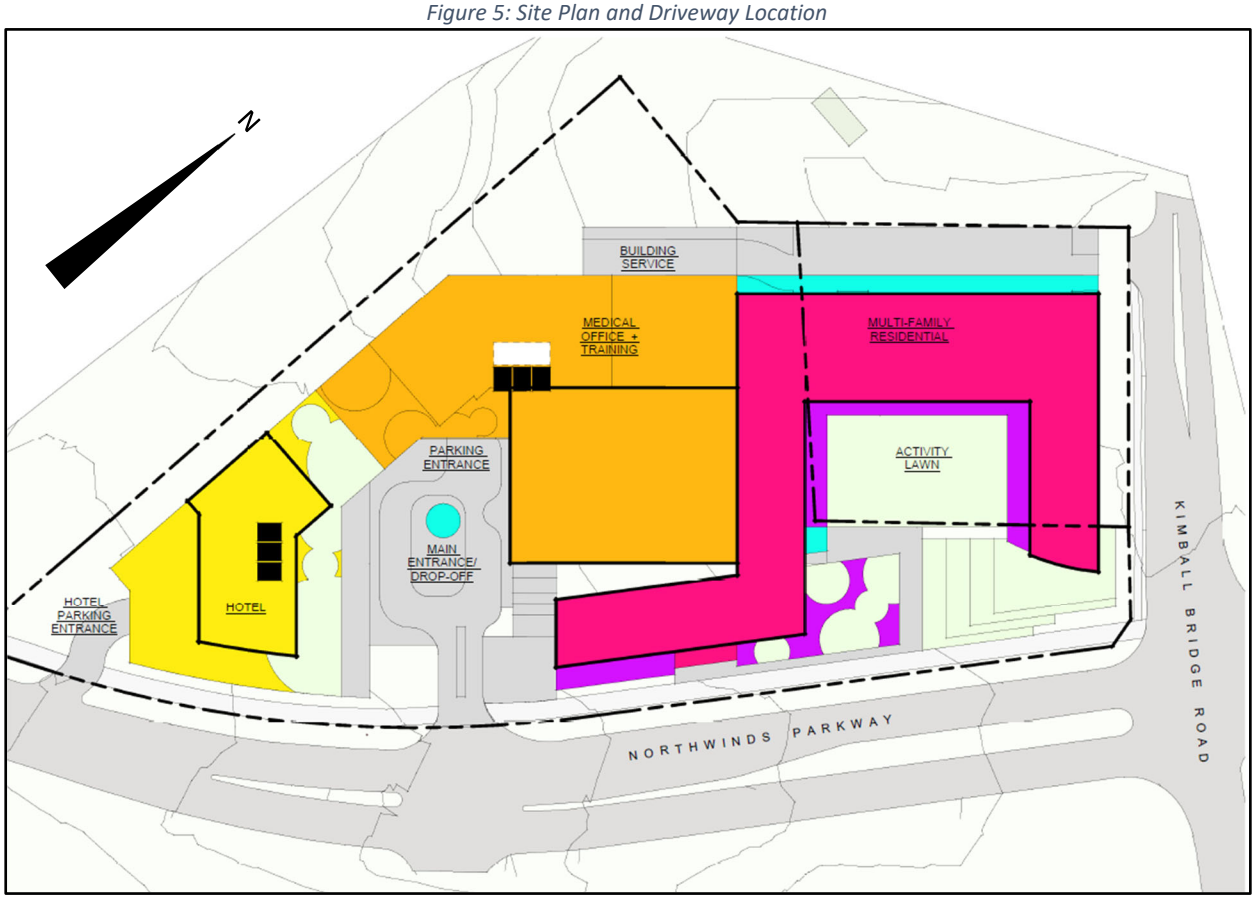
Table 4: Site Generated Volumes

				AM			PM		
Code	USE	gsf	units	**TRIPS**	IN	OUT	**TRIPS**	IN	OUT
310	Hotel Comm.	130,500	100	**45**	26	19	**49**	25	24
710	Office	72,500		**95**	81	14	**84**	13	71
720	Med. Office / Pharmacy / Med Spa	60,900		**144**	112	32	**208**	58	150
492	Athletic Facility	58,600		**77**	39	38	**175**	100	75
820	Restaurant/Retail	34,500		**169**	105	64	**247**	118	129
			TOTAL	**530**	363	167	**763**	314	449

The traffic volumes generated by the development were distributed among the site's three proposed driveways (two on Northwinds Parkway and one on Kimball Bridge Road). Driveway locations can be seen on Figure 2: Site Plan.

Approximately 60% of traffic associated with land use 310 was assigned to the main/drop-off driveway, as well as roughly 75% of all other traffic. The remaining volumes were assigned to the southernmost driveway labeled "Hotel Parking Entrance".

Figure 5: Site Plan and Driveway Location

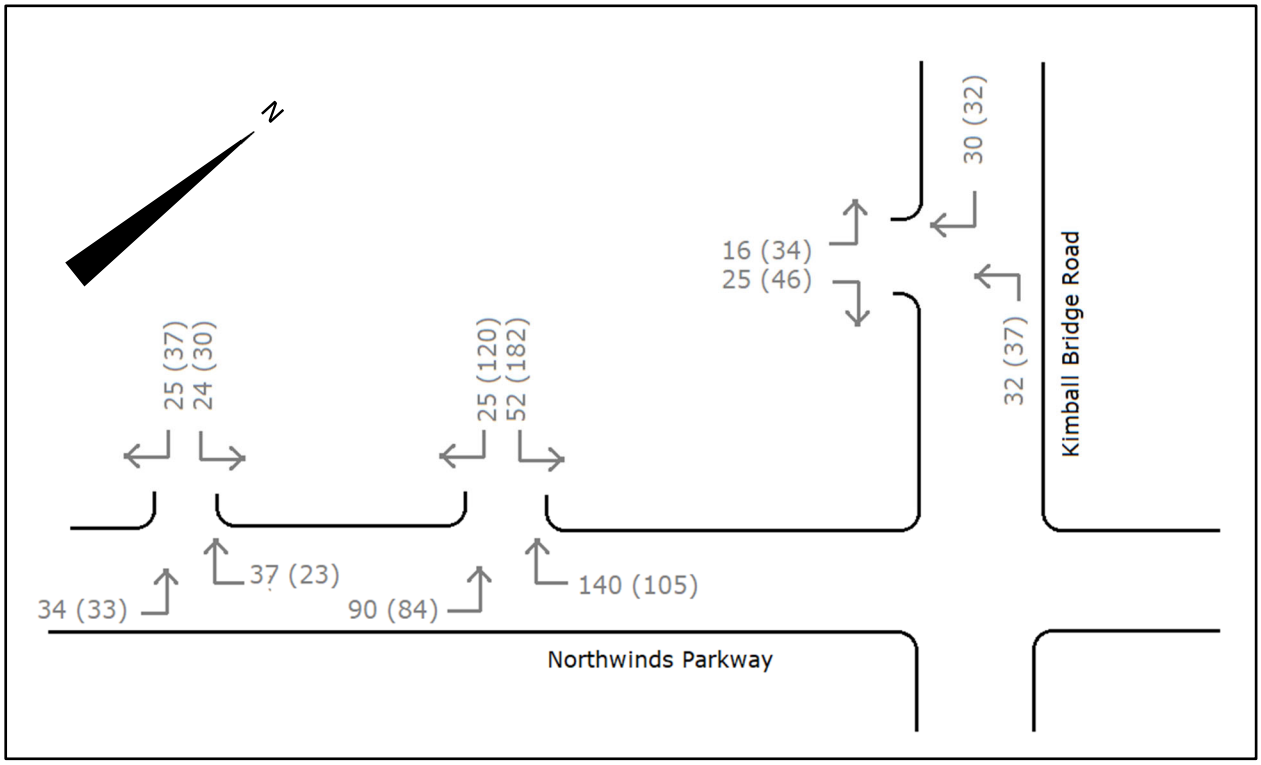


The traffic volumes generated by the proposed site, shown in Table 4, were assigned to each driveway, as explained previously with roughly 55% of exiting/entering vehicles turning right and 45% of vehicles entering or exiting turning left. The resulting site-generated volumes can be seen on Table 5 and Figure 6.

Table 5: Trip Distribution at Site Driveways

	AM			PM		
	TRIPS	IN	OUT	**TRIPS**	IN	OUT
Hotel Parking Entrance	**120**	71	49	**123**	56	67
Main Entrance/ Drop-off	**307**	230	77	**491**	189	302
Driveway on Kimball	**103**	62	41	**149**	69	80

Figure 6: Site Generated Traffic



The origin and destination of the entering and exiting vehicles generated by the proposed development, will be distributed according to the traffic counts that were conducted for this study and overlapped onto the projected 2026 background traffic.

MP-21/01/CLUP-21-02/Z-21-03/CU-21-02/V-21-04
The Bailey/Northwinds

1.5.21

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.
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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: James Cain (GVSA) Telephone: 404-523-5525

Address: 409 John Wesley Dobbs Ave. Suite:

City Atlanta State: GA Zip: 30312 Fax:

Mobile Tel: Email: jcain@gvsa.com

Subject Property Information:

Address: 2650 NORTHWINDS PKWY Current Zoning: O-I

District: 1 Section: 2 Land Lot: 805&806 Parcel ID: 12 285008050611

Proposed Zoning: MU Current Use: CORPORATE OFFICE

This Application For *(Check All That Apply)*:

- ■ Conditional Use
- ■ Rezoning
- ■ Variance
- ■ Comprehensive Plan Amendment
- ■ Master Plan Amendment
- ☐ Master Plan Review
- ■ Public Hearing
- ☐ Other *(Specify)*:
- ☐ Exception

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

The development will consist of a boutique hotel, a wellness center, above and below grade parking, fine dining restaurant, and a condo building with ground level retail. The wellness center will house a training facility and outpatient services. In addition to the programmatic elements, the site will also further develop a section of the inner loop of the AlphaLoop.

Applicant's Request (Please itemize the proposal):

We are seeking the following:
- an amendment to the CLUP from Corporate Office to Mixed Use
- a zoning change from OI to MU for the intended development program
- a change to the Northwinds Master Plan to include a residential component
- a variance to reduce the require acres for MU from 25 ac to 4.72 ac
- a variance to increase the impervious coverage from 80% to 87%
- a variance to reduce the amenity open space required for residential use from 2.14 acres to 0.1 acres.
- a variance to eliminate the landscape buffer along Kimball Bridge to allow paved retail frontage
- a variance to reduce the setbacks along Kimball Bridge and Northwinds Pkwy from 50ft to 20ft
- a variance to increase curb-cut from 24ft wide to 30ft wide along Northwinds Pkwy
- a variance to increase hotel rooms from 60 to 119

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

The intent of the development is to bring to Alpharetta, a high-end hotel and a professional sports development facility. These facilities are sparse across the country and would bring a new clientele to the area. In addition, the Michelin star restaurant will provide a fine dining experience to Alpharetta as well. To help the city expand on the AlphaLoop, a portion of the project will develop a section of the inner loop along Norhwinds to engage the public and serve as a portal to the greenway nearby. Please refer to the Letter of intent for additional information.

1.5.21

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Bailey LLC. Telephone: 404 986-8768

Address: 8601 Dunwoody Place Suite: 444

City Atlanta State: GA Zip: 30350

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

Identify Authorized Applicant:

Name of Authorized Applicant: Goode Van Slyke Architecture Telephone: 404 523-5525

Address: 409 John wesley Dobbs Ave. Suite:

City Atlanta State: GA Zip: 30312

So Sworn and Attested:

Owner Signature: [signature] Date: Jan 4 2021

Notary:

Notary Signature: [signature] Date: 1/4/2021

[illegible] NOTARY PUBLIC CLAYTON COUNTY, GEORGIA MY COMMISSION EXPIRES JANUARY 2, 2022

1.5.21

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 Cain (Goode Van Slyke Architecture)

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: N/A Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: _____ Date: 1/4/21

How will this proposal be compatible with surrounding properties?

Currently the site is undeveloped. With the development of the AlphaLoop, nearby developments are primarily multifamily developments. Our intent is to provide transient and commercial services to the area as well as high-end residential accommodations.

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

The development as intended will expand the commercial and housing success of this corridor. Our hope is that commercial values increase in the immediate adjacency and housing values stay consistent. Our development has 37 condos within the development. 5 are within the hotel and 32 are free standing.

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

The economics of a wellness facility will generally depend on the population whom uses it. In order to provide the facility services to a broader spectrum of the community, the residential aspect would be vital to the economic and social success of the planned development.

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

We are undertaking a trip report. The trip generation report shows a modest increase in daily trips for a development of this kind. Inherently, an outpatient use and dining experiences will generate more daily trips.

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

The impact would be slight as the majority of the development is intended for the transient population. As stated before the non transient population is minimal with 37 for sale dwellings.

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

It is not consistent with the Corporate Office use but is consistent with the intended use of the AlphaLoop by creating an active and usable pathway for residents within an urban fabric.

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

The biggest condition that will affect the development is the AlphaLoop and crafting the development to engage the AlphaLoop in a meaningful way.

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.

1.5.21

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

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

There are a few extraordinary conditions at the property that we seek to redress. There is a substantial amount of slope across the site. A difference of about 80 feet across. And below that is weathered rock up to 60ft down. Excavation for this project to create buildable spaces yields a very high impervious coverage and costly for the limitations on development under the current zoning (OI). Also the size and shape of the site limits practical shapes and positions of any building(s).

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

Yes. With the amount of excavation and slope of the site, a lot of cost will go into making the site usable for construction. To offset that cost, the development program has to expand to improve the rate of return on the economic investment. The viability of the project is subject with getting people to and on the site. The current zoning (OI) encourages industrial developments but does not allow for residential component which are necessary for the development. However the intended future development of this parcel seems inconsistent with nearby developments and direction for the corridor's growth therefor limiting the development under OI would be unjust.

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

Yes the proliferation of weathered rock at this site. With the size and shape of the lot, approx. 4.72 acres, parking has to be enclosed and mostly underground. There is estimated 111,000 cy of excavated in order to create usable clearings for construction.

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

No we do not believe that relief would negatively impact the public and is consistent with the intent of the Comprehensive Land Use that the city has adopted for this corridor. The incorporation of the AlphaLoop at this parcel, indicates the desire to provide a expansive public amenity and development of this scale along the loop. As currently witnessed by the Beltline in Atlanta, development along the path is crucial to the success of this kind of public project while not displacing or pricing out any communities from using the pathways. The Kimball Bridge corridor is intended for medium density so having the residential component also seems consistent with the future intent of the area.

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.

1.5.21

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: The Bailey

Contact Name: Alux Properties Telephone: (404)986-8768

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.

Georgia Power (multiple addresses)	Carter Chestene (175 Kimball Bridge RD)
Clear Springs Baptist Church (2725 Kimball Bridge Rd)	
Jacksoncare Hospital (2655 Northwinds Pkwy)	
The Walk at Braeden (various owners)	
Braeden by John Wieland (various owners)	
F7 NWO LLC (2550 Northwinds Pkwy)	
My Homes at KB (172 Kimball Bridge Rd)	

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
- [x] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
- [x] 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.

The developer has held meetings with these resident(s) previously and received positive feedback. There will be opportunities via email and informal polling to provide comments to the owner/developer. A small group meeting was held with some of the residents from Braeden as recently as last month; it was well receieved.

1.5.21

18-05-10-01 Kimball Bridge Northwind Arborist Report Alpharetta

Reference UDC
Alpharetta, Georgia

Location Map

North

All of the following information is based upon visual field observations and 30 years of practical horticultural experience. No scientific or lab tests have been performed. I certify that all information in this report is true and inclusive to the best of my knowledge and is prepared in good faith.

Outdoor Spaces, LLC

By Scott Hall, Owner

On Site Specimen Evaluation Date: May 21, 2018
Report Date: May 25, 2018
Revised Date:

Outdoor Spaces, LLC
Scott Hall, Owner
RLA, Certified Arborist
Certificate Number: SO-5434A
404-328-6561 Cell
678-965-4784 Fax
scottandcyrena@bellsouth.net

Warranty Disclaimer:

Although, this report will determine whether or not a tree is a specimen or "Tree of Quality"; it is provided as best judgment opinion. Ultimately, the governing body's (City of Alpharetta) arborist or representative shall determine whether a tree is classified as a specimen/"Tree of Quality" or not.

All specimen/"Tree of Quality" tree locations shall be approximate. The provided tree locations shall NOT be GPS located and in no manner shall the provided tree location plan be used or represented as a tree survey. It is the sole responsibility of the OWNER to have all tagged specimen/"Tree of Quality" trees located by a Certified Land Surveyor.

No warranties express or implied are made with respect to the report of aforementioned specimen trees. It is understood the OWNER makes use of this report by the ARBORIST at OWNER's sole risk and that the report is provided as best judgment opinion. In no manner does this report guarantee the life or imply any length of life span of the trees that are determined to be specimens.

Arborist Note:

Due to certain species and undesirable traits, some trees shall be considered in poor condition if the following is true. Numerous trees grown in a native setting may appear to grow as multi-trunk; however this is not desirable in most trees. Most trees that have multi-trunks at the base are usually created when two separate trees grow together or the tree branches off at an early age and they become Co-Dominate Leaders. Either scenario is an undesirable condition for most trees because they both create weak crotches, included bark and/or a prime place for debris and water to get trapped that will always cause decay. In this case these trees become a life safety issue and can not be considered specimen trees.

Some trees are an exception to this rule, such as, but not limited to:

Crape Myrtles, Birches, Wax Myrtles, Red Buds, Fringe Trees, Dogwoods, Hollies, Cedars, Sourwoods, Sweet Bay Magnolias, Red Bays and Live Oaks.

These are an exception because they naturally create sucker growth from the roots and/or trunk or do not typically have the life safety issues because they are not large growing trees.

Reference: Sinclair, Wayne A., 1936. Diseases of Trees and Shrubs / Wayne A. Sinclair and Howard H. Lyon.-2nd Ed. Published 2005

SECTION 3.2 - TREE CONSERVATION, LANDSCAPE, AND BUFFER REQUIREMENTS
(Adopted 05-15-17)

3.2.2 Definitions.

For the purposes of this Section, unless the context indicates otherwise, the following terms shall have the meaning set forth below:

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

Caliper: A standard of trunk measurement for replacement trees. Caliper inches are measured at the height of 6 inches above the ground for trees up to and including 4 inch caliper and 12 inches above the ground for trees larger than 4 inch caliper.

Conifer Tree: Any tree with needle leaves and a woody cone fruit including, but not limited to, pine, juniper and cedar species.

Critical Root Zone (CRZ): The minimum area beneath a tree which must be left undisturbed in order to preserve a sufficient root mass to give a tree a reasonable chance of survival. The Critical Root Zone will typically be represented by a concentric circle centering on the tree's trunk with a radius equal in feet to one and three-tenths times the number of inches of the trunk diameter. EXAMPLE: The CRZ radius of a twenty (20) inch diameter tree is twenty-six (26) feet.

Dead Tree: Any standing tree which is no longer alive or has the ability to sustain itself through natural processes as determined by a qualified professional.

Diameter Breast-Height (DBH): The standard measure of tree size (for trees existing on a site). The tree trunk is measured at a height of 4 1/2 feet above the ground. If a tree splits into multiple trunks below 4 1/2 feet, the trunk is measured at its most narrow point beneath the split.

Guidance Document: A document maintained by the City of Alpharetta Arborist that includes clarifications to requirements with examples and additional technical standards about tree protection, tree planting, species selection, and other information relevant to the protection and replanting of trees in the City of Alpharetta. The document may be revised by the City Arborist as conditions and technical standards evolve.

Hardwood Tree: Any tree that is not coniferous (cone bearing). This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.

International Society of Arboriculture (ISA): A professional organization that promotes the professional practice of arboriculture, sets standards for obtaining professional credentials for arborist, and establishes best practices for tree care, pruning, and protection.

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

Ornamental Tree: A tree that provides a visual impact in the landscape. The impact may be provided through form, bark, branching structure, leaf color, and / or flower color. Typically a small or medium size tree.

Overstory Tree: Those trees that compose the top layer or canopy of vegetation and will generally reach a mature height greater than 40 feet and typically have a spreading canopy.

Pine Tree: An evergreen coniferous tree that has clusters of needle-shaped leaves.

Pruning (Tree Pruning): To cut away dead, overgrown, or undesirable branches or stems. Pruning of trees to be done in compliance with standard arboricultural practices as outlined in ANSI A300 and shall maintain the trees natural form and structure.

Qualified Professional: An International Society of Arboriculture (ISA) Certified Arborist; an American Society of Consulting Arborists (ASCA) Registered Consulting Arborist, or a Registered Forester.

Shade Tree: Any tree that has a spreading canopy that provides partial to full shade to the ground with a minimum height of 20 feet.

Softwood Tree: Any coniferous (cone bearing) tree. This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.

Specimen Tree: Any tree which qualifies for special consideration for preservation due to its size, type, condition, location or historical significance and which also meets the minimum size criteria set forth below.

Size Criteria:

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

Coniferous Trees: 20” diameter or larger for trees in the *cedrus* (deodar cedar), *Thuja* (Arborvitae), or other ecologically similar trees,

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

- 20-inch diameter or larger for trees in the *Fagus* (Beech), *Nyssa* (Tupelo), *Diospyros* (Persimmon), *Sassafras* (Sassafras), *o*r other ecologically similar trees,
- 20-inch diameter or larger for *Magnolia grandiflora* (Southern magnolia) and those cultivars that generally reach a mature height over 40’
- 24-inch (24″) diameter or larger for trees in all other genera

Understory Trees: 8-inch (8″) diameter or larger.

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

See additional requirements for Specimen Trees in The Guidance Document

Street/Streetscape Tree: Any tree located or proposed to be located along a public or private street. The actual location will be determined by the specific zoning district or overlay. In situations where there is limited planting space in the right of way and or safety concerns, street trees may be located at the back of the sidewalk or within the landscape strip on private property and the discretion of the Director.

Structural Root Plate: The zone of rapid root taper that provides the tree stability against wind throw. The radius of the structural root plate is equal to 0.5 feet per inch of DBH.

Tree: Any living, self-supporting woody or fibrous plant which normally obtains a diameter breast height of at least three (3) inches and typically has one (1) main stem or trunk and many branches.

Tree Care Plan: A plan developed to provide an impacted tree the best possible chance of survival. A tree care plan should be prepared by a qualified professional and conform to the requirements of ANSI A300 and the Guidance Document

Tree Grouping: A community of trees as determined by the Director to merit special consideration as an ecological feature based upon species composition, form, structure, age, and condition. Specimen trees and trees of quality may be included in tree groupings and every alternative should be evaluated to save these trees. Except as otherwise provided in Section 3.2., Tree Groupings will be treated as specimen trees for preservation credits and every alternative should be evaluated to save these trees.

Tree of Quality: A tree that merits special consideration due to historical significance, ideal shape and structure, or uniqueness of the species as determined by the Director. Except as otherwise provided in Section 3.2., Trees of Quality will be treated as specimen trees for preservation credits and every alternative should be evaluated to save these trees.

Tree Planting List: List of preferred tree species for use in the City of Alpharetta. Species not included on this list may be approved at the discretion of the Director. The Tree Planting List is included in the Arborist Guidance Document.

Tree Protection Area: An area encompassing the critical root zone of a tree that shall remain in a pervious state.

Tree Save Area: An area designated for the purpose of meeting tree density requirements, saving natural trees, and/or preserving natural buffers that shall remain in a previous state.

Understory Trees: Those trees that grow beneath the overstory, and will generally reach a mature height less than 40 feet. Understory trees may include coniferous trees that meet these same height characteristics.

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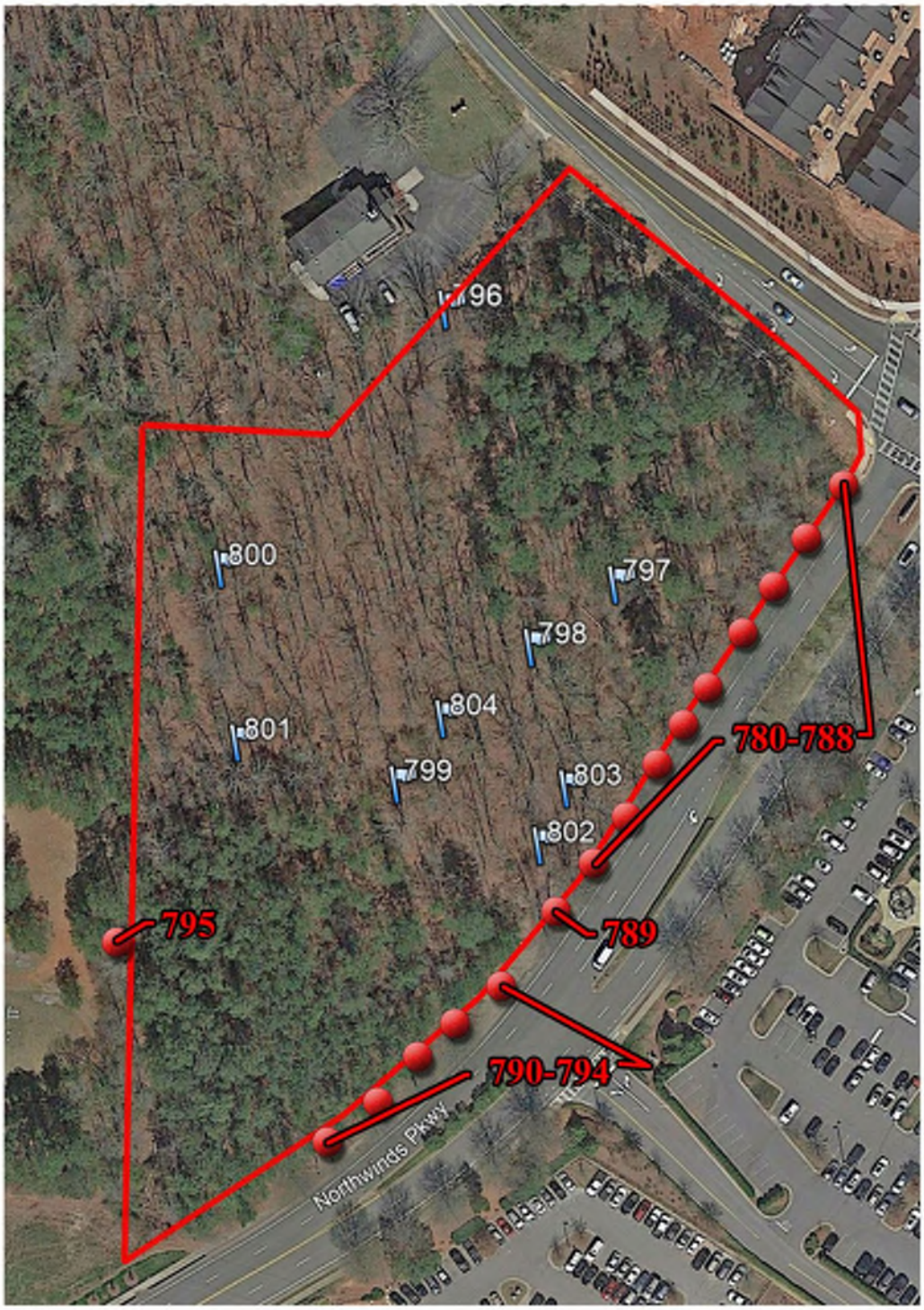

Notes:
-All tree locations are approximate and have not been field surveyed. Refer to survey for locations.
-All 20" DBH trees within 30' of property line have been identified and specimen size have been evaluated.

Boundary Tree/ Landscape Tree

Tree Location

Not To Scale

North

Specimen Location Plan

18-05-10-01 Kimball Bridge Northwind Arborist Report Alpharetta
(General Observations: The site is middle of the Pioneer Phase of succession. No significant trees observed.)

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	City of Alpharetta's Assessment
780-788	14-21" Willow Oak	Good	Fair	No	Landscape Tree. Due to condition, this tree should be taken into design consideration.		
789	16" Willow Oak	Poor	Poor	No	Hazard tree with a split trunk. Tree should be removed. Due to condition tree is not a design consideration.	1	
790-794	14-20" Willow Oak	Good	Fair	No	Landscape Tree. Due to condition, this tree should be taken into design consideration.		
795	21" Pine	Good	Good	No	Boundary Tree. Due to condition, this tree should be taken into design consideration.		
796	28" White Oak	Poor	Poor	No	In decline with numerous limbs dead/ gone. Trunk canker. Possible Hypoxylon Canker. 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration.	2-4	
797	13" Sourwood	Poor	Poor	No	In decline with numerous limbs dead/ gone. Due to condition tree is not a design consideration.	5	
798	30" White Oak	Poor	Poor	No	Trunk sounds hollow. 2 Co-Dominate Leaders with severe decay in crotch and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration.	6	
799	24" White Oak	Fair	Poor	No	Large limb dead causing decay in trunk. In decline with numerous limbs dead/ gone. 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration.	7	
800	18" Hickory	Good	Good	No	Tree of Quality. Due to condition, this tree should be taken into design consideration.		
801	10" Sourwood	Good	Good	Yes	Due to condition, this tree should be taken into design consideration.		
802	24"(14"-13") White Oak	Poor	Poor	No	2 Co-Dominate Leaders with large cavity in crotch and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration.	8	

1.5.21

18-05-10-01 Kimball Bridge Northwind Arborist Report Alpharetta
(General Observations: The site is middle of the Pioneer Phase of succession. No significant trees observed.)

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	City of Alpharetta's Assessment
803	33"916"-13"-8") Hickory	Fair	Poor	No	3 Trees grown together creating Co-Dominate Leaders with decay in crotches and included bark. Large cavity in trunk. Barbed wire in trunk. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration.	9-10	
804	38"(18"-13"-12"-9") White Oak	Poor	Poor	No	4 Co-Dominate Leaders with weak crotches and included bark. Cavity with decay and active gummosis. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration.	11	

1.5.21

Photo 1

1.5.21

Photo 2

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Photo 3

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Photo 4

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Photo 5

Photo 6

Photo 7

Photo 8

1.5.21

Photo 9

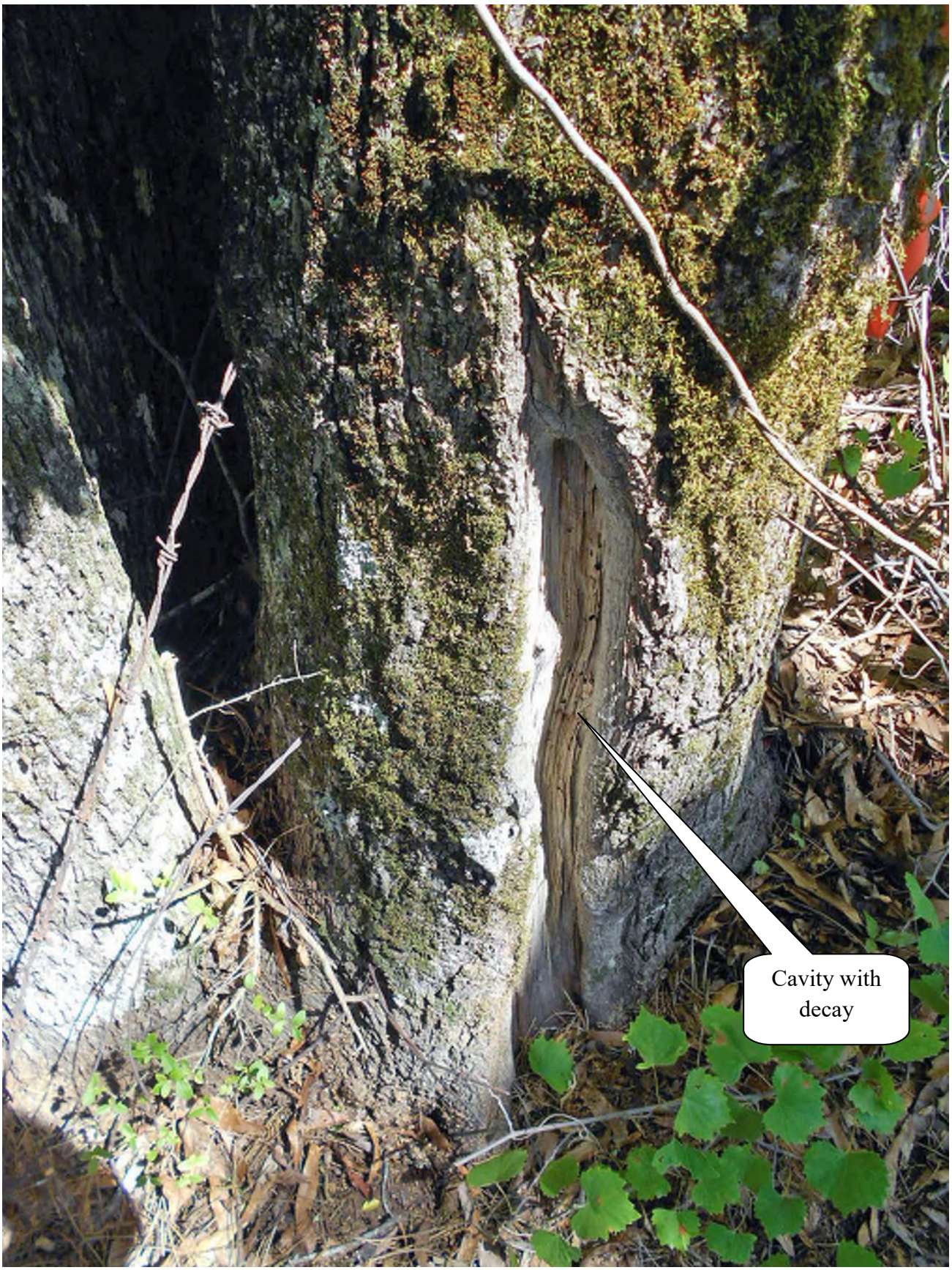


Photo 10

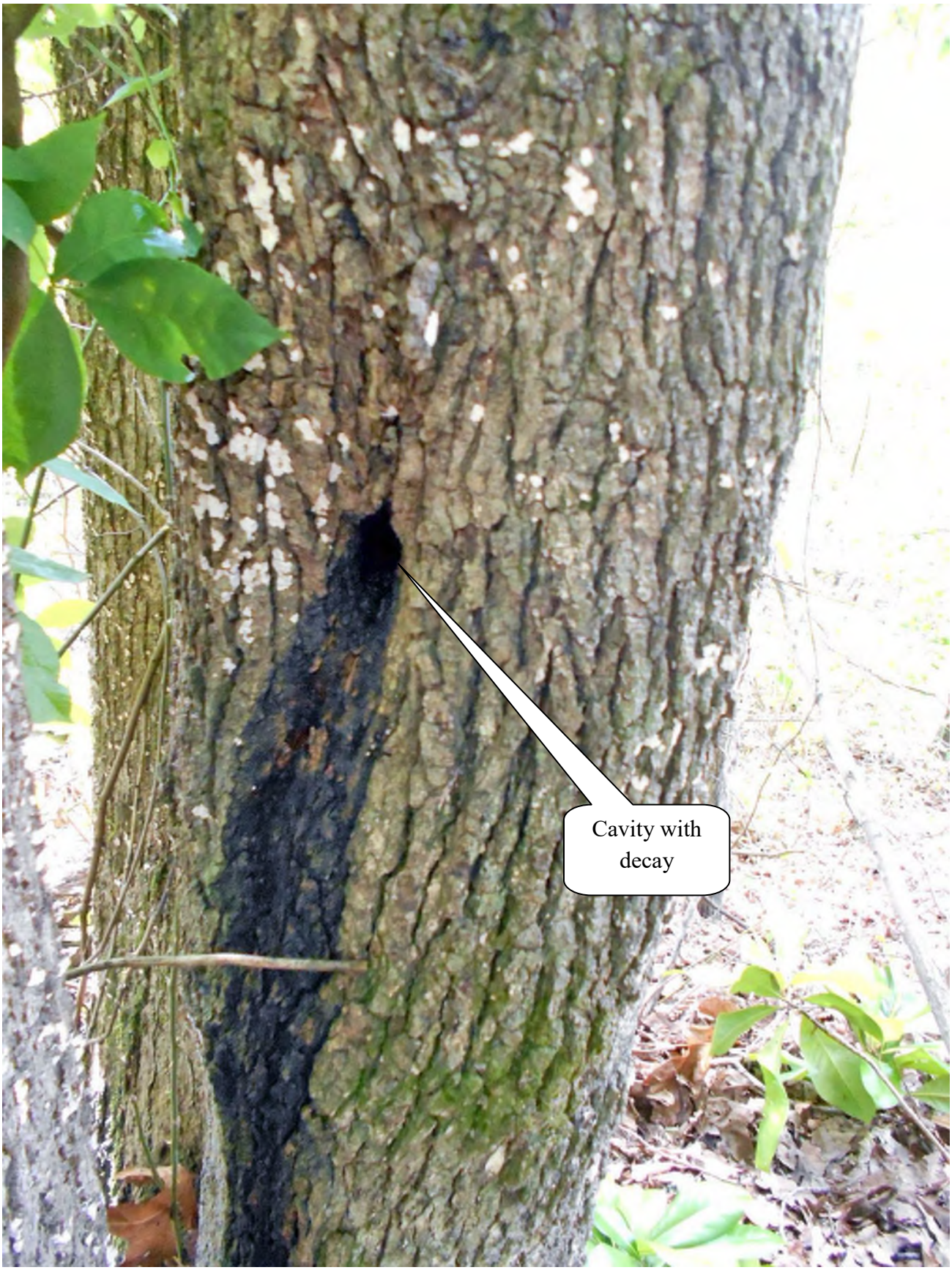
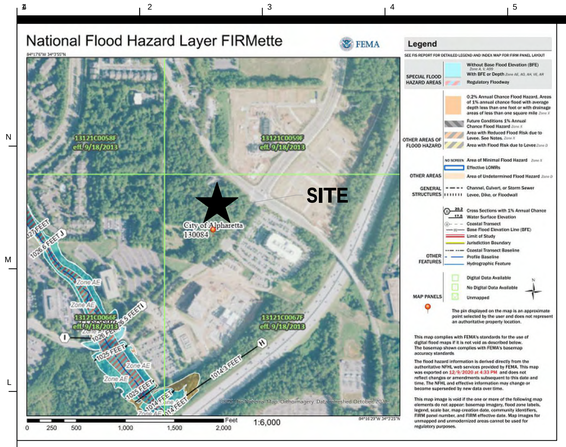


Photo 11



LEGEND

- UNDERGROUND STORMWATER POND
- SIDEWALK
- PAVEMENT
- BUILDING
- LANDSCAPED AREA

LOCATION MAP

STREET ADDRESS: KIMBALL BRIDGE RD & NORTHWINDS PKWY
ALPHARETTA, GA 30009

SITE DATA NOTES

PROJECT ADDRESS: 2650 NORTHWINDS PKWY, ALPHARETTA, GEORGIA 30009

OWNER: ALUX PROPERTIES, 8601 DUNWOODY PL, STE 444, ATLANTA, GA 30350

ARCHITECT: GOODE VAN SLYKE ARCHITECTURE INC, 409 JOHN WESLEY DOBBS AVENUE, ATLANTA, GEORGIA, 30312, (404) 523-5525

ENGINEER: LONG ENGINEERING, INC., 2550 HERITAGE COURT, SUITE 250, ATLANTA, GEORGIA 30339, 770-951-2495

LL/DIST: 805 & 806/1 SECT 2

EXISTING ZONING: OI, OP
PROPOSED ZONING: MU

BUILDING SETBACK LINES: FRONT: 20' / REAR: 15' / SIDE: 15' / ALPHA LOOP: 20' MIN

PARCEL ID: 12 285008050611

REQUIRED LOT AREA: 25 AC
ACTUAL LOT AREA: 4.72 AC

PARKING SUMMARY:

REQUIRED PARKING:	767 SP
PROPOSED PARKING:	579 SP
EV PARKING:	32

PARKING BREAKDOWN:

BOUTIQUE HOTEL: 1 SP/ROOM, 1 EMPLOYEE SP/20 ROOMS, 1 SP/500 SF FOR SPECIAL USE SPACE.

HOTEL GUESTS:	119
HOTEL STAFF:	6
HOTEL AMENITY:	26

WELLNESS CENTER: PUBLIC PLACES FOR ASSEMBLY REQUIRE 1 SP/500 SF OF SPECTATOR AREA PLUS 1 SP/200 SF DIRECTED FOR OTHER PATRON USE.

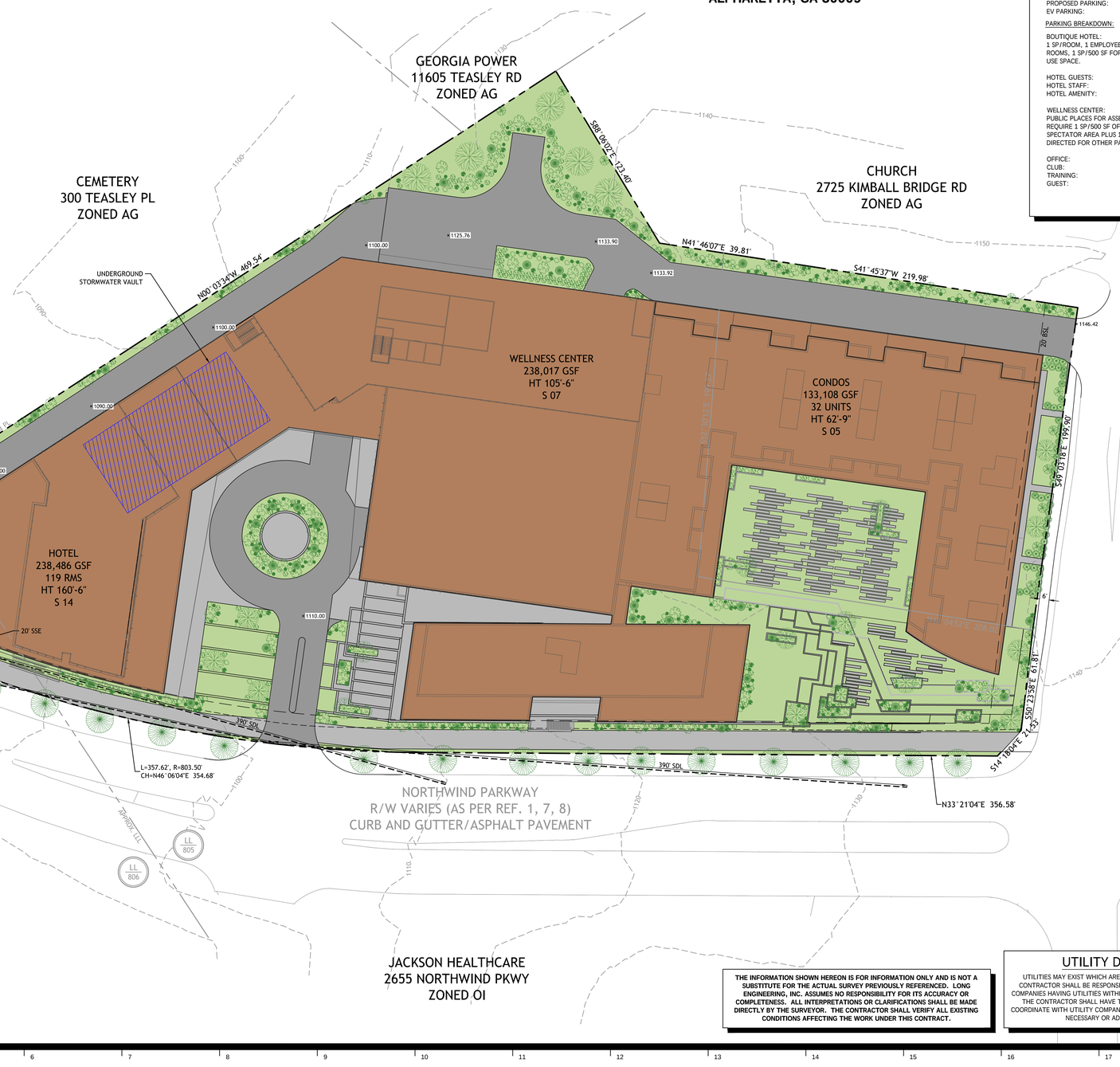
OFFICE:	250
CLUB:	150
TRAINING:	86
GUEST:	60+44

RETAIL: 1 SP/200 SF

RESTAURANT:	137
RETAIL GUEST:	67

RESIDENTIAL: RESIDENTIAL PARKIG REQUIREMENTS ARE 1.5 SP/UNIT AND 1 SP/BED FOR 2 OR MORE BEDROOM UNITS

RESIDENTIAL GUESTS:	TBD
RESIDENTS:	92
PARKING TOTAL:	992
LOADING:	5
BIKE REQUIRED:	41
BIKE PROPOSED:	24



UTILITY DISCLAIMER

UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH UTILITY COMPANIES TO HAVE THEM RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.

THE INFORMATION SHOWN HEREON IS FOR INFORMATION ONLY AND IS NOT A SUBSTITUTE FOR THE ACTUAL SURVEY PREVIOUSLY REFERENCED. LONG ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY OR COMPLETENESS. ALL INTERPRETATIONS OR CLARIFICATIONS SHALL BE MADE DIRECTLY BY THE SURVEYOR. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AFFECTING THE WORK UNDER THIS CONTRACT.

0 30 60
15 45
SCALE: 1"=30'

The Bailey

2650 Northwinds Pkwy
Alpharetta, Georgia 30009

Goode Van Slyke Architecture

ARCHITECT
Goode Van Slyke Architecture Inc
409 John Wesley Dobbs Avenue
Atlanta, GA 30312
404.523.5525

CIVIL ENGINEER
Long Engineering, LLC
2550 Heritage Ct. SE #250
Atlanta, GA 30339
770.951.2495

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Key Plan

seal/signature

rev	date	description
--		--

date	12/30/2020
phase	BUILDING PERMIT SET
issued for	REZONING
project number	XXXX

SITE PLAN

sheet number

C-3.0

TITLE COMMITMENT NO. GA-180247
SCHEDULE B, SECTION 2

12. Declaration of Covenants, Conditions, and Restrictions for Northwind Business Association filed May 2, 1994, in Deed Book 18204, Page 151, as amended by and last assigned to BRE/COH GA LLC by Assignment filed December 15, 2011, in Deed Book 50701, Page 623, Fulton County, Georgia records. (Affects the property as shown hereon)
13. Restrictive Covenants and Agreements as contained in deed from Northwind Realty Corporation, as agent to Oleifera Investments Limited to Northpoint Partners, Inc. dated April 29, 1994 and recorded May 2, 1994 in Deed Book 18204, Page 228, aforesaid records. Affects – Not Plottable
14. Easements and Agreements as contained in deed from Pope & Land Northwind L.L.C. to The Adaptive Learning Center for Infants and Children, Inc., filed April 22, 1997 in Deed Book 22493, Page 1, aforesaid records. (Does affect the property As shown hereon)
15. Sewer Easement to Fulton County filed May 23, 1979 in Deed Book 7250, Page 424, aforesaid records. Does not affect
16. The following easements in favor of Georgia Power Company:
a. Filed January 10, 1938 in Deed Book 1692, Page 5; Vague – not plottable – may affect and
b. Filed November 8, 1957 in Deed Book 3276, Page 105, aforesaid records. Vague – not plottable – may affect
17. Restrictions and agreements as contained in Easement Agreement by and between Northwind Realty Corporation, as Agent for Oleifera Investments Limited and Northpoint Partners Inc., dated April 29, 1994, recorded May 2, 1994 in Deed Book 18204, Page 240, aforesaid records. Does not affect
18. Easements contained in deed from Pope & Land Northwind, L.L.C., a Georgia limited liability company to Weeks Realty, L.P. dated October 15, 1996, recorded October 18, 1996 in Deed Book 21678, Page 33, aforesaid records. Does not affect
19. Restrictions and covenants in deed to TPS Partners, LLC dated November 26, 1996, recorded in Deed Book 21833, Page 164, aforesaid records. Easements do not affect and restrictions have expired
20. Restrictions as contained in Corrective Limited Warranty Deed from Haynes Bridge Associates, a Georgia joint venture to The City of Alpharetta filed June 21, 1988 in Deed Book 11631, Page 334, aforesaid records. Does not affect
21. Construction and maintenance easement contained in State Highway Department of Georgia Slope Easement from Mrs. Marie B Hunter and Mrs. Arizona B. Price to Stae Highway Department of Georgia and the City of Fulton County, Georgia, dated October 18, 1966, revised July 24, 1967 and signed February 21, 1968, rfecorded February 23, 1968 in Deed Book 4860, Page 532, aforesaid records. (Does not affect the property)
22. Easements conveyed and access rights relinquished in State Highway Department of Georgia Right of Way Deed (Limited Access) from Prince O. Price and Arizona B. Price to State Highway Department of Georgia, dated February 1, 1968, recorded in Deed Book 4859, Page 573, aforesaid records. (Does not affect the property)
23. Easements conveyed and access rights relinquished in Corrective Warranty Deed from Prince O. Price and Arizona B. Price to State Highway Department of Georgia, dated February 14, 1968, recorcorded May 2, 1968 in Deed Book 4893, Page 116, aforesaid records, to correct State Highway Department of Georgia Right of Way Deed (Limited Access) from Prince O. Price and Arizona B. Price to State Highway Department of Georgia, dated February 1, 1968, recorded in Deed Book 4859, Page 573, aforesaid records. (Does not affect the property)
24. Permit for Anchors, Guy Poles and Wires from Dorothy Anderson to Georgia Power Company, dated June 28, 1977, recorded August 18, 1977 in Deed Book 6770, Page 351, aforesaid records. (Does not affect the property) May affect
25. Right of Way Easement from Dorothy Anderson to Southern Bell Telephone and Telegraph Company, dated November 22, 1988, recorded December 13, 1988 in Deed Book 12112, Page 300, aforesaid records. (Affects the property as shown hereon)
26. Easement for Anchors Guy Poles and Wires from Dorothy Anderson to Georgia Power Company, dated May 20, 2004, recorded June 29, 2004 in Deed Book 37996, Page 191, aforesaid records. (Does affect property – Cannot depict graphically)
27. Easement for Anchors Guy Poles and Wires from Dorothy Mae Anderson to Georgia Power Company, dated May 20, 2004, recorded July 2, 2004 in Deed Book 38010, Page 608, aforesaid records. (Does not affect

LEGAL DESCRIPTION – PERIMETER

All that tract and parcel of land lying in or being in Land Lots 805 and 806, 1st Land District, 2nd Section, in the City of Alpharetta, Fulton County, Georgia, being more particularly described as follows:

Beginning at a nail at the base of an AIF (angle iron pin found) at the common corner of land lots 799, 800, 805, and 806;
Thence N 00°03'34" W a distance of 469.54' to a 1/2" RBF (rebar pin found);
Thence S 88°06'02" E a distance of 123.40' to a 3/4" CTF (crimp top pin found);
Thence N 41°46'07" E a distance of 39.81' to a 3/4" CTF;
Thence N 41°45'37" E a distance of 219.98' to a 3/4" CTF;
Thence S 49°03'18" E a distance of 199.90' to a 1/2" RBF;
Thence, along the R/W (right of way) of Kimball Bridge Road (R/W being 60' in width), S 50°23'56" E a distance of 61.81' to a CP (calculated point);
Thence, leaving the R/W of Kimball Bridge Road and continuing along the R/W of Northwind Parkway (R/W varies in width), S 14°18'04" E a distance of 21.53' to a CP;
Thence S 33°21'04" W a distance of 356.58' to a CP;
Thence with a curve turning to the right with an arc length of 357.62', with a radius of 803.50', with a chord bearing of S 46°06'04" W, with a chord length of 354.68', to a CP;
Thence S 58°50'21" W a distance of 57.08' to a 1/2" RBF;
Thence, leaving the R/W of Northwind Parkway, N 00°20'39" E a distance of 105.36' to a nail at the base of an AIF, which is the point of beginning.

Said property contains 205,756 square feet, 4.72 acres more or less.

LEGAL DESCRIPTION TRACT 1

All that tract and parcel of land lying in or being in Land Lots 805 and 806, 1st Land District, 2nd Section, in the City of Alpharetta, Fulton County, Georgia, being more particularly described as follows:

Beginning at a nail at the base of an AIF (angle iron pin found) at the common corner of land lots 799, 800, 805, and 806;
Thence N 00°03'34" W a distance of 469.54' to a 1/2" RBF (rebar pin found);
Thence S 88°06'02" E a distance of 123.40' to a 3/4" CTF (crimp top pin found);
thence N 41°46'07" E a distance of 39.81' to a 3/4" CTF;
thence S 52°30'12" E a distance of 199.27' to a 3/8" RBF;
thence N 42°04'52" E a distance of 208.02' to a 1/2" RBF;
thence, along the R/W (right of way) of Kimball Bridge Road (R/W being 60' in width), S 50°23'56" E a distance of 61.81' to a CP (calculated point);
Thence, leaving the R/W of Kimball Bridge Road and continuing along the R/W of Northwind Parkway (R/W varies in width), S 14°18'04" E a distance of 21.53' to a CP;
Thence S 33°21'04" W a distance of 356.58' to a CP;
Thence with a curve turning to the right with an arc length of 357.62', with a radius of 803.50', with a chord bearing of S 46°06'04" W, with a chord length of 354.68', to a CP;
Thence S 58°50'21" W a distance of 57.08' to a 1/2" RBF;
Thence, leaving the R/W of Northwind Parkway, N 00°20'39" E a distance of 105.36' to a nail at the base of an AIF, which is the point of beginning.

Said property contains 163,111 square feet, 3.74 acres more or less.

LEGAL DESCRIPTION TRACT 2

All of that tract or parcel of land lying and being in Land lot 805 of the 1st Land District, 2nd Section, in the City of Alpharetta, Fulton County, Georgia, being more particularly described as follows;

Beginning at a point at the northerly end of a miter forming the intersection of the westerly right-of-way line of Northwind Parkway (R/W varies) with the southerly right-of-way line of Kimball Bridge Road (60' R/W); THENCE North 50 degrees 23 minutes 56 seconds East for a distance of 61.81 feet to a point being the Point of Beginning;

THENCE South 42 degrees 04 minutes 52 seconds West for a distance of 208.02 feet to a 3/8" rebar pin found;
THENCE North 52 degrees 30 minutes 12 seconds West for a distance of 199.27 feet to a 3/4" crimp top pin found;
THENCE North 41 degrees 45 minutes 37 seconds East for a distance of 219.98 feet to a 3/4" crimp top pin found;
THENCE along the Southern Right-of-way of Kimball Bridge Road (60' R/W) South 49 degrees 03 minutes 18 seconds East for a distance of 199.90 feet to a 1/2" rebar pin found being the Point of Beginning.

Said property contains 0.98 acres more or less.

TABLE OF BLANKET EASEMENTS CONTAINED WITHIN TITLE EXCEPTIONS OF RECORD:

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NORTHWIND BUSINESS ASSOCIATION (EXCEPTION 12; WHICH SUBJECTS THE SUBJECT PARCEL TO THE FOLLOWING EASEMENTS)
A. EASEMENT OF ENCROACHMENT (SEE EXCEPTION 12 & 14; UNABLE TO GRAPHICALLY DEPICT)
B. EASEMENT FOR UTILITIES, ETC. (SEE EXCEPTION 12 & 14; UNABLE TO GRAPHICALLY DEPICT)
C. EASEMENT FOR LAKE AND POND MAINTENANCE AND FLOOD WATER (SEE EXCEPTION 12 & 14; UNABLE TO GRAPHICALLY DEPICT)
D. EASEMENTS TO SERVE ADDITIONAL PROPERTY (SEE EXCEPTION 12 & 14; UNABLE TO GRAPHICALLY DEPICT)
E. RIGHT OF ENTRY (SEE EXCEPTION 12 & 14; UNABLE TO GRAPHICALLY DEPICT)
F. EASEMENT FOR SPECIAL EVENTS (SEE EXCEPTION 12 & 14; UNABLE TO GRAPHICALLY DEPICT))
G. EASEMENT FOR ACCESS (SEE EXCEPTION 12 & 14; UNABLE TO GRAPHICALLY DEPICT)
H. EASEMENT FOR STORM WATER DRAINAGE AND RUNOFF (SEE EXCEPTION 12 & 14; UNABLE TO GRAPHICALLY DEPICT)
I. EASEMENTS FOR ADJACENT PROPERTY AND COST SHARING (SEE EXCEPTION 12 & 14; UNABLE TO GRAPHICALLY DEPICT)

SEWER NOTE:
APPROXIMATE DIRECTION OF 8" D.I.P. SEWER LINE. TERMINUS UNKNOWN. LANDTEC ADVISES MORE INVESTIGATION BY INTERESTED PERSONS REGARDING THE EXTENTS OF SEWER EASEMENT ON THE PROPERTY SHOWN HEREON.

REFERENCES:
1. DEED BOOK 55058, PAGE 126
2. DEED BOOK 2054, PAGE 5587
3. DEED BOOK 41267, PAGE 155–156
4. DEED BOOK 45234, PAGE 489–493
5. DEED BOOK 37020, PAGE 307–308
6. DEED BOOK 22270, PAGE 117–126
7. DEED BOOK 21678, PAGE 33–51
8. PLAT BOOK 198, PAGE 47
9. MINUTE BOOK 1784, PAGE 404

GRID=NAD 83 GEORGIA WEST ZONE 1002

FLOOD NOTE:
THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF THE CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA COMMUNITY PANEL NO. 1.30084 0067 F EFFECTIVE DATE: SEPTEMBER 18, 2013.

NOTES:
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 325,103 FEET.
THIS PLAT OR SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTY OR PARTIES LISTED UNDER THE CAPTION "SURVEY FOR:". ANY THIRD PARTY USE TO BE AT THEIR OWN RISK.

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.

William J. Gilbert Ga . RLS # 2843 Dated: 08/02/2018

GEORGIA REGISTERED No.2843 LAND SURVEYOR WILLIAM J. GILBERT

LEGEND:

F.H.	–	FIRE HYDRANT	
W.V.	–	WATER VALVE	
W.M.	–	WATER METER	
W	–	WATER MAIN	
D.I.P.	–	DUCTILE IRON PIPE	
P.V.C.	–	POLYVINYL CHLORIDE PIPE	
P.P.	–	POWER POLE	
S.P.	–	SERVICE POLE	
T.P.	–	TELEPHONE POLE	
P.B.	–	POWER TRANSFORMER BOX	
T.R.	–	TELEPHONE RISER	
E	–	ELECTRICAL LINE	
T	–	TELEPHONE CABLE	
C.M.P.	–	CORRUGATED METAL PIPE	
R.C.P.	–	REINFORCED CONCRETE PIPE	
S.W.C.B.	–	SINGLE WING CATCH BASIN	
C.R.	–	FIBER OPTIC CABLE RISER	
A.P/L	–	APPROXIMATE PROPERTY LINE	
T.M.H.	–	TELEPHONE MANHOLE	
P.O.B.	–	POINT OF BEGINNING	
S.S.E.	–	SANITARY SEWER EASEMENT	
D.E.	–	DRAINAGE EASEMENT	
A.E.	–	ACCESS EASEMENT	
S.W.S.	–	SOLID WHITE STRIPE	
D.Y.L.	–	DOUBLE YELLOW LINE	
U.G.T.	–	UNDERGROUND TELEPHONE	
D.W.S.	–	DASHED WHITE STRIPE	
F.E.S.	–	FLARED END SECTION	
S.S.M.H.	–	SANITARY SEWER MANHOLE	

LEGEND:

I.P.F.	–	IRON PIN FOUND
C.T.F.	–	CRIMPED TOP PIN FOUND
R.B.F.	–	REBAR PIN FOUND
R.B.S.	–	REBAR PIN SET
O.T.F.	–	OPEN TOP FOUND
A.I.F.	–	ANGLE IRON FOUND
C.M.F.	–	CONCRETE MONUMENT FOUND
S.P.F.	–	SOLID PIN FOUND
P.K.N.S.	–	P.K. NAIL SET
P.K.N.F.	–	P.K. NAIL FOUND
P/L	–	PROPERTY LINE
R/W	–	RIGHT OF WAY
N/F	–	NOW OR FORMERLY
C/L	–	CENTER LINE
A. L.L.L.	–	APPARENT LAND LOT LINE
G.R.	–	GUARD RAIL
+	–	SPOT ELEVATION
F.P/L	–	FORMER PROPERTY LINE
T.S.B.	–	TRAFFIC SIGNAL BOX
C.P.	–	CALCULATED POINT
L.L.L.	–	LAND LOT LINE
APPROX.	–	APPROXIMATE
S.S.E.	–	SANITARY SEWER EASEMENT
L.P.	–	LIGHT POLE
B.S.M.H.	–	BELLSOUTH MANHOLE
B.F.O.C.	–	FIBER OPTIC CABLE
△ B.M.	–	BENCH MARK

NOTE:
THE PROPERTY SHOWN ON THE SURVEY IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. GA–180247, WITH AN EFFECTIVE DATE OF MAY 31, 2018.

TO: CHICAGO TITLE INSURANCE COMPANY, LUX ATLANTA, LLC, JAVAD V. OSKOEI AND BATOOL DIZAJI AS INITIAL CO–TRUSTEES OF THE JAVAD V. OSKOEI REVOCABLE LIVING TRUST UNDER AGREEMENT DATED FEBRUARY 12, 2009 AND BATOOL DIZAJI AND JAVAD V. OSKOEI AS INITIAL CO–TRUSTEES OF THE BATOOL DIZAJI REVOCABLE LIVING TRUST UNDER AGREEMENT DATED FEBRUARY 12, 2009, AND DOROTHY ANDERSON AND MCGUIRE WOODS, LLP AND THE SUCCESSORS AND ASSIGNS OF EACH.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS 2016 Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items _____ of Table A thereof. The field work was completed on July 18, 2018.

Date of Plat or Map: August 2, 2018

William J. Gilbert, Georgia RLS #2843

ELEVATION NOTE:
DATUM: NAVD 88

NOTES:
EQUIPMENT USED FOR MEASUREMENT:
LEICA TSP 12
CARLSON GPS
IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED, & HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 18,193 FEET AND AN ANGULAR ERROR OF 00"00'4.95" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.
FIELD CREW: WJG

GRAPHIC SCALE – FEET (30' 0' 30' 60' 90')

REVISIONS:

COMMENTS:	DATE:
PER ATTORNEY'S COMMENTS	8/13/2018

SEAL: GEORGIA REGISTERED No.2843 LAND SURVEYOR WILLIAM J. GILBERT

Landtec Surveying
205 WILLIAMS BRIDGE ROAD,
TOCCOA, GEORGIA 30577
PHONE: (678) 780-8832
JGILBERT@LANDTECCO.COM

ALTA/ACSM LAND TITLE SURVEY FOR:
CHICAGO TITLE INSURANCE COMPANY & LUX ATLANTA, LLC
LOCATED IN:
LAND LOTS 805 & 806, 1ST LAND DISTRICT, 2ND SECTION
THE CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

SCALE: 1" = 30'
PLAT DATE: AUGUST 2, 2018

PROJECT NO.: 18–015
SHEET NUMBER: 1 OF 1
FILE NAME: 18–015ALTA
P.M: W.J.G.

December 31, 2020

To: Department of Community Development
2 Park Plaza
Alpharetta, Georgia 30009

The development at 2650 Northwind Parkway, at the intersection of Kimball Bridge Rd and Northwinds, is intended to be a multi-use complex aiming to redefine the look, feel, and meaning of an athletic facility. The tech-centric Wellness Center (146,294 sf) primarily for progressive science-based rehabilitation and analytics will also provide outpatient services and offices. The exquisite boutique hotel (119 keys and 123,338 sf) and the condominium building (32 units and 166,614 sf) providing upscale accommodations and retail and dining experiences.

The current zoning of the parcel is OI (office institutional) which dictates a very narrow development use. The parcel has previously been through the variance process (please refer to MP-18-05/Z-18-04) and we would like to maintain the some of the conditions approved and seek further amendments. A few that we would like to preserve in perpetuity are the following:

- Free standing retail
- Corner of Northwinds and Kimball Bridge preserved as open space to incorporate decorative hard- and landscapes.
- Three (3) site access locations: two (2) along Northwinds and one (1) along Kimball Bridge
- Twelve-foot (12') multi-use path for the AlphaLoop with enhancements

In addition, we are now seeking an amendment to the CLUP and Northwinds Masterplan, a change of zoning to mixed used (MU), and several variances for the development of the site as described above. Please refer to the application for the complete list of variances sought. Three (3) such variances are to increase the number of hotel rooms, the maximum impervious coverage of the site, and to reduce the amenity open space requirement.

According to the Northwinds Master Plan at the time of the previous submission, Pod A was afforded 284 hotel rooms. Our intent is to provide 119 rooms, an increase of 59 rooms from the previous submission.

The site as it sits today slopes from one end to the other around 80 feet. Because a lot of excavation to create buildable areas would occur, a utilitarian approach to use underground parking to span and connect under the program massing would be expansive and therefore a maximum of 80% impervious coverage would infringe upon the possible development of the site. Parking for the proposed development is 320,125 sf. The site acreage is significantly less than required by zoning and to separate the buildings we proposed open space areas. These spaces created are not directly associated with the residential components therefore a variance to reduce the required dwelling amenity open space is necessary. Inversely as the residential amenity space is decreased, other open space is increased throughout the development.

See the below for responses to the 16-point criteria for a rezoning change followed by the participation plan.

1. **Retail, restaurant, office, and personal service uses at ground level.**

   Retail, restaurant, and personal services are located at the ground level. Some medical office spaces are provided above ground level as well in the Wellness Center.

2. **Pedestrian connectivity to all uses.**

   With emphasis on the AlphaLoop connection, there are ample pathways to connect to it and each building. We have also provided a pathway between the Wellness Center and the retail that will link the AlphaLoop and outdoor grass terraces toward Kimball Bridge.

3. **Large parking areas below grade, in decks or screened. Design efforts to provide shared parking will also be considered.**

   The majority of the parking is below grade or concealed by buildings. Where parking is exposed it will be screened to provide an aesthetic expression.

4. **Accommodations for public transportation**

   There is currently no public transportation serving this location. The closest Marta stop is at Avalon.

5. **Buildings that face or appear to face public roadways**

   All buildings are oriented to face the major roadways.

6. **Appearance standards for buildings and structured parking**

   All the buildings have a language that relates to one another. The façades are mostly glass with expressions of opaque panels and reveals. All structured parking that is above grade are clad in panels with a matching aesthetic.

7. Limitations on uninterrupted building elevations

The massing of the development is broken up to give the appearance of multiple buildings. The breaks in the façade system, create observation decks for gathering spaces, create views to the Avalon development, and create points of destinations. In addition, the buildings are separated physically by public spaces to identify each use program without relying on signage.

8. Creation of vistas and view corridors within development

There are many vantage points both facing inwardly and externally towards Avalon.

9. Focal point features at prominent locations and ends of vistas.

As described above, each of the breaks in the façade will serve as focal points as well as the views created towards Avalon. In addition, the AlphaLoop and internal walkways lead users to public gathering spaces.

10. Incorporation of natural site features.

As noted previously the site currently slopes drastically. The exterior landscape and hardscape designs incorporate terraced plazas and spaces to imitate the natural sloping or stepping of the site. This motif which addresses the site constraints also provides connections to new and existing streetscapes and the AlphaLoop at multiple locations.

11. Block lengths conducive to pedestrian traffic

The separation between the buildings along the street are spaced for both pedestrians and vehicular traffic in mind.

12. Detention and retention facilities designed to be aesthetically pleasing.

The detention facility will be located underground as a detention vault.

13. Creative methods for stormwater management to provide additional open space.

Due to the multi-level design of this project and maximum green / open spaces, several of the building parking structure will have a form of green roof.

14. Attractive and usable street furniture in public spaces.

The public spaces such as the plaza will have paver walkways, planter boxes, and seating. The terraced greenspace will not have seating as the terrace will serve as a seating feature, but the grass will be soft. Street furniture along the AlphaLoop may be more restrictive but where allowable furniture will be provided along the trail path.

15. Emphasis on a high-quality landscape plan.

There are several features proposed. The activity plaza between the retail with have planters and seating elements intertwined. Observation platforms and rooftops will have landscaped elements incorporated. The green terraces at the corner of the street intersection will allow for multiple levels of gathering and amphitheater style seating. And lastly, there will be plantings of small trees and shrubs along the AlphaLoop.

16. Number of office jobs internally captured on-site.

The housing proposed is not intended to directly support staff within the development. Being on the Alphaloop, the pathways interconnect many of the other developments along the loop and thus creates a network to "internally" capture jobs for the development. Residents from other communities could utilize the pathway to staff jobs within the development.

The Participation Plan

As noted, this parcel as planned was previously presented before the council. In that effort notices and polling were conducted to assess community enthusiasm, which was good. Recently, a small community meeting was held with some residents from the Braeden developments to review the current proposal. Our intent is to hold small sample polling of the current development plans with the neighbors throughout this process.

James Cain

Goode Van Slyke Architecture

MP-21/01/CLUP-21-02/Z-21-03/CU-21-02/V-21-04
The Bailey/Northwinds

Trip Generation Report

	CODE	DESCRIPTION	UNIT	TRIPS PER UNIT	ACTUAL SF / UNITS	DAILY TRIPS	A.M. PEAK IN	A.M. PEAK OUT	A.M. PEAK TOTAL	A.M. PEAK PASS-BY REDUCTION	P.M. PEAK IN	P.M. PEAK OUT	P.M. PEAK TOTAL	P.M. PEAK PASS-BY REDUCTION	
HOTEL	230	CONDO (9TH ED)		5.81	5.00	29.05	0.37	1.83	2.20		1.74	0.86	2.60		
	312	BUSINESS HOTEL		5.79	119.00	689.01	19.4922	26.9178	46.41		20.944	17.136	38.08		
	932	HIGH TURNOVER RESTAURANT	1,000	135.48	3,100.00	419.988	18.43105	15.07995	33.511	(14.41)	18.321	12.214	30.535	(13.13)	HOTEL RESTAURANT
	932	HIGH TURNOVER (SEATS)		4.37	8.00	34.96	1.9968	1.8432	3.84		1.9152	1.4448	3.36		
		TOTAL				1173.008			85.96	(14.41)			74.58	(13.13)	
WELLNESS	492	HEALTH/FITNESS CLUB	1,000		30,000.00	0	20.043	19.257	39.3		58.995	44.505	103.5		
	720	MEDICAL-DENTAL OFFICE BLDG	1,000	34.8	50,000.00	1740	108.42	30.58	139		48.44	124.56	173		
	720	MED-DENT EMPLOYEE		8.7	18.00	156.6	9.5472	2.6928	12.24		5.9364	11.5236	17.46		
	710	OFFICE	1,000	9.74	33,100.00	322.394	33.02056	5.37544	38.396		6.0904	31.9746	38.065		
	710	OFFICE (EMPLOYEE)		3.28	10.00	32.8	3.071	0.629	3.7		0.8	3.2	4		
	931	QUALITY RESTAURANT	1,000	90.04	5,700.00	513.228			4.617	(2.03)	28.60431	14.08869	42.693	(18.78)	CLUB RESTAURANT
	931	QUALITY RESTAURANT (SEATS)	1	2.6	250.00	650			7.5	(3.30)	43.55	21.45	65	(28.60)	
		TOTAL				3415.022			244.753	(5.33)			443.718	(47.38)	
RES/RET	231	MID-RISE DWELLING, 1ST FLOOR RETAIL		3.44	32.00	110.08	2.688	6.912	9.6		8.064	3.456	11.52		
	814	Variety Store	1,000	63.47	10,700.00	679.129	19.39482	14.63118	34.026		38.05776	35.13024	73.188		
	814	Variety Store Employee		95.59	10.00	955.9									
	932	HIGH TURNOVER RESTAURANT	1,000	135.48	28,630.00	3878.792	170.2197	139.2706	309.4903	(133.08)	169.2033	112.8022	282.0055	(121.26)	
	932	HIGH TURNOVER (SEATS)		4.37	28.00	122.36	6.9888	6.4512	13.44		6.7032	5.0568	11.76		
		TOTAL				5746.261			366.5563	(133.08)			378.4735	(121.26)	
		TOTAL				**10334.29**	**414**	**270**	**698.00**	**(153.00)**	**456**	**439**	**897.00**	**(182.00)**	

CITY COUNCIL MEETING
STAFF REPORT

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

I. AGENDA ITEM TITLE: Z-21-07/V-21-24 ALPHA AT MAIN/236 & 244 NORTH MAIN STREET

PLANNING COMMISSION: SEPTEMBER 2, 2021

CITY COUNCIL: SEPTEMBER 27, 2021

II. RECOMMENDATION:

Approve Z-21-07/V-21-24 ALPHA AT MAIN/236 & 244 NORTH MAIN STREET, subject to the following conditions:

1. Approximately 1.61 acres shall be zoned DT-LW and developed substantially similar to site plan prepared by Paradigm, revised 8/11/2021, 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. Architecture and materials shall be developed substantially similar to the submitted renderings, except for modifications required to comply with comments by the Downtown Consultant and in compliance with the Alpharetta Downtown Code, subject to final approval by DRB. All homes shall have 4-sided architecture, materials and details. Homes fronting North Main Street shall be brick.
3. Side setback separation between structures shall be no less than 6', as depicted on the site plan prepared by Paradigm, revised 8/11/2021.
4. Homes along North Main Street shall have a front yard defined by a decorative front courtyard, as depicted on the submitted rendering, with final approval by Staff. Courtyards shall not encroach into the required 10' landscape strip.
5. Landscape strip along North Main Street shall be planted with shade trees as a continuation of what has been planted or designed in the Downtown and outside of utility easements, as approved by Staff.
6. Project entrance shall include a decorative paver apron, landscaping and low wall.
7. Amenity areas shall be developed with decorative landscape, hardscape, low walls and seating, where appropriate, with final approval by Staff. Landscape shall include plant selections promoting the historic Downtown.
8. Creeping vines shall be planted to cover retaining and low walls.
9. Developer shall save trees as depicted on the site plan prepared by Paradigm, revised 8/11/2021.
10. 5' landscape strips along the north and south property lines shall be planted with evergreens.
11. A 10' landscape strip, heavily planted where sparse, shall be required along the western property line, as approved by Staff.
12. Fences and walls visible from the public right-of-way shall be decorative, as approved by Staff. Unfinished wood fences and decks shall not be visible from the street.
13. Fire access shall meet IFC 2018 Appendix D and Fire Hydrants.
14. Stormwater management facilities may be placed underground within the proposed private alley, with final approval by Staff. Facilities shall be indicated on the recorded plat, clearly describing the underground facilities, their function, purpose, ownership, and granting access for inspection, maintenance and repair rights to the HOA and the City of Alpharetta. These facilities and associated maintenance responsibilities shall also be included in the recorded covenants with all costs to be borne by the HOA and Homeowners of the subdivision.
15. Garbage pickup shall be from the alley.

16. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.

III. REPORT IN BRIEF:

The applicant, Alpha at Main, LLC, is requesting a rezoning and variance to allow for the construction of eleven (11) 'For-Sale' single-family detached homes with side courtyards on approximately 1.61 acres in the Downtown. A rezoning is requested from O-I (Office-Institutional) to DT-LW (Downtown Live-Work) and a variance is requested to reduce the side setback minimum separation between structures from ten-feet (10') to six-feet (6'). The subject property is located at 236 and 244 North Main Street near the northwest corner of North Main Street and Mayfield Road.

DISCUSSION

The submitted request, if approved, would allow for the construction of eleven (11) 'For-Sale' single-family detached homes on 1.61 acres in the Downtown. The proposed residential density is 6.83 dwelling units per acre. The applicant proposes a rezoning from O-I to DT-LW and a variance to reduce the side setback minimum separation between structures from ten-feet (10') to six-feet (6'). The subject property is located at 236 and 244 North Main Street near the northwest corner of North Main Street and Mayfield Road.

The property is developed with two (2) single-family detached homes that have been converted to business use. 236 North Main Street is the Thomann Law Firm and 244 North Main Street is State Farm Insurance. Surrounding properties are zoned R-15 (Dwelling, 'For-Sale', Residential) to the west, O-I to the north and south, and C-1 (Neighborhood Commercial) to the east. North Fulton Chiropractic Center is located to the north, two (2) unplatted single-family detached lots are located to the east, Midas Auto Repair is located to the south, and Dogwood Forest is located to the east. The Comprehensive Land Use Plan designation of the property is 'Mixed Use Live Work', which allows the proposed single-family detached homes.

The applicant is requesting a variance to the DT-LW side setback minimum separation between structures to reduce the distance from ten-feet (10') to six-feet (6'). The applicant's site plan depicts a minimum 6' separation between structures. However, the separation between structures increases to approximately sixteen feet (16') for a length of approximately 30' to accommodate the side courtyard. When accounting for the side courtyard, the average side setback separation between structures is nearly ten-feet (10'). Similar Downtown residential developments have been granted variances to reduce the side setback separation between structures, with the most recent request approved at The 1858.

The Downtown Master Plan 5-Year market demand study reflects a demand potential of 40 – 45 single-family detached units. The demand analysis is intended to be a measure of market viability, not a prediction or recommendation for Downtown development. As shown in the table below, 377 single-family detached homes have been approved in the Downtown in the six (6) years since the adoption of the 2015 Downtown Master Plan update. The applicant's proposed density of 6.83 dwelling units per acre is in-line with past approvals in the Downtown.

Downtown Overlay – Residential Approvals since the 2015 Downtown Master Plan Update

Development Name	Type	Acres	Density
Hudson Park	16 SFD	2.41 acres	6.64 du/ac
The 1858	11 SFD	1.68 acres	6.55 du/ac
AlphaDev	11 SFD, 6 TH	2.21 acres	7.7 du/ac

Alcovy Place	10 SFD	1.23 acres	8.1 du/ac
City Center/Voysey	42 SFD, 168 For-Rent	25 acres	8.0 du/ac
Midwick	17 SFD, 23 TH	5.85 acres	6.8 du/ac
Old Milton Holdings (Foundry)	25 SFD, 137 TH	23.89 acres	6.8 du/ac
Thompson Street Flats (Kairos)	24 Condo (High)	2.39 acres	10.0 du/ac
Burnett Circle (Ouray)	43 TH	5.72 acres	7.5 du/ac
Weyhill	9 SFD	3.1 acres	2.9 du/ac
Teasley Place	24 Condo (High)	2.2 acres	10.9 du/ac
East of Main	60 SFD, 42 TH	13.87 acres	7.35 du/ac
Twelve on Canton	12 SFD	5.46 acres	2.2 du/ac
The Maxwell	58 SFD, 80 Condo (Mid)	12.91 acres	10.7 du/ac
Rowes Downtown	22 SFD	3.26 acres	6.75 du/ac
Chelsea Walk	49 TH	7.04 acres	7.0 du/ac
Manning on the Square	58 SFD	11.7 acres	4.96 du/ac
Villa Magnolia	26 SFD	3.53 acres	7.37 du/ac

Downtown Overlay – Number of Approved Residential Units by Type

Residential Type	**Number Approved**
Single-Family Detached	377 units
Townhome	300 units
Condominium (Mid-Entry)	80 units
Condominium (High-End)	48 units
For-Rent	168 units
TOTAL	973 units (83% For-Sale/17% For-Rent)

SITE PLAN ANALYSIS

The submitted site plan depicts eleven (11), two (2) and three (3) story single-family detached homes with side courtyards. Access is provided from North Main Street by way of a 24' private alley. Lots range in size from 4,417 to 6,427 square feet with an average lot size of 5,223 square feet. A minimum fifteen-foot (15') setback is provided along North Main Street, which is due to easements and overhead utilities along the property frontage. The site plan accounts for the new twelve-foot (12') sidewalk that will be installed by GDOT along the property frontage. Minimum building setbacks are consistent with the DT-LW development standards.

The Downtown Code requires 2.5 parking spaces per dwelling unit, or 28 parking spaces for the proposed subdivision. Each home is proposed to have three (3) side-by-side parking spaces within a garage and a Code-compliant driveway accommodating three (3) additional cars, for a total of 66 parking spaces.

The proposed development complies with the minimum 10% amenity space required in the DT-LW district. The site plan depicts 22.5% amenity space, which includes a tree save area, private courtyards, as well as internal sidewalks and property frontage along North Main Street.

There are a few specimen trees on the subject property, consisting primarily of Hardwoods. The applicant's site plan depicts a tree save area at the rear of the property, which includes tree groupings and trees of quality.

A note on the site plan indicates that stormwater management would be provided underground and within the private alley, which is on a separate lot.

RENDERINGS

According to the applicant's architect, homes will be designed in the Greek Revival architectural style, which is approved for use in the Downtown. Primary exterior material is proposed to be brick, stucco, or siding. Roof materials are proposed to be architectural asphalt shingles with metal roof accents. The submitted renderings depict the homes along North Main Street to be three (3) stories and the rear homes to be two (2) stories. All homes have a gable roof with rooftop porch and covered front entry with Classical columns. The City's Downtown Consultant reviewed the renderings and had the following comments:

- Shed roof element needs to resolve at the façade and relate to the building mass below. A break in the front plane of the façade will facilitate this condition.
- If all buildings are identical, the primary exterior material should be the same material.
- A transom and/or sidelight windows could be added to the front door.
- Front entry porches should be supported by square or round Classical columns.
- The cornice should be emphasized with a wide, divided band of trim.
- Renderings only show the front elevation. A condition should be recommended requiring 4-sided architecture, materials and details.

TRAFFIC

The applicant provided a trip generation report, which estimates that the proposed 11-lot single-family detached subdivision would generate 13 AM Peak Hour trips and 12 PM Peak Hour trips.

SCHOOLS

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

FULTON COUNTY SCHOOLS – 11 Detached Homes

School	Single Family Average #
Alpharetta Elementary School	1 to 4 students
Hopewell Middle School	0 to 2 students
Cambridge High School	1 to 4 students
TOTAL	2 to 10 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 2 – 10 school age children. Numbers provided by Fulton County Schools show that all three (3) schools have capacity.

STANDARDS FOR ZONING CHANGES

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

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

Response: The zoning proposal would be suitable as it relates to the use and development of adjacent and nearby properties. The requested zoning, DT-LW, is consistent with the future land use designation of the property and surrounding area, which is 'Mixed Use Live Work'. The property is surrounded by a mix of uses, with commercial uses on the adjacent properties to the north and south and single-family residential use to the west. The property to the south is an auto repair shop, which includes a 25' buffer between the auto repair shop and the applicant's property.

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

Response: The zoning proposal would not adversely affect the existing use or usability of adjacent or nearby properties, which are developed with a mix of residential and commercial uses. The property to the south is an auto repair shop, which includes a 25' buffer between the auto repair shop and the applicant's property.

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

Response: The proposal should not have significant impacts on the natural environment. A tree save area is depicted at the rear of the proposed development.

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

Response: The subject property is located in the Downtown Overlay, which includes opportunities for properties to develop under one of the Downtown zoning districts. The requested zoning, DT-LW, is consistent with the future land use designation of the property and surrounding area, which is 'Mixed Use Live Work'.

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

Response: The proposal would not place an excessive burden on public facilities and services. The request would increase demand on schools and parks.

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

Response: The subject property is located in the Downtown Overlay, which includes opportunities for properties to develop under one of the Downtown zoning districts. The requested zoning, DT-LW, is consistent with the future land use designation of the property and surrounding area, which is 'Mixed Use Live Work'.

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

Response: The request should not negatively impact public health, safety or welfare. The proposed zoning is consistent with the future land use designation of the property.

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

Response: The subject property is located in the Downtown Overlay, which includes opportunities for properties to develop under one of the Downtown zoning districts. The requested zoning, DT-LW, is consistent with the future land use designation of the property and surrounding area, which is 'Mixed Use Live Work'.

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

Response: The Comprehensive Land Use Plan designation of the property is 'Mixed Use Live-Work', which allows the proposed single-family detached subdivision.

VARIANCE REVIEW CRITERIA

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

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

Response: The proposed side setback reduction would accommodate a zero-lot line product with a side courtyard. When accounting for the entire side courtyard, the average side setback separation between structures is nearly ten-feet (10').

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

Response: The proposed side setback reduction would accommodate a zero-lot line product with a side courtyard. When accounting for the entire side courtyard, the average side setback separation between structures is nearly ten-feet (10').

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

Response: The proposed side setback reduction would accommodate a zero-lot line product with a side courtyard. When accounting for the entire side courtyard, the average side setback separation between structures is nearly ten-feet (10').

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

Response: Approval of the variance should not cause substantial detriment to the public good. When accounting for the entire side courtyard, the average side setback separation between structures is nearly ten-feet (10').

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that the request for rezoning and variance does not conflict the established review criteria. The zoning proposal is consistent with the vision of the Downtown Master Plan and comprehensive land use plan designation of the property. Approval of the variance should not cause substantial detriment to the public good.

CITIZEN PARTICIPATION PLAN

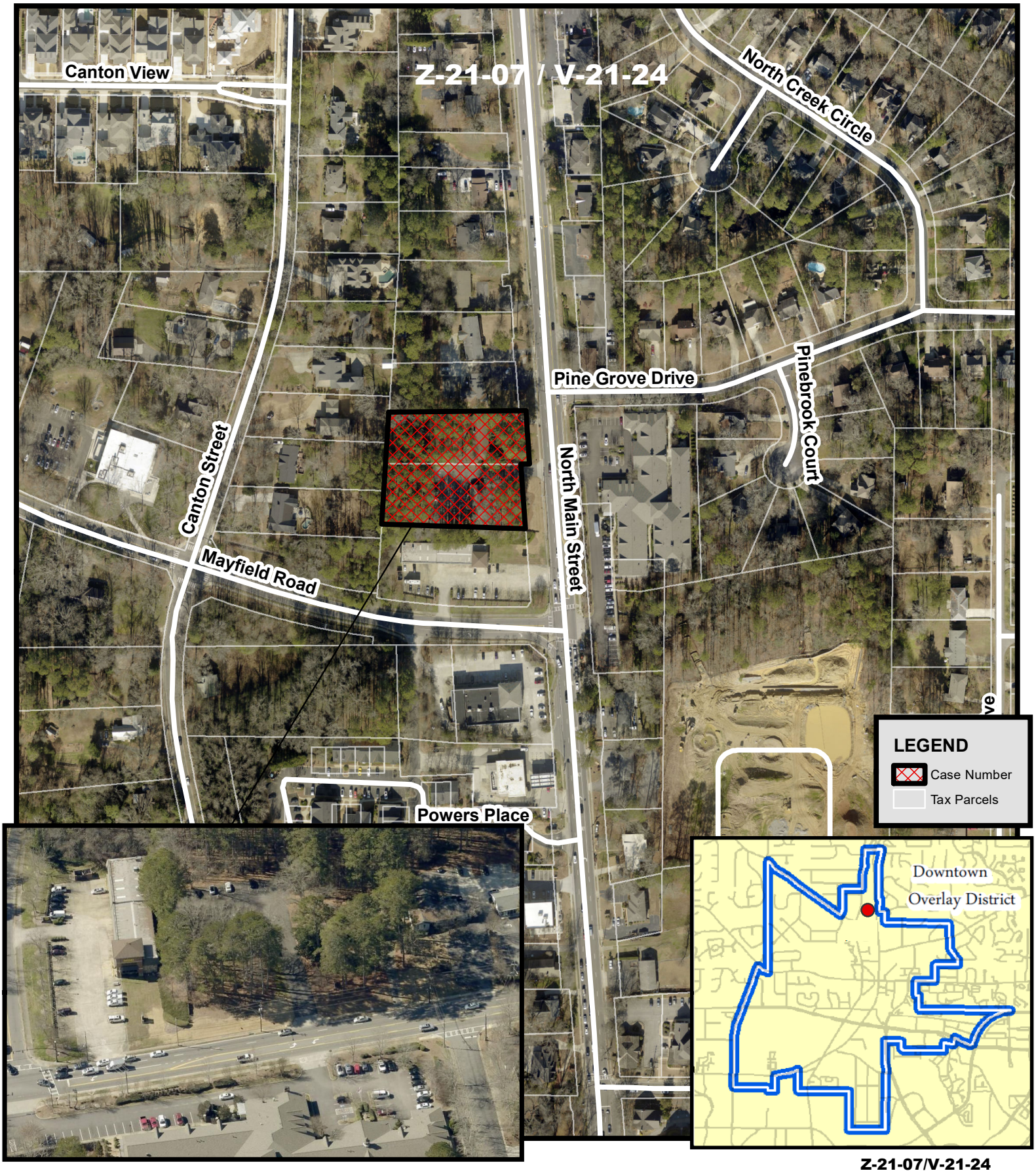
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING

CZIM was held on August 11, 2021. There were no public comments.

IV. ATTACHMENTS:

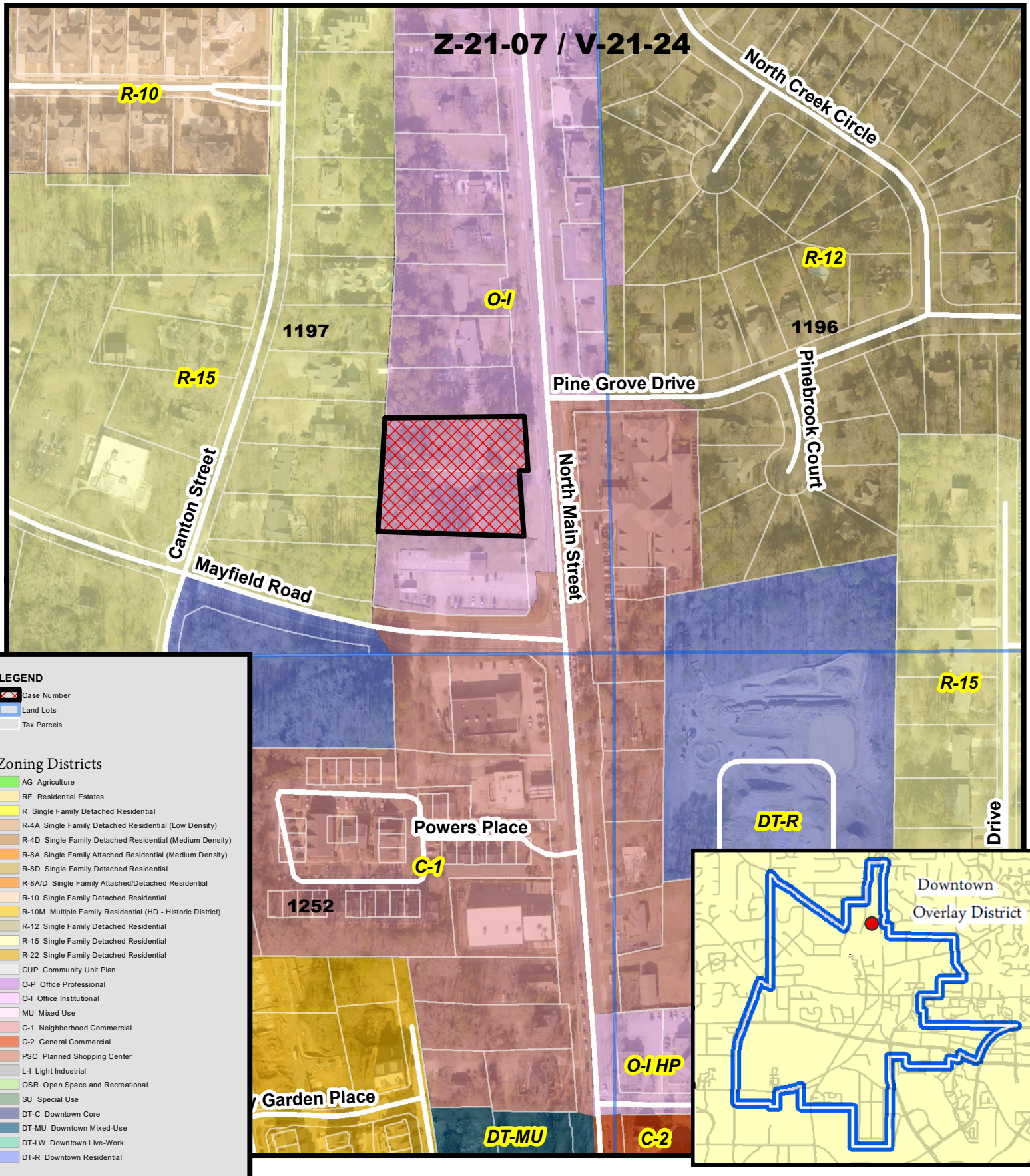
- Site Plan
- Renderings



Aerial Map
236 & 244 North Main Street

Z-21-07/V-21-24
D/LL: 2/2/1197
PC: 9/2/21
CC: 9/27/21

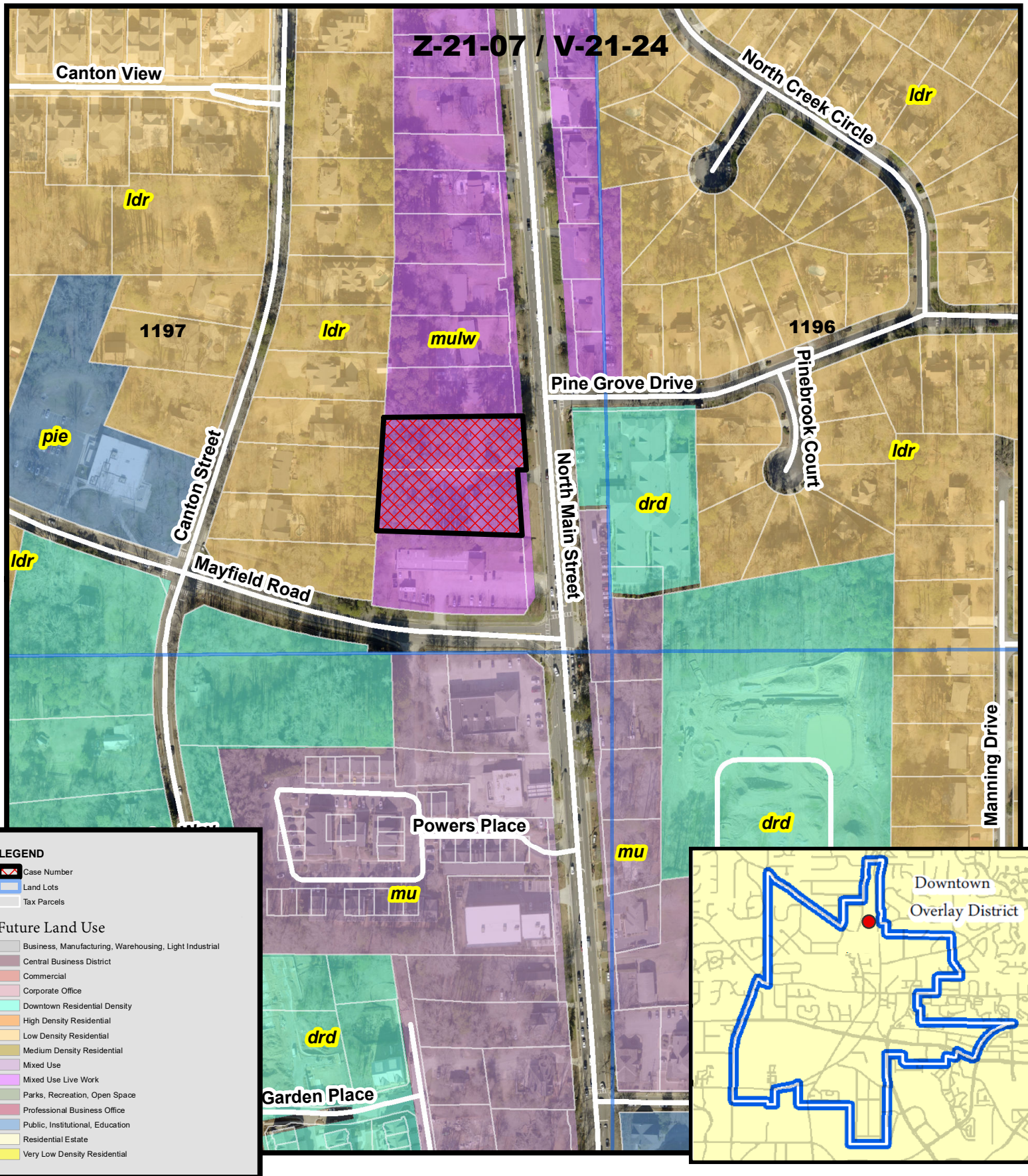
Location Map Provided by:
Community Development - GIS



Zoning Map
236 & 244 North Main Street

Z-21-07/V-21-24
D/LL: 2/2/1197
PC: 9/2/21
CC: 9/27/21

Location Map Provided by:
Community Development - GIS

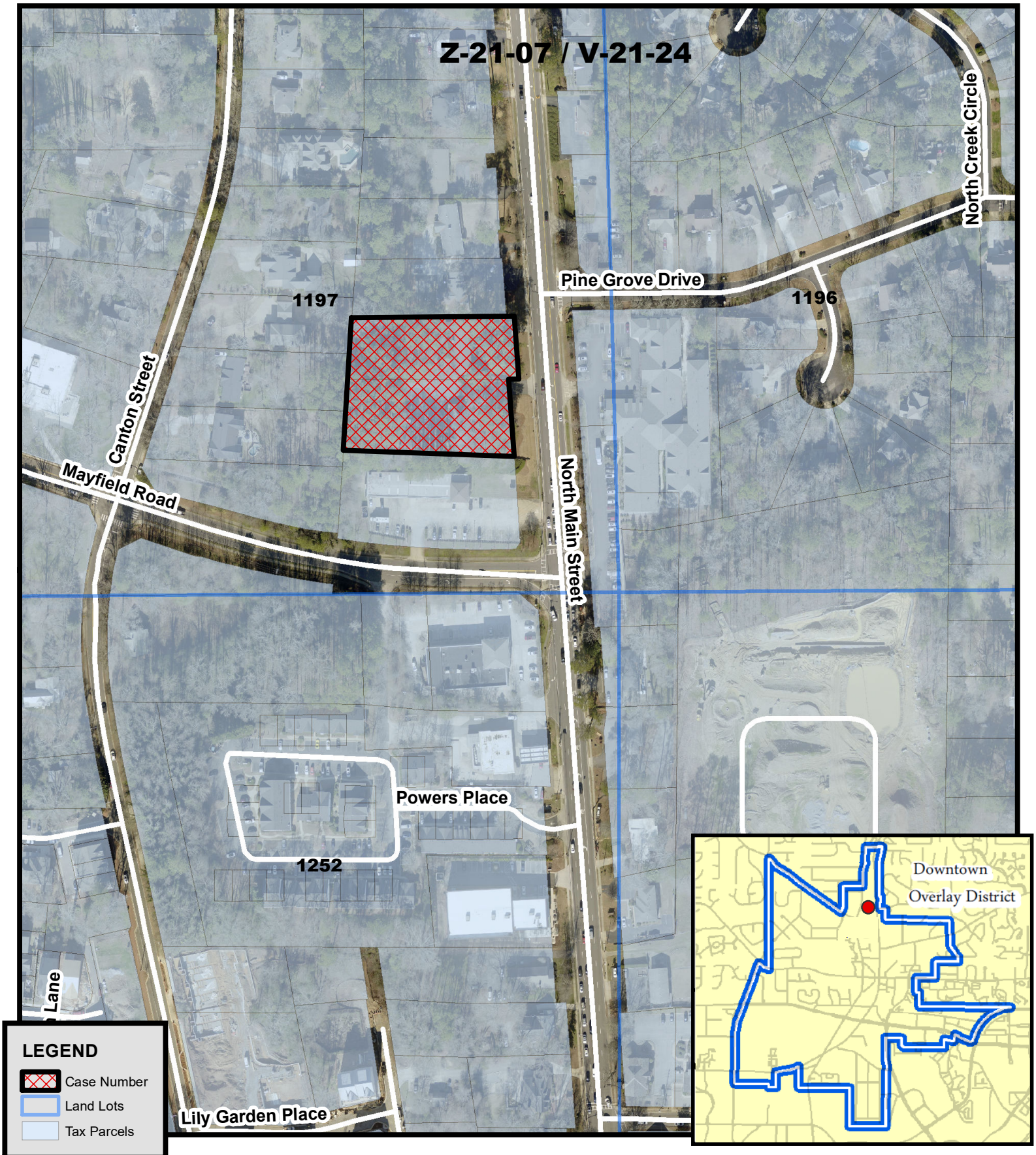


Future Land Use
236 & 244 North Main Street

Z-21-07/V-21-24
D/LL: 2/2/1197
PC: 9/2/21
CC: 9/27/21

THE CITY OF ALPHARETTA GEORGIA

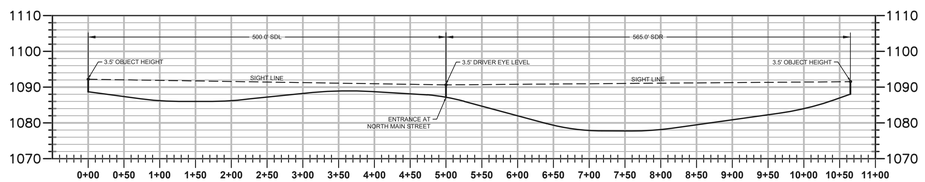
Location Map Provided by:
Community Development - GIS



Location Map
236 & 244 North Main Street

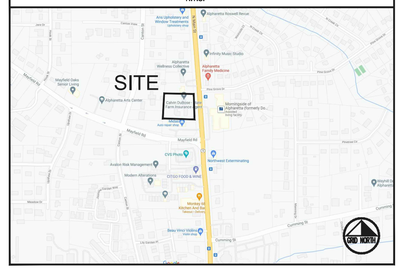
Z-21-07 / V-21-24
D/LL: 2/2/1197
PC: 9/2/21
CC: 9/27/21

Location Map Provided by:
Community Development - GIS



SIGHT DISTANCE PROFILE AT NORTH MAIN STREET ENTRANCE
SCALE: 1" = 100' HORIZONTAL
1" = 20' VERTICAL

VICINITY MAP
N.T.S.



SITE DATA

ADDRESS: 244 & 236 NORTH MAIN STREET
PARCEL NO. 22-4814-1197-0656 (244 SOUTH MAIN ST)
PARCEL NO. 22-4814-1197-0847 (236 SOUTH MAIN ST)

GROSS SITE AREA: 70,210.91 SF (1.61 ACRES)

ZONING:
CURRENT ZONING: O-1
PROPOSED ZONING: DT-LW
ZONING JURISDICTION: CITY OF ALPHARETTA, GEORGIA

PROPOSED USE:
RESIDENCES: SINGLE FAMILY DETACHED
11 HOMES - 4 BEDROOMS EACH
APPROX 4,000 SF EACH
ALLOWABLE DENSITY: 8 UNITS/ACRE = 8 x 1.61 = 12 UNITS
PROPOSED DENSITY: 11 UNITS (6.8 UNITS/AC)

MINIMUM AMENITY SPACE: 10% (7,021 SF)
PROPOSED PRIVATE AMENITY SPACE: 12% (8,215 SF)
PROPOSED COMMUNITY AMENITY AREA: 10% (7,034 SF)

MAXIMUM BUILDING LOT COVERAGE: 70% (49,147 SF)
PROPOSED BUILDING LOT COVERAGE: 36% (25,000 SF)

MINIMUM LOT SIZE: 2,500 SF

SETBACKS:
FRONT YARD: 10' MIN
SIDE YARD: 0' MIN
REAR YARD (NO Alley): 3' MIN
REAR YARD (ALLEY): 10' MIN

MAX BUILDING HEIGHT: 40' (3-STORY)
PROPOSED BUILDING HEIGHT: 38' (3-STORY)

PARKING REQUIREMENTS:
1 SPACE PER BEDROOM = 44 SPACES
0.5 VISITOR SPACE PER UNIT = 6 SPACES
TOTAL PARKING REQUIRED = 50 SPACES

PROPOSED GARAGE SPACES: 33 SPACES
PROPOSED DRIVEWAY SPACES: 33 SPACES
TOTAL PARKING PROVIDED = 66 SPACES

LEGEND
- PROPOSED LIGHT POLE
- FUTURE GDOT STRIPING
- PROPOSED STRIPING
- PROPOSED MOVEMENT
- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED GDOT SIDEWALK
- POURED CONCRETE WALL
- FUTURE GDOT CURB & GUTTER
- PROPOSED CURB & GUTTER

OPEN SPACE DATA
GROSS LOT AREA: 70,210 SF SF (1.61 ACRES)
MINIMUM CIVIL OPEN SPACE: NONE (LOT LESS THAN 5.0 AC)
MINIMUM AMENITY OPEN SPACE: 10% OF LOT = 7,021 SF
PROVIDED PRIVATE AMENITY SPACE: 12% (8,215 SF)
PROVIDED COMMUNITY AMENITY SPACE: 10% (7,034 SF)

LOT TABLE

LOT 1	4,963 SF
LOT 2	4,417 SF
LOT 3	4,654 SF
LOT 4	4,903 SF
LOT 5	6,011 SF
LOT 6	6,427 SF
LOT 7	5,388 SF
LOT 8	5,258 SF
LOT 9	5,126 SF
LOT 10	4,960 SF
LOT 11	5,349 SF

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

GEORGIA 811 Utilities Protection Center, Inc.
Know what's below
Call 811 or (800) 282-7411
Before You Dig

GRAPHIC SCALE
0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

GRID NORTH

GEORGIA REGISTERED No. 24527 PROFESSIONAL ENGINEER William B. Dunlop

paradigm
Engineering Services, Inc.
Seven Dunwody Park
Suite 140
Atlanta, GA 30338
(770) 605-6030
www.Paradigmeng.net

Project No.	WBD
Design By:	LBF
Drawn By:	WBD
Checked By:	
Date:	8/11/21
Scale:	1" = 20'

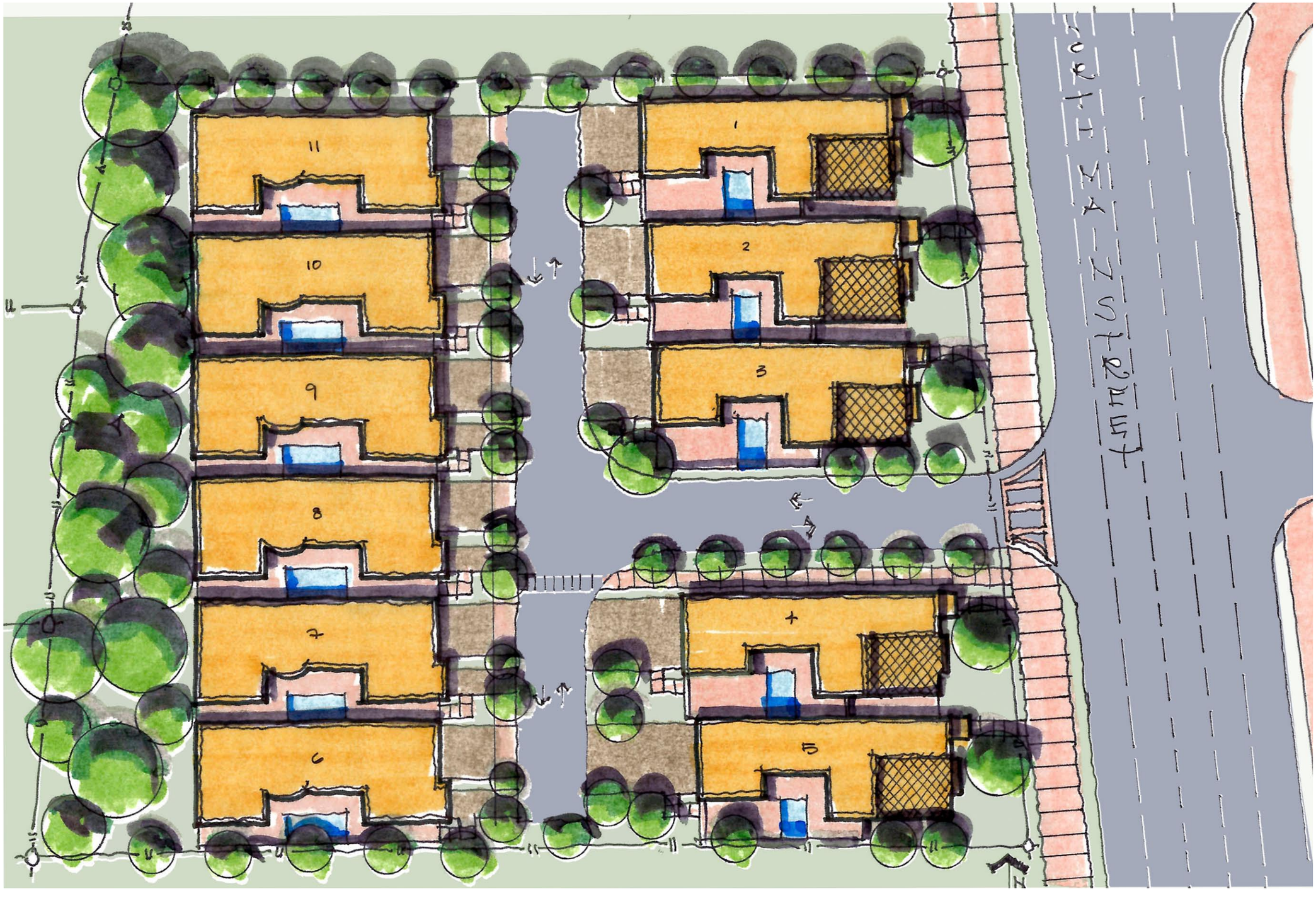
No	Revision	Date

Alpha at Main LLC
1360 Manget Way
Atlanta, GA 30338
(770) 391-1233

ZONING SITE PLAN
244 & 236 North Main
LAND LOT 694, DISTRICT 1, SECTION 2
CITY OF ALPHARETTA, FULTON COUNTY, GA

Drawing No.
Z1.0

SITE PLAN



ALPHA AT MAIN

ALPHARETTA, GEORGIA

archetype design

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ARCHITECT CONTACT INFORMATION: BROOKS HALL, MEMBER 404.579.1392 brooks.hall@archetypedesignllc.com

BIRD EYE RENDERING

ALPHA AT MAIN

ALPHARETTA, GEORGIA

archetype design

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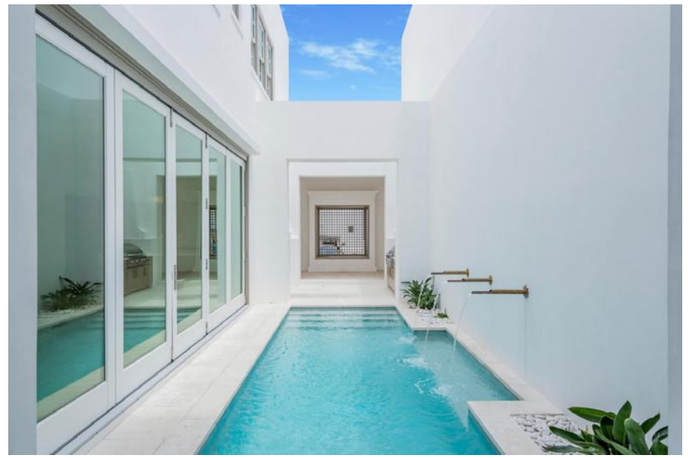
INSPIRATION IMAGES

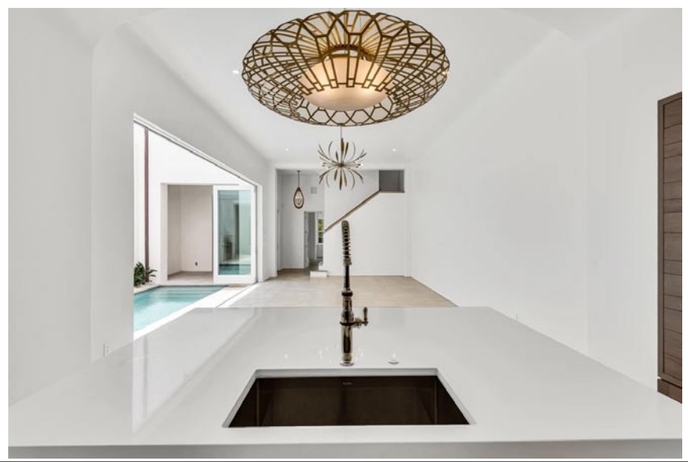
MAIN STREET FRONTING COURTYARD HOME:

FOR INSPIRATION WE LOOKED AT A HIGH QUALITY TOWNHOME DEVELOPMENT IN FLORIDA. WE LIKE THE INTERACTION BETWEEN INDOOR AND OUTDOOR SPACES.

BOTH THE ROOFTOP PATIO AND COURTYARD POOL AREA ARE INVISIONED TO COMPLIMENT AND EXPAND OUR INTERIOR SPACES.

CLEAN LINES, TALL WINDOWS AND MINIMAL ORNAMENT FOR A PLEASING AESTHETIC WHICH WILL COMPLIMENT THE ALPHARETTA DOWNTOWN AREA.





ALPHA AT MAIN

ALPHARETTA, GEORGIA

archetype design

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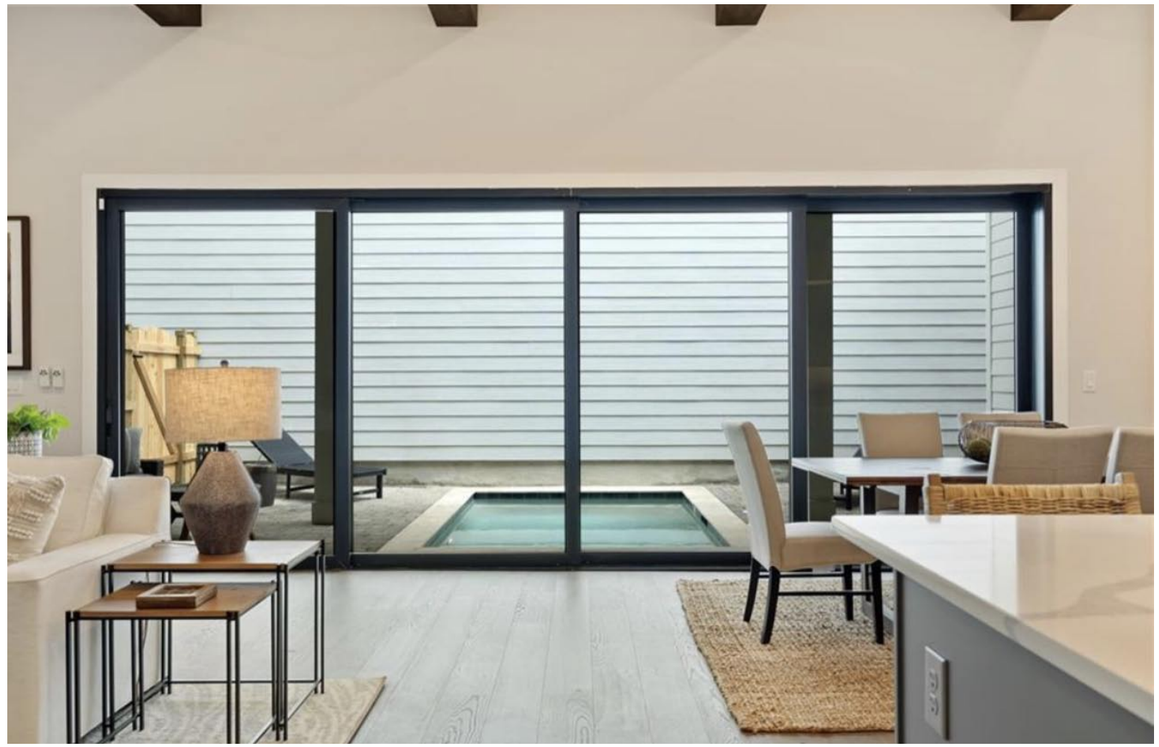
INSPIRATION IMAGES



ALLEY FACING COURTYARD HOME:

THIS IS A TWO STORY COURTYARD HOME WHICH COMPLIMENTS THE LOOK OF THE MAIN STREET FACING UNITS AND FEATURES SPACIOUS INDOOR/ OUTDOOR LIVING OFF THE COMMON SPACE.

CLEAN LINES, TALL WINDOWS AND MINIMAL ORNAMENT FOR A PLEASING AESTHETIC WHICH WILL COMPLIMENT THE ALPHARETTA DOWNTOWN AREA.

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ARCHITECT CONTACT INFORMATION: BROOKS HALL, MEMBER 404.579.1392 brooks.hall@archetypedesignllc.com

· BRICK · SIDING · STUCCO · STONE
· ARCHITECTURAL SHINGLES W/ METAL ROOF ACCENTS
· PAINTED METAL RAILINGS, GUTTERS & DOWNSPOUTS

· GREEK REVIVAL ·

a r c h e t y p e d e s i g n , l l c

Main Street Courtyard Villas Design Description **08/23/2021**

This Applicant proposes the combination of two existing O-I zoned properties which are located at 236 & 244 N. Main Street in Downtown Alpharetta, Georgia into a single residential development- proposed to be rezoned DT-LW (Downtown Live-Work).

The applicant proposes Five (5) Villas which front North Main Street and Six (6) additional Villas which front an interior alley within the development for a total of Eleven (11) units or 6.8 units/ acre (8 units/ acre allowable).

The Main Street facing homes are envisioned to embrace the walkable nature of the community by fronting the new 14' active sidewalk with front porticos and courtyard areas. The Applicant intends to create a hospitable atmosphere at the sidewalk level for entertaining and direct interaction between the new residents and the pedestrian connections outside their front doors. To achieve this emphasis on pedestrian activity the Applicant proposes to reduce the number of curb cuts from two to one and will provide vehicular access to all eleven villas via a rear alley. From the rear alley cars will access garages via driveways and pedestrians will walk through an exterior wooden gate into private, open to the sky courtyards, to enter each home.

Main Street Facing façade theme is to be Greek Revival and will share material and detailing elements with the Alley facing units. Below is a description of the Style and Materials the Applicant is proposing:

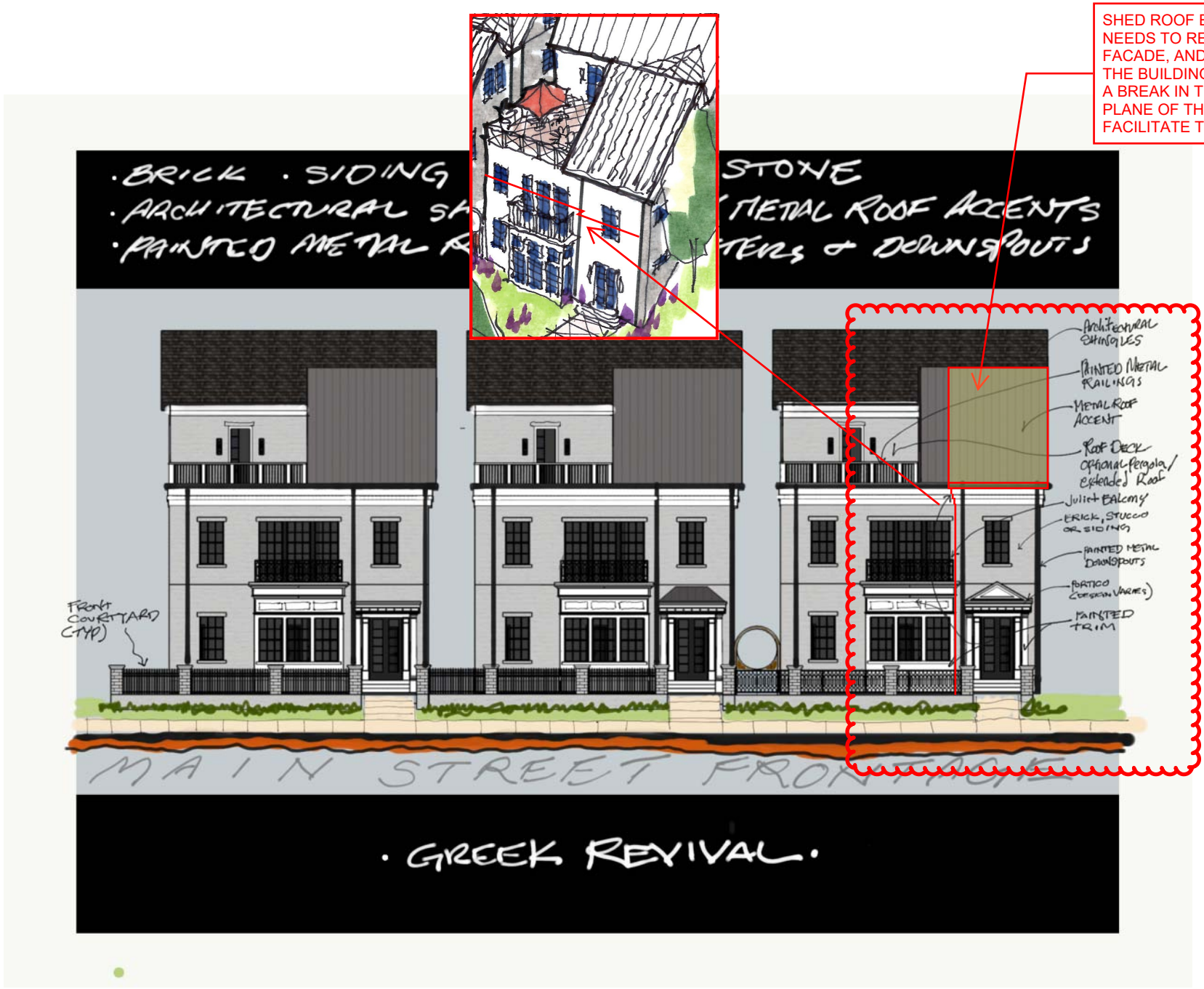
Architectural Style: Greek Revival

- Symmetrical front façade elements with offset doors.
- Front Entry porches
- Cornices supported with trim
- Gabled roof

Materials: Varies

- Brick (painted & unpainted)
- Painted Plank siding
- Stone
- Painted Panel siding with battens
- Painted Board and Batten Siding
- Painted Trim
- Painted Metal Railings
- Roof: Architectural Shingles with Metal roof accents
- Metal Gutters and downspouts

SHED ROOF ELEMENT NEEDS TO RESOLVE AT THE FACADE, AND RELATE TO THE BUILDING MASS BELOW. A BREAK IN THE FRONT PLANE OF THE FACADE WILL FACILITATE THIS CONDITION



COMMUNITY DEVELOPMENT
COMMUNITY ZONING INFORMATION MEETING
AUGUST 11, 2021
ZOOM
6:00 PM

I. Staff Present
   a. Kathi Cook
   b. Michael Woodman
   c. Ben Kern
   d. Lauren Shapiro

II. Total Participants (including Staff): 19

III. MP-21-01 / V-21-04 The Bailey / Northwinds

IV. Z-21-07 / V-21-24 236 & 244 North Main Street
   a. Applicant Presentation: Don Rolader & Brooks Hall
      i. Rezoning from O-I to DTLW to construct 11 detached single-family homes
      ii. Variance to reduce required distance between homes from 10 feet to 6 feet
      iii. Homes will front North Main Street and have a courtyard with a plunge pool or fountain.
      iv. There will be a tree save at the rear of the property to add a buffer and provide screening.
      v. The streetscape on Main Street sits lower than the rest of the site, so the Applicant will use the front row of homes to retain dirt and make the street level wider. This will create more of a front yard, and there will not be a large drop off down to the sidewalk.
   b. Public Comment
      i. There were no public comments or questions for this item.

V. There were no chat comments for this CZIM.

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: 236/244 N. Main Street

Contact Name: Don Rolader Telephone: 770-442-0330

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.

Applicant has had no contact from property owners other than one property owner who provided a change of address, but had no comments.

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.* Sample Attached

- [x] Letter
- [ ] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
- [ ] Email
- [ ] Other *(Please Specify)* _____

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

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: Donald A. Rolader Date: 8-16-2021

Print Form

Alpha at Main, LLC
4828 Ashford Dunwoody Road
Suite 400
Atlanta, GA 30338

August 12, 2021

Property Owner

RE: RZ-21-07 236 & 244 N. Main Street REVISED NOTICE LETTER

Dear Property Owner:

Please allow this letter to serve as public notice for a Rezoning request from O-I to DT-LW for the construction of single family homes at 236/244 N. Main Street, Alpharetta, GA. The property is presently zoned O-I for office use. Your property is located within 500 feet of the property line of the project, according to City Records, so I am notifying you of this application. This Application also includes one Variance Request to reduce the distance between buildings from 10 feet to 6 feet.

The Community Zoning Information Meeting (CZIM) for this request will be held on August 11, 2021 at 6:00 p.m. via Zoom. The link to the meeting is https://zoom.us/j/7301636794. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

This item will be considered by the Planning Commission on Thursday, September 2, 2021 at 6:30 PM and City Council on Monday, September 27, 2021 at 6:30 PM. The meetings will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact our representative, Don Rolader, at your convenience. He can be reached at 770-442-0330, by email at don@roladerandrolader.com or by mail at P.O. Box 277, Marble Hill, GA 30148.

Sincerely,

Al Livnat

cc: Don Rolader

Joseph & Kimberly Roddy
284 Canton Street
Alpharetta, GA 30004-1339

Michael & Susan Marie Lipscomb
233 Canton St
Alpharetta, GA 30009

Mayfield LLC
11785 Northfall Ln. Ste 501
Alpharetta, GA 30009

Madanjit & Madhu Oberoi
205 West Smoketree Ter
Alpharetta, GA 30005

Sergey & Anna M Gustalova
821 Pinebrook Ct.
Alpharetta, GA 30009

Beth McKee
801 Pinebrook Ct.
Alpharetta, GA 30004

Crispina Ramirez
261 N. Main St.
Alpharetta, GA 30004

SNH AL Georgia LLC
255 Washimgton St.
Newton, MA 2458

Nancy & William Smith
283 Canton St.
Alpharetta, GA 30009

City of Alpharetta
2 South Main St.
Alpharetta, GA 30004

High River Properties LLC
7917 Sonata Bay Point
Lake Worth, FL 33467-7067

Harman Dempsey Properties LLC
114 Powers Place
Alpharetta, GA 30009-8358

Amber N Cole
801 Pinebrook Ct.
Alpharetta, GA 30004

Susan Ingram
801 Pinebrook Ct.
Alpharetta, GA 30004

Estate of Sarah Manning
40 Cumming St.
Alpharetta, GA 30004

Kathryn Williams
212 Canton St.
Alpharetta, GA 30004

Michael & Rhonda Chaloux
273 Canton St.
Alpharetta, GA 30009

Max Auto Real Estate LLC
1101 Monroe St.
Toledo, OH 43604

Lorven Properties LLC
1125 Goldenrod Lane
Suwanee, GA 30024

Justin Hershoran
831 Pinebrook Ct.
Alpharetta, GA 30004

David C Walden
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830 Kennesaw Ave NW
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501 N Central Ave
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1012 Pine Grove dr
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Main Street Commons Office Park Owners Assn
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244 N. Main St
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Stonewalk Mayfield Corners LLC
660 Glenover Dr.
Alpharetta, GA 30004

Robert Solley
1105 Powers Plave
Alpharetta, GA 30004

Christopher Ordway
3020 Westside Ct
Alpharetta, GA 30004

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #: Z-21-07 / V-21-24
PH #: PHA210034
■ Property Taxes & Code Violations Verified
■ Fee Paid Initial: PC

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

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

Contact Information:

Contact Name: W. Barry Dunlop Telephone: 770-605-6030

Address: 7 Dunwoody Park Suite: 115

City Atlanta State: GA Zip: 30076 Fax:

Mobile Tel: 770-605-6030 Email: bdunlop@paradigmeng.net

Subject Property Information:

Address: 244 & 236 North Main St Current Zoning: I-O

District: 1 Section: 2 Land Lot: 1197 Parcel ID: 22-4814-1197-0656 & 0847

Proposed Zoning: DT-LW Current Use: Office

This Application For *(Check All That Apply)*:

- ☐ Conditional Use
- ■ Rezoning
- ☐ Variance
- ☐ Exception
- ☐ Master Plan Amendment
- ☐ Master Plan Review
- ☐ Public Hearing
- ☐ Other *(Specify)*:
- ☐ Comprehensive Plan Amendment

Applicant Request And Intent

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

11 detached or semi-attached single family homes

Applicant's Request (Please itemize the proposal):

To rezone 244 & 236 North Main Street from O-I to DT-LW for the purpose of creating 11 detached or semi-attached single family homes

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

The existing office development on the property would be removed. This proposal would facilitate the development of 11 detached or semi-attached single family homes. 5 of those homes would front North Main Street. A private street and alley would be created to access the 6 units in the rear of the property.

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

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

Applicant has proposed a unique detached home product. Due to the design (side courtyards), the distance between homes needs to be reduced from 10' to 6' to allow for the attractive side courtyard concept.

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

The Zoning Code permits zero lot lines but requires a 10' separation between buildings. The ordinance did not contemplate side courtyard designs. Applying the 10' setback creates a hardship in design and appearance of the houses, and unnecessarily reduces the number of homes to be built on the property, which is in the downtown overlay. The fire separation and percentages of openings between homes will comply with the Fire Code. That overlay calls for denser housing near downtown.

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

The property is being "downzoned" from OI to DT-LW to provide attractive intown housing. The side courtyard concept in new in the City, and the existing ordinance does not allow full utilization of that concept.

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

Approval of the Variance will allow the development of a new housing concept without any negative impact on surrounding property owners. Approval will cause no detriment to the public good nor will it impair the purpose and intent of the Zoning Code. This new subdivision design will enhance the appearance of the immediate area and may serve to increase the values of nearby properties.

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

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Calvin DuBose Telephone: 770-330-4268

Address: 11930 Big Canoe Suite:

City Jasper State: GA Zip: 30143 -

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

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: W. Barry Dunlop Telephone: (770)605-6030

Address: 7 Dunwoody Park Suite: 115

City Atlanta State: GA Zip: 30076 -

So Sworn and Attested:

Owner Signature: [signature] Date: 6-28-2021

Notary:

Notary Signature: [signature] Date: 6/28/21

PAYTON CANTRELL NOTARY PUBLIC GEORGIA EXPIRES Oct. 23, 2023 PICKENS COUNTY

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: W. Barry Dunlop

Subject Public Hearing Case: 244 & 236 North Main St.

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: None Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: W. Barry Dunlop Date: 6/30/2021

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The proposed development property has O-I zoning on both sides fronting North Main. The proposed development will be residential focused, but with the dense characteristics of Downtown residences. This will be a compatible use adjacent to the O-I zoning. The proposed development property back to R-15 property. The proposed development is set back further than the minimum setback to add additional landscape buffer to the rear residential property.

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

Due to the proposed development, surrounding properties should see an increase in property value.

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

The property cold be redeveloped as an office or institutional use. If the property were to be redeveloped in the O-I category, the potential building could be larger, taller with a larger amount of traffic.

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

The proposed residential units will replace an office use. The increase in population and traffic is limited and should not effect the surrounding areas.

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

This development will replace office development with 11 residential homes. There is a possibility for school additions and utility needs for these residences, but the amount of residences is minimal and should not generate a negative impact on those needs.

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

The Future Land Use Plan designates this property as MULW which is Mixed Use Live Work. The proposed DT-LW is compatible with the Future Land Use.

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

The Georgia DOT is currently improving North Main St along the frontage of this property. Additional ROW has been dedicated for the widening of the travel lanes and an expanded sidewalk. This development will be compatible with the ROW improvements.

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: 244 & 236 North Main Street

Contact Name: W. Barry Dunlop Telephone: 770-605-6030

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.

BURGESS JOHN R SR & BURGESS VIRGINIA P	255 CANTON ST
CMP PROPERTIES LLC	254 N MAIN ST
WATSON RICHARD A & WATSON RENE O	243 CANTON ST
LIPSCOMB MICHAEL K & SUSAN MARIE	233 CANTON ST
MAX AUTO REAL ESTATE LLC	1101 MONROE ST
HUDSON ZACHERY CLEMETH & JENNY ROGERS	253 CANTON ST

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

- [x] Letter
- [ ] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
- [ ] Email
- [ ] Other *(Please Specify)*

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

Questions & Concerns can be presented through mail, email, or CZIM

Allez à avery.ca/gabarits

Étiquettes d'adresse Easy Peel

Joseph & Kimberly Roddy
284 Canton Street
Alpharetta, GA 30004-1339

Michael & Susan Marie Lipscomb
233 Canton St
Alpharetta, GA 30009

Mayfield LLC
11785 Northfall Ln. Ste 501
Alpharetta, GA 30009

Madanjit & Madhu Oberoi
205 West Smoketree Ter
Alpharetta, GA 30005

Sergey & Anna M Gustalova
821 Pinebrook Ct.
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Beth McKee
801 Pinebrook Ct.
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Crispina Ramirez
261 N. Main St.
Alpharetta, GA 30004

SNH AL Georgia LLC
255 Washimgton St.
Newton, MA 2458

Nancy & William Smith
283 Canton St.
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City of Alpharetta
2 South Main St.
Alpharetta, GA 30004

High River Properties LLC
7917 Sonata Bay Point
Lake Worth, FL 33467-7067

Harman Dempsey Properties LLC
114 Powers Place
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Susan Ingram
801 Pinebrook Ct.
Alpharetta, GA 30004

Estate of Sarah Manning
40 Cumming St.
Alpharetta, GA 30004

Kathryn Williams
212 Canton St.
Alpharetta, GA 30004

Michael & Rhonda Chaloux
273 Canton St.
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Max Auto Real Estate LLC
1101 Monroe St.
Toledo, OH 43604

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1125 Goldenrod Lane
Suwanee, GA 30024

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Connie J & Gary Ross
3031 Westside Ct
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Phillips Alpharetta LLC
830 Kennesaw Ave NW
Marietta, GA 30060

John & Virginia Burgess
255 Canton St.
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Allez à avery.ca/gabarits

Étiquettes d'adresse Easy Peel

CMP Properties LLC
254 N. Main St.
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Richard & Rene Watson
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Cole CV Alpharetta LLC
P.O. Box 4900 Dept 604
Scottsdale, AZ 85261-4900

Sayed Talabi
1008 Pine Grove Dr
Alpharetta, GA 30004

Kon & Soon Ja Kim
1160 Alpharetta St.
Roswell, GA 30075

GJTA Real Estate Holdings
317 N. Main St
Alpharetta, GA 30009

Haymeadow Group LLC
244 N. Main St.
Alpharetta, GA 30009

General Conveneince Store LLC
501 N Central Ave
Atlanta, GA 30354

Natalie & Damon Knight
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Main Street Commons Office Park Owners Assn
1102 Abby Ct
Alpharetta, GA 30004

Lower Latigo Group LLC
244 N. Main St
Alpharetta, GA 30009

Stonewalk Mayfield Corners LLC
660 Glenover Dr.
Alpharetta, GA 30004

Robert Solley
1105 Powers Plave
Alpharetta, GA 30004

Christopher Ordway
3020 Westside Ct
Alpharetta, GA 30004

ROLADER & ROLADER, P.C.
ATTORNEYS & COUNSELORS AT LAW
P.O. Box 277
MARBLE HILL, GEORGIA 30148
(770) 442-0330
Physical Address: 200 Foothills Pkwy.
Marble Hill, Georgia 30148
www.roladerandrolader.com

DONALD A. ROLADER
don@roladerandrolader.com

D.W. "Pete" ROLADER
1924 – 2011

August 2, 2021

Mayor and City Council
City of Alpharetta, Georgia
2 Park Plaza
Alpharetta, Georgia 30009

RE: Application of Alpha at Main LLC for Rezoning from OI to DT-LW on 1.61 acres at 236-244 N. Main Street, City of Alpharetta, Fulton County, Georgia (RZ-21-07); **REVISED LETTER OF INTENT**

Dear Mayor and Councilpersons:

This firm represents Alpha at Main LLC, the Applicant, which is seeking approval of this Rezoning from OI to DT-LW. This letter shall be construed as the Revised Letter of Intent for this Application, and shall supplement the Letter of Intent filed with the Application, which was dated July 1, 2021. Where it varies from the original Letter of Intent, the contents of this document shall control.

The subject property contains approximately 1.61 acres and is located on the west side of North Main Street. To the north is property zoned OI and used as office buildings. To the east is North Main Street with a mix of uses along the eastern right of way. To the south is property zoned OI and used as an automobile repair facility. To the west are single family residences zoned R-15.

Applicant proposes to rezone the property DT-LW and build 11 *detached* single family homes as shown on the site plan filed with the application. One variance is requested to reduce the distance between structures from 10 feet to 6 feet to allow the side courtyard design concept.

The impact on the surrounding area will be minimal. The rezoning request is a downzoning of the property from OI to a residential category. The proposed use complies with the downtown overlay district. There will be a minimal increase in traffic. There will be limited impact on schools and there are adequate utilities in place to supply the project. The development will continue quality new housing development in the downtown area. The proposed use is compatible with existing and planned uses in the downtown area.

The granting of this Zoning Application will have no negative impact on adjoining or nearby properties. This development will not unduly tax any City of Alpharetta services, including, but not limited to, fire and police protection, water service and garbage collection. Presently sewer is available through Fulton County. To fail to approve this Application will be of no benefit to the citizens of Alpharetta, Georgia while causing a financial burden upon the property owners and the developer. There is a current demand for high quality new homes in downtown Alpharetta.

Applicant has attached Constitutional Objections to this Letter of Intent, and incorporates them herein by reference.

Property Owner/Applicant respectfully requests that the Mayor and City Council approve this Application for Rezoning to allow the use of the property as indicated on the site plan.

Very truly yours,

ROLADER & ROLADER, P.C.

Donald A. Rolader

DAR/ddf

CONSTITUTIONAL OBJECTIONS

Georgia Law and the procedures of the City of Alpharetta require us to raise Federal and State Constitutional objections during the rezoning application process. While the Owner anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the owner will be barred from raising important legal claims later in the process. Accordingly, we are required to raise the following constitutional objections at this time:

A denial of the Application would be unconstitutional in that it would destroy the Owner's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Any application of the Code of the City of Alpharetta, or the Unified Development Code of the City of Alpharetta, to the Subject Property that prohibits the Owner from developing the Subject Property as proposed is unconstitutional, illegal, null and void because such an application constitutes a taking of the Owner's property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I, of the Constitution of the State of Georgia of 1983 and a violation of the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States because such an application denies the Owner an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would also constitute an arbitrary and capricious act by the City of Alpharetta without any rational basis therefore, thereby constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the City of Alpharetta to grant the Application would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Owner and Owners of similarly situated property in violation of Article I,

Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any approval of the Application that subjects the Subject Property to conditions that are different from the conditions requested by the Owner, to the extent such different conditions would have the effect of further restricting the Owner's utilization of the Subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional category and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

In addition, this constitutes formal written notice to City of Alpharetta, pursuant to O.C.G.A. § 36-33-5, that the Owner plans to seek to recover all damages that it sustains or suffers as a result of the denial of this Application and/or the unconstitutional zoning of the Subject Property by the City of Alpharetta. Such damages may include, but are not necessarily limited to, damages related to the diminution in the value of the Subject Property, attorneys' fees and expenses of litigation.

Accordingly, the Owner respectfully requests that the City of Alpharetta grant the Application as requested.

ROLADER & ROLADER, P.C.

By: _____
Donald A. Rolader
Attorney for Owner

P.O. Box 277
Marble hill, GA 30148
770-442-0330

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: _____

Contact Name: _____ Telephone: _____

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

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

☐ Letter ☐ Personal Visits

☐ Telephone ☐ Group Meeting

☐ Email ☐ Other *(Please Specify)* _____

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

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

Signature of Authorized Agent: _____ Date: _____

Print Form

FULTON COUNTY
Board of Assessors

Summary

Parcel Number	22 481411970656
Location Address	244 MAIN ST ALPHARETTA
Legal Description	
Property Class	C3 - Commercial Lots
Neighborhood	C103
Tax District	10
Zoning	OI
Acres	0.7475
Homestead	N
Exemptions	

View Map

Owner

Lower Latigo Group LLC

Most Current Owner

Lower Latigo Group LLC
244 N MAIN ST
ALPHARETTA GA 30009

Owner Info Last Updated 2/16/2020

Land

Description	Land Type	Land Code	Square Feet	Acres	Price
PRIMARY SITE	S	21	32,560	0.748	349,390

Total Acres:
0.7475
Total Land-Value:
349,390

Commercial Improvement Information

Card	1	**Units**	0
Building No	01	**Year Built**	1962
Structure	MIX RES/COM	**Total Sq Footage**	1976

Accessory Information

Card 1

Description	Year Built	Area	Grade	Value
PAVING-ASP	1995	2,500		2,710

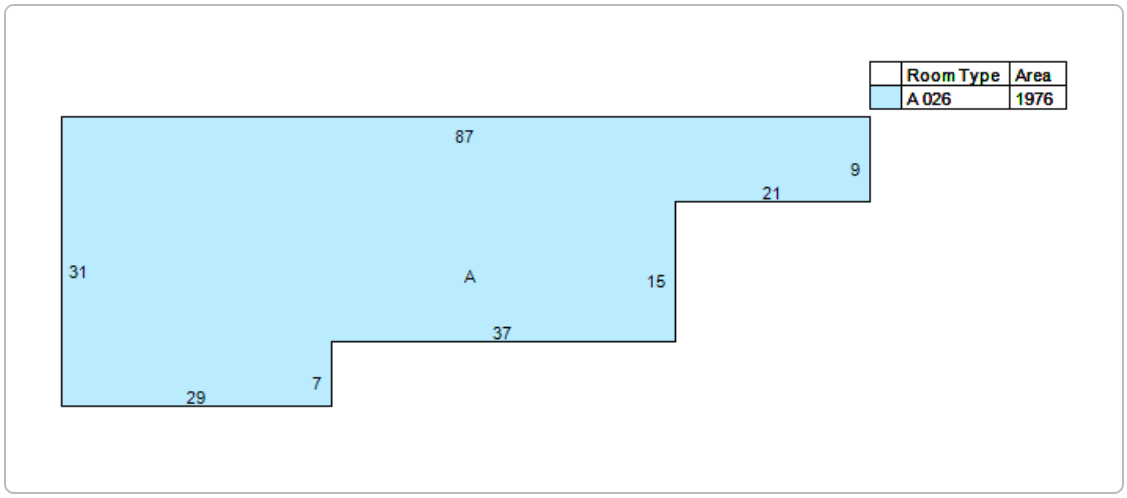
Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Qualification	Sales Validity	Grantee	Grantor	Recording
3/1/2019	$0		59790	0115	Unqualified	Sale < = 1000	DEPARTMENT OF TRANSPORTATION	LOWER LATIGO GROUP LLC	59790 0115
3/12/2010	$0		48905	0156	Unqualified	Sale < = 1000	LOWER LATIGO GROUP LLC	DUBOSE, JR. CALVIN	48905 0156
3/11/2010	$0		48905	0154	Unqualified	Deed of Gift	DUBOSE KAREN MONTEMAYOR	DUBOSE, JR CALVIN	48905 0154
12/18/2006	$390,000	WD	44202	49	Qualified	Valid Sale	DUBOSE CALVIN JR	ADAMS JOHN D & RUTH B	44202 49
6/15/2004	$0	QC	38629	00056	Unqualified	Deed of Gift	ADAMS JOHN D & RUTH B	FOXWORTHY INC	38629 00056
8/5/2003	$0	TD	35688	00199	Unqualified	Sale < = 1000	FOXWORTHY INC	BARRETT JACQUELYN H	35688 00199
2/18/1998	$0	QC	23961	00350	Unqualified	Sale < = 1000	ADAMS RUTH B & JOHN D	ADAMS RUTH B & JOHN D	23961 00350
2/18/1998	$268,000	ED	23961	00349	Qualified	Valid Sale	ADAMS RUTH B & JOHN D	ROBERTS ETHEL MRS	23961 00349

Valuation

		2020	2019	2018	2017	2016	2015
	LUC	301	301	301	301	301	301
	Class	C3	C3	C3	C3	C3	C3
+	Land Value	$349,400	$349,400	$349,400	$349,400	$349,400	$349,400
+	Building Value	$136,100	$136,500	$15,600	$15,600	$15,600	$15,600
=	Total Value	**$485,500**	**$485,900**	**$365,000**	**$365,000**	**$365,000**	**$365,000**
	Assessed Value	$194,200	$194,360	$146,000	$146,000	$146,000	$146,000

Sketches



Tax Commissioner

Tax Information

No data available for the following modules: Residential Improvement Information, 2018 Assessment Notice.

The Fulton County Board of Assessors makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.
User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 7/1/2021, 4:28:22 AM

Version 2.3.128

FULTON COUNTY
Board of Assessors

Summary

Parcel Number	22 481411970847
Location Address	236 NORTH MAIN ST ALPHARETTA
Legal Description	
Property Class	C3 - Commercial Lots
Neighborhood	C103
Tax District	10
Zoning	OI
Acres	0.9
Homestead	N
Exemptions	

View Map

Owner

Haymeadow Group LLC

Most Current Owner

Haymeadow Group LLC
244 N MAIN ST
ALPHARETTA GA 30009 3625

Owner Info Last Updated 2/16/2020

Land

Description	Land Type	Land Code	Square Feet	Acres	Price
PRIMARY SITE	S	21	39,204	0.900	379,890

Total Acres:
0.9000
Total Land-Value:
379,890

Commercial Improvement Information

Card	1	**Units**	0
Building No	01	**Year Built**	1965
Structure	MIX RES/COM	**Total Sq Footage**	2242

Accessory Information

Card 1

Description	Year Built	Area	Grade	Value
PAVING-ASP	1965	6,500		7,040

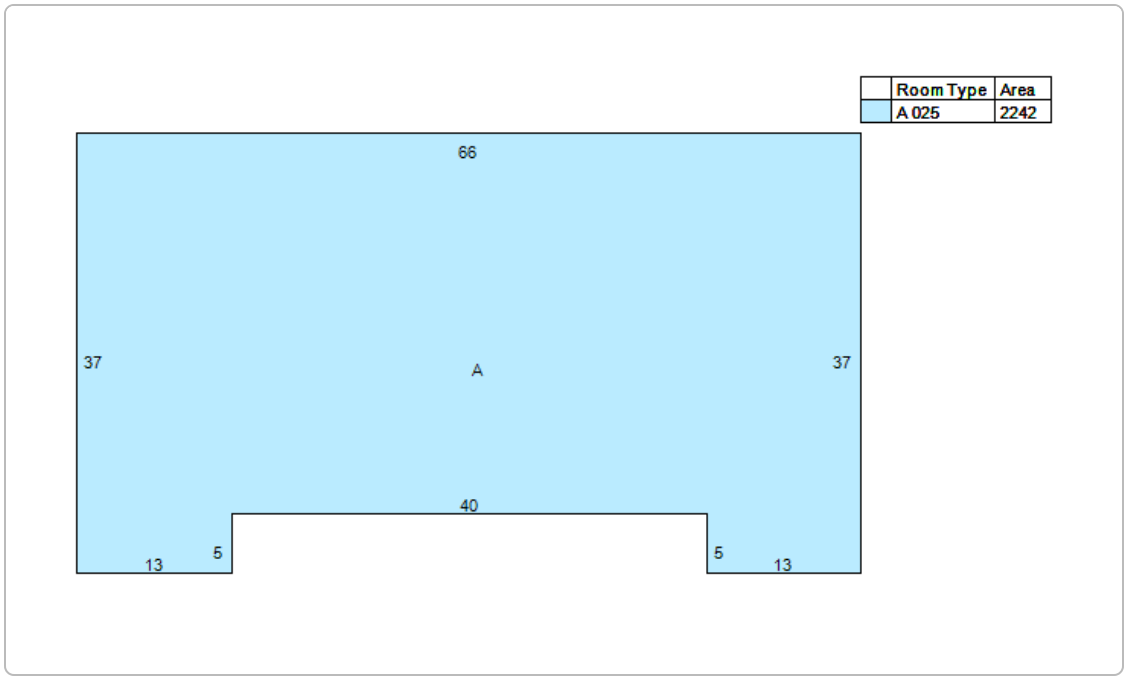
Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Qualification	Sales Validity	Grantee	Grantor	Recording
10/22/2018	$0		59533	0202	Unqualified	Sale < = 1000	GEORGIA DEPARTMENT OF TRANSPORTATION	HAYMEADOW GROUP LLC	59533 0202
11/4/2009	$0		48729	0378	Unqualified	Sale < = 1000	HAYMEADOW GROUP LLC	DUBOSE, JR. CALVIN	48729 0378
11/4/2009	$0		48729	0376	Unqualified	Sale < = 1000	HAYMEADOW GROUP LLC	DUBOSE KAREN M.	48729 0376
11/4/2009	$0		48729	0374	Unqualified	Deed of Gift	DUBOSE KAREN M	DUBOSE, JR. CALVIN	48729 0374
9/6/1996	$120,000		21557	00286	Unqualified	To/From Exempt or Utility			21557 00286

Valuation

		2020	2019	2018	2017	2016	2015
	LUC	301	301	301	301	301	301
	Class	C3	C3	C3	C3	C3	C3
+	Land Value	$379,900	$379,900	$219,200	$219,200	$219,200	$219,200
+	Building Value	$154,800	$155,800	$155,800	$155,800	$155,800	$155,800
=	Total Value	**$534,700**	**$535,700**	**$375,000**	**$375,000**	**$375,000**	**$375,000**
	Assessed Value	$213,880	$214,280	$150,000	$150,000	$150,000	$150,000

Sketches



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Last Data Upload: 7/1/2021, 4:28:22 AM

Version 2.3.128

244 7 236 North Main St

LEGAL DESCRIPTION

ALL THAT TRACT or parcel of land lying and being in Land Lot 1197 of the 2nd Land District, Fulton County, Georgia, being more particularly described as follows:

BEGINNING at a point on the westerly right of way of North Main Street (variable right of way) 237 feet north along said right of way from the intersection with the southerly boundary of Land Lot 1187; thence running South 89 degrees 20 minutes 51 seconds West a distance of 18.47 feet to a point, said point being the TRUE POINT OF BEGINNING; thence running South 89 degrees 20 minutes 51 seconds West a distance of 312.86 feet to a ¾" open top pipe; thence running North 04 degrees 24 minutes 10 seconds East a distance of 72.65 feet to a point; thence running North 04 degrees 25 minutes 49 seconds East a distance of 62.54 feet to a ½" rebar found; thence running North 04 degrees 15 minutes 31 seconds East a distance of 37.55 feet to a ¾" open top pipe; thence running North 10 degrees 03 minutes 08 seconds East a distance of 71.46 feet to a ½" rebar; thence running North 89 degrees 09 minutes 58 seconds East a distance of 260.54 feet to a point on the westerly right of way of North Main Street; thence running along said right of way running South 06 degrees 22 minutes 06 seconds East a distance of 107.24 feet to a point; thence continuing along said right of way running South 06 degrees 10 minutes 56 seconds East a distance of 137.05 feet to a point, said point being the TRUE POINT OF BEGINNING.

paradigm
Engineering Services, Inc.

July 1, 2021

Michael Woodman
City of Alpharetta
Department of Community Development
2 Park Plaza
Alpharetta, GA 3009

RE: Zoning Application
244 & 236 North Main Street

Dear Michael,
This letter is to state our intent to rezone the property of 244 & 236 North Main from the current zoning district of O-I to DT-LW. The purpose of this rezoning is to allow for the development of 11 detached or semi-attached single-family homes. Please accept the accompanying documents for the zoning package.

Sincerely,

W. Barry Dunlop, P.E.
Owner/Principal

Enclosed Documents:

- Completed Zoning Application
  - Owner Authorization Form
  - Disclosure Form
  - Public Participation Plan
- Zoning Site Plan & Checklist
- Legal Description of Subject Property
- Survey Plat of Subject Property
- Specimen Tree Survey and Arborist Report
- Trip Generation Report

Seven Dunwoody Park, Suite 115 • Atlanta • Georgia 30338
Phone 770.605.6030 • Fax 404-239-2674 • www.Paradigmeng.net

Property Profile for 236 NORTH MAIN ST

Property Tax Information

Tax Year	2021
Parcel ID	22 481411970847
Property Address	236 NORTH MAIN ST
Owner	HAYMEADOW GROUP LLC
Mailing Address	244 N MAIN ST ALPHARETTA GA 30009-3625
Total Appraisal	$534,700
Improvement Appraisal	$154,800
Land Appraisal	$379,900
Assessment	$213,880
Tax District	10
Land Area	0.9 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	Donald Mitchell, Ben Burnett, Karen Richard, John Hipes, Jason Binder, Dan Merkel
Voting Precinct	AP07A
Poll Location	Alpharetta Elem School, 192 Mayfield Rd
Congressional District	006
State Senate District	021
State House District	049

School Zones

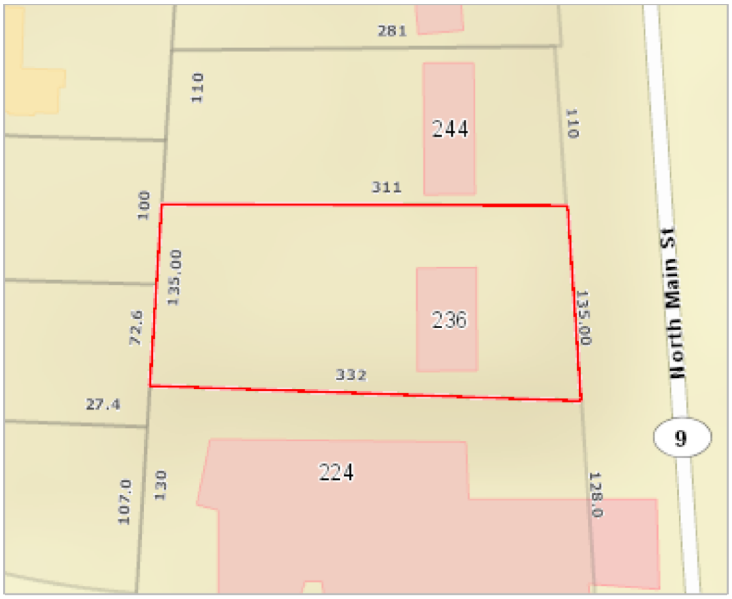
Elementary School	Alpharetta
Middle School	Hopewell
High School	Cambridge

Other Information

Zip Code	30009
Census Tract	116.15
In Less Developed Census Tract	No

Aerial View

Property Map



Vicinity Map

Rd
Ave
Milton
St

MARC R. ACAMPORA, PE, LLC
TRAFFIC ENGINEERING

Memorandum

Date: June 30, 2021

From: Marc R. Acampora, PE

Subject: Trip Generation for Proposed Single Family Residential Subdivision
236 and 244 North Main Street, City of Alpharetta, Georgia

The trip generation was calculated for a proposed single family residential subdivision in the City of Alpharetta, Georgia. The site is located along the west side of North Main Street between Pine Grove Drive and Mayfield Road, as shown in Figure 1.

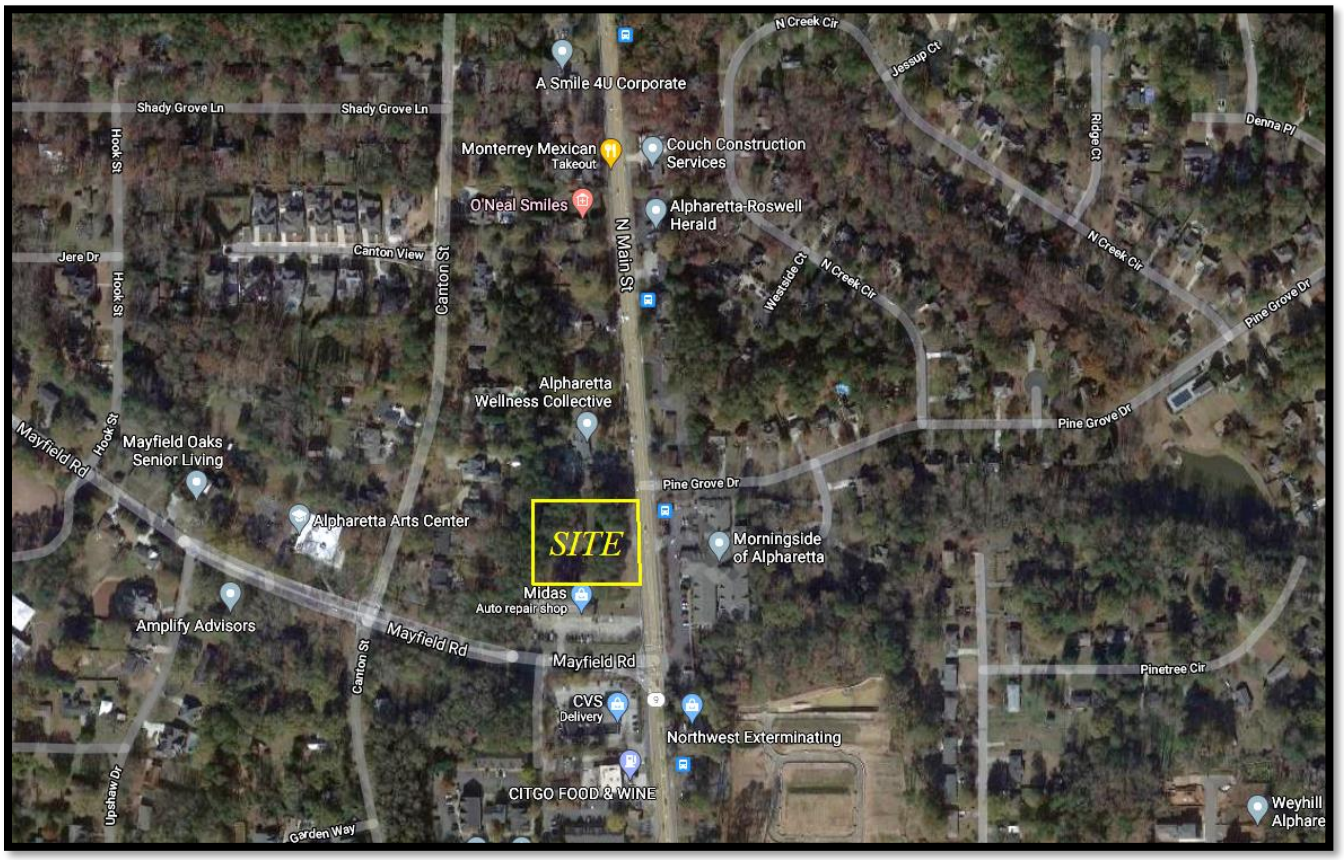


Figure 1 – Site Location Map

858 Myrtle Street, NE
Atlanta, Georgia 30308

phone (678) 637-1763
e-mail acamporatraffic@comcast.net

The site will be developed with 11 single family homes. Vehicular access will be provided at one full-movement access on North Main Street. The site plan is presented in Figure 2.

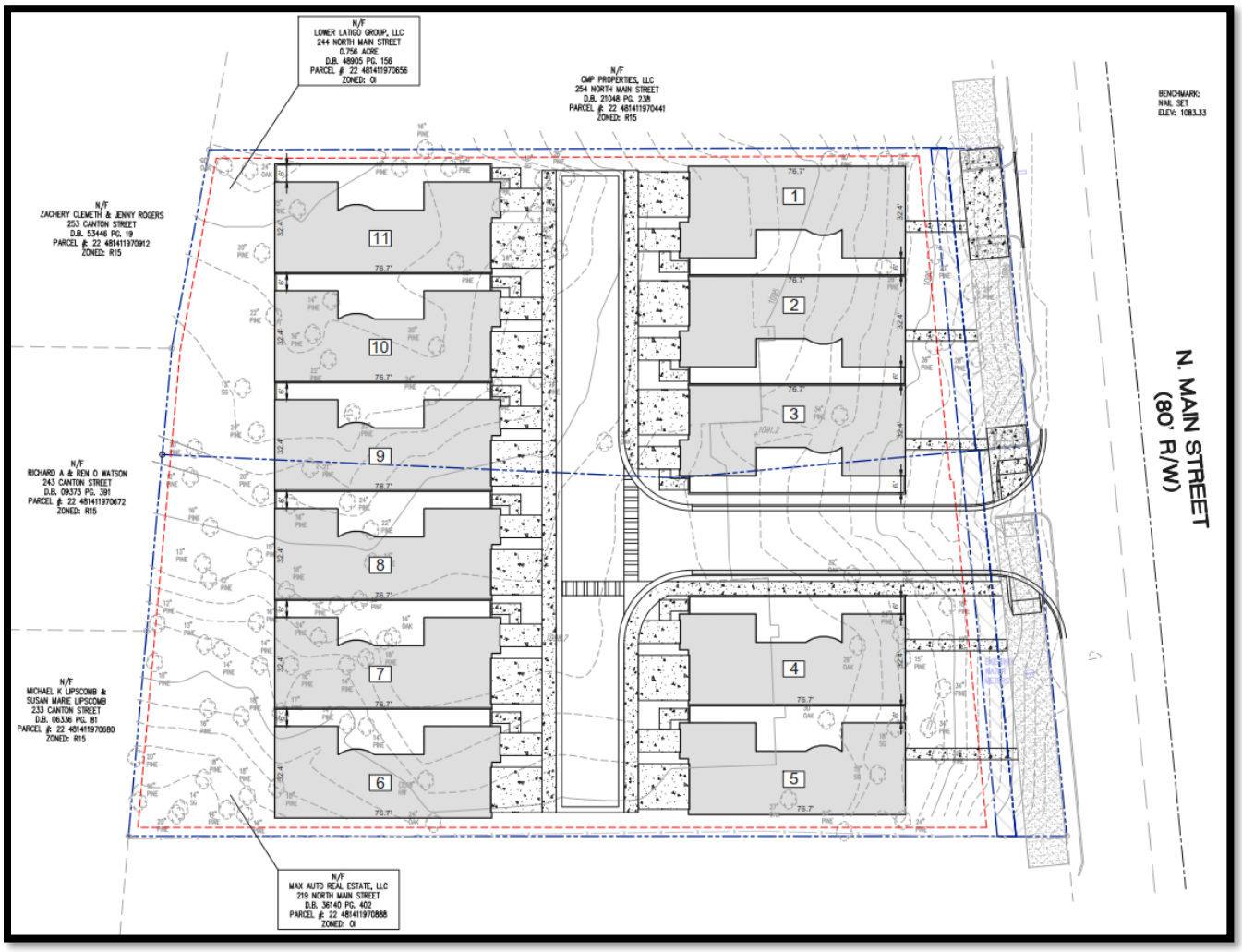


Figure 2 – Site Plan

The volume of traffic that will be generated by the proposed subdivision was calculated using the equations in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, *10th Edition – with Supplement* (the current edition). ITE Land Use 210 – Single Family Detached Housing was chosen as representative of the project. The trip generation is summarized in Table 1.

Table 1 – 236 and 244 North Main Street Subdivision Trip Generation

Land Use	ITE Code	Size	A.M. Peak Hour			P.M. Peak Hour			24-Hour
			In	Out	Total	In	Out	Total	2-Way
Single Family Homes	210	11 homes	3	10	13	7	5	12	136

The proposed subdivision will generate 13 a.m. peak hour trips, 12 p.m. peak hour trips, and 136 weekday trips.

The subject site is currently developed with two small office buildings – a 1,100 square foot law office and a 1,100 square foot insurance agent office. These buildings will be removed and replaced by the proposed subdivision. The trip generation of the existing office buildings was calculated in order to determine the net change in trip generation that will occur on this site. ITE Land Use 712 – Small Office Building was used to calculate the trips for the existing uses on the property. The trips from the existing uses on the property and the differences with the proposed subdivision are summarized in Table 2.

Table 2 – 236 and 244 North Main Street Trip Generation Comparison with Existing Uses

Land Use	ITE Code	Size	A.M. Peak Hour			P.M. Peak Hour			24-Hour
			In	Out	Total	In	Out	Total	2-Way
Existing Uses on Property									
Law Office	712	1,100 ft²	2	0	2	1	2	3	18
Insurance Office	712	1,100 ft²	2	0	2	1	2	3	18
Total Existing Use Trips	712	2,200 ft²	4	0	4	2	4	6	36
Proposed Use									
Single Family Homes	210	11 homes	3	10	13	7	5	12	136
Difference in Trips			-1	+10	+9	+5	+1	+6	+100

The proposed subdivision will generate 9 additional a.m. peak hour trips, 6 additional p.m. peak hour trips, and 100 additional weekday trips than the existing uses on the property.

Property Profile for 244 MAIN ST

Property Tax Information

Tax Year	2021
Parcel ID	22 481411970656
Property Address	244 MAIN ST
Owner	LOWER LATIGO GROUP LLC
Mailing Address	244 N MAIN ST ALPHARETTA GA 30009
Total Appraisal	$476,000
Improvement Appraisal	$136,100
Land Appraisal	$339,900
Assessment	$190,400
Tax District	10
Land Area	0.7 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	Donald Mitchell, Ben Burnett, Karen Richard, John Hipes, Jason Binder, Dan Merkel
Voting Precinct	AP07A
Poll Location	Alpharetta Elem School, 192 Mayfield Rd
Congressional District	006
State Senate District	021
State House District	049

School Zones

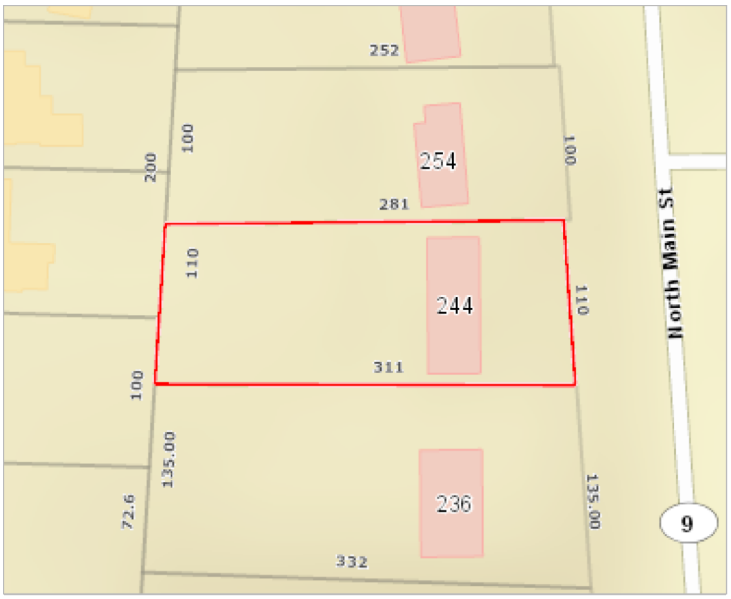
Elementary School	Alpharetta
Middle School	Hopewell
High School	Cambridge

Other Information

Zip Code	30009
Census Tract	116.15
In Less Developed Census Tract	No

Aerial View

Property Map



Vicinity Map

The field data upon which this plat is based has a closure precision of one foot in 19,735 feet and an angular error of 03: seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 108,993 feet.

Equipment used: Topcon GTS-213 Total Station.

FLOOD HAZARD STATEMENT:

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF FULTON COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13121C 0058 F, DATED 09/18/13

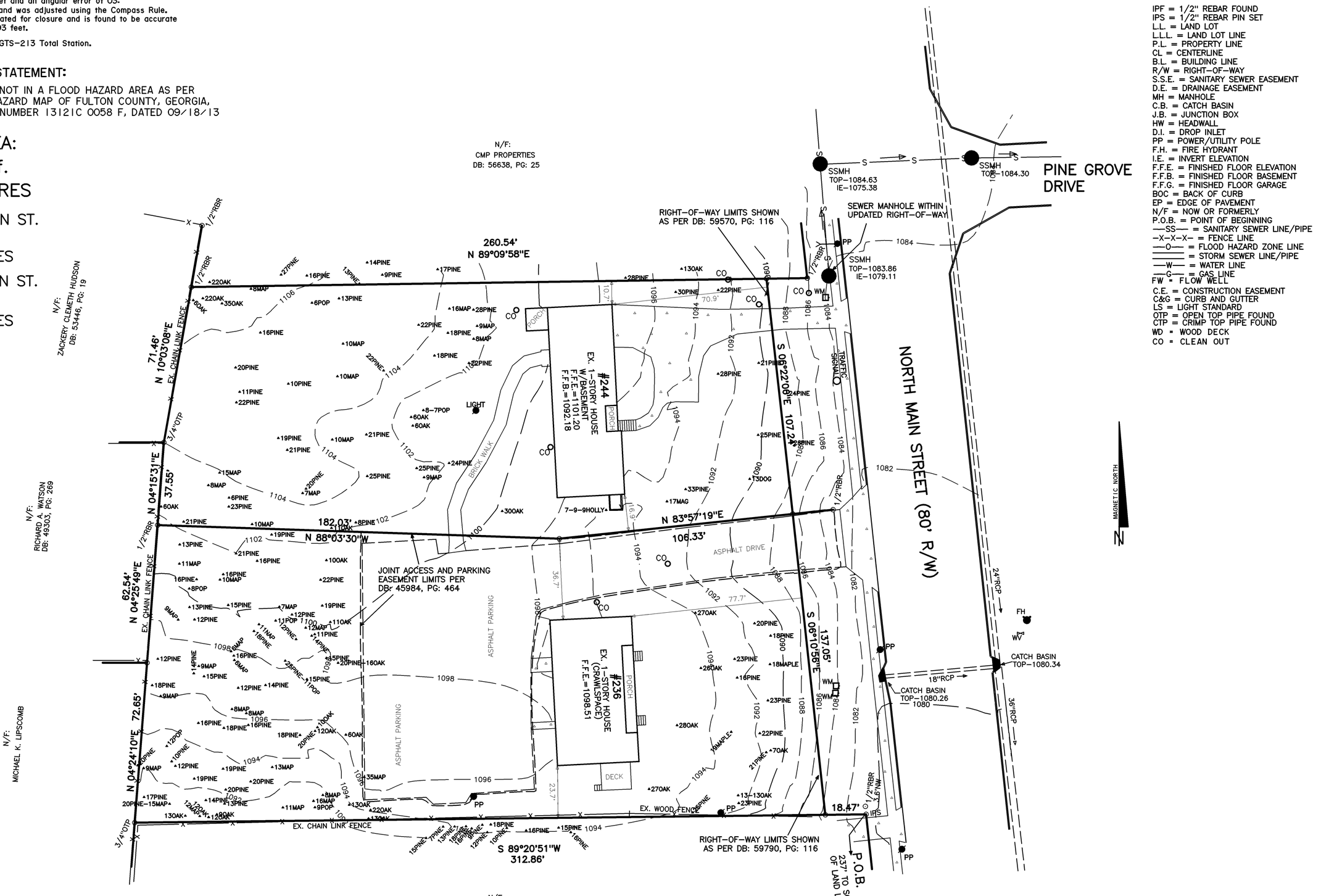
TOTAL AREA:
70,210 sf.
1.612 ACRES

#236 N. MAIN ST.
39,357 sf.
0.904 ACRES

#244 N. MAIN ST.
30,853 sf.
0.708 ACRES

LEGEND

IPF = 1/2" REBAR FOUND
IPS = 1/2" REBAR PIN SET
L.L. = LAND LOT
L.L.L. = LAND LOT LINE
P.L. = PROPERTY LINE
CL = CENTERLINE
B.L. = BUILDING LINE
R/W = RIGHT-OF-WAY
S.S.E. = SANITARY SEWER EASEMENT
D.E. = DRAINAGE EASEMENT
MH = MANHOLE
C.B. = CATCH BASIN
J.B. = JUNCTION BOX
HW = HEADWALL
D.I. = DROP INLET
PP = POWER/UTILITY POLE
F.H. = FIRE HYDRANT
I.E. = INVERT ELEVATION
F.F.E. = FINISHED FLOOR ELEVATION
F.F.B. = FINISHED FLOOR BASEMENT
F.F.G. = FINISHED FLOOR GARAGE
BOC = BACK OF CURB
EP = EDGE OF PAVEMENT
N/F = NOW OR FORMERLY
P.O.B. = POINT OF BEGINNING
—SS— = SANITARY SEWER LINE/PIPE
-X-X-X- = FENCE LINE
—O— = FLOOD HAZARD ZONE LINE
———— = STORM SEWER LINE/PIPE
—W— = WATER LINE
—G— = GAS LINE
FW = FLOW WELL
C.E. = CONSTRUCTION EASEMENT
C&G = CURB AND GUTTER
LS = LIGHT STANDARD
OTP = OPEN TOP PIPE FOUND
CTP = CRIMP TOP PIPE FOUND
WD = WOOD DECK
CO = CLEAN OUT



AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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.

GEORGIA REGISTERED No. 3419 PROFESSIONAL LAND SURVEYOR ROBERT W RICHARDSON

07/01/21

ROBERT W. RICHARDSON, GA RLS #3419 — DATE

PROPERTY INFORMATION:

236 NORTH MAIN STREET
TAX PARCEL #22-481411970847

244 NORTH MAIN STREET
TAX PARCEL #22-481411970656

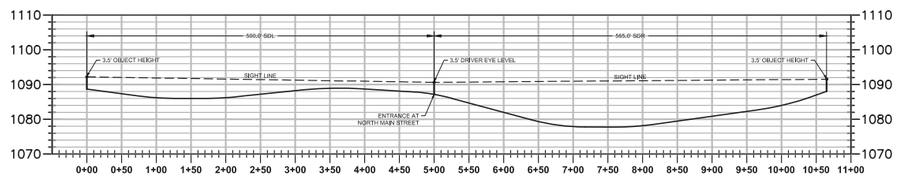
ALPHA LAND SERVICES
P.O. BOX 1651
LOGANVILLE,GA. 30052
CONTACT: ROBERT RICHARDSON
OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM

SURVEY FOR:
ALPHA AT MAIN, LLC

REVISION:
REF. PLAT: PB. P.

LAND LOT: 1197
DISTRICT: 2ND FULTON COUNTY GEORGIA
FIELD DATE: 06/30/21
PLAT DATE: 07/01/21

LOT: BLOCK:
SUB:
AREA = 1.612 ACRES
JOB No. 21-06-371



SIGHT DISTANCE PROFILE AT NORTH MAIN STREET ENTRANCE
SCALE: 1" = 100' HORIZONTAL
1" = 20' VERTICAL

VICINITY MAP
N.T.S.

SITE DATA

ADDRESS: 244 & 236 NORTH MAIN STREET
PARCEL NO. 22-4814-1197-0656 (244 SOUTH MAIN ST)
PARCEL NO. 22-4814-1197-0847 (236 SOUTH MAIN ST)

GROSS SITE AREA: 70,210.91 SF (1.61 ACRES)

ZONING:
CURRENT ZONING: O-1
PROPOSED ZONING: DT-LW
ZONING JURISDICTION: CITY OF ALPHARETTA, GEORGIA

PROPOSED USE:
RESIDENCES: SINGLE FAMILY DETACHED
11 HOMES - 4 BEDROOMS EACH
APPROX 4,000 SF EACH
ALLOWABLE DENSITY: 8 UNITS/ACRE = 8 x 1.61 = 12 UNITS
PROPOSED DENSITY: 11 UNITS (6.8 UNITS/AC)

MINIMUM AMENITY SPACE: 10% (7,021 SF)
PROPOSED PRIVATE AMENITY SPACE: 11% (8,140 SF)
PROPOSED COMMUNITY AMENITY AREA: 11% (7,630 SF)

MAXIMUM BUILDING LOT COVERAGE: 70% (49,147 SF)
PROPOSED BUILDING LOT COVERAGE: 36% (25,000 SF)

MINIMUM LOT SIZE: 2,500 SF

SETBACKS:
FRONT YARD: 10' MIN
SIDE YARD: 0' MIN
REAR YARD (NO Alley): 3' MIN
REAR YARD (ALLEY): 10' MIN

MAX BUILDING HEIGHT: 40' (3-STORY)
PROPOSED BUILDING HEIGHT: 38' (3-STORY)

PARKING REQUIREMENTS:
1 SPACE PER BEDROOM = 44 SPACES
0.5 VISITOR SPACE PER UNIT = 6 SPACES
TOTAL PARKING REQUIRED = 50 SPACES

PROPOSED GARAGE SPACES: 33 SPACES
PROPOSED DRIVEWAY SPACES: 33 SPACES
TOTAL PARKING PROVIDED = 66 SPACES

LEGEND

- PROPOSED LIGHT POLE
- FUTURE GDOT STRIPING
- PROPOSED STRIPING
- PROPOSED MOVEMENT
- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED GDOT SIDEWALK
- POURED CONCRETE WALL
- FUTURE GDOT CURB & GUTTER
- PROPOSED CURB & GUTTER

OPEN SPACE DATA

GROSS LOT AREA: 70,210 SF SF (1.61 ACRES)

MINIMUM CIVIL OPEN SPACE: NONE (LOT LESS THAN 5.0 AC)

MINIMUM AMENITY OPEN SPACE: 10% OF LOT = 7,021 SF

PROVIDED PRIVATE AMENITY SPACE: 11% (8,140 SF)

PROVIDED COMMUNITY AMENITY SPACE: 11% (7,630 SF)

LOT TABLE

LOT 1	4,963 SF
LOT 2	4,417 SF
LOT 3	4,654 SF
LOT 4	4,903 SF
LOT 5	6,011 SF
LOT 6	6,427 SF
LOT 7	5,388 SF
LOT 8	5,258 SF
LOT 9	5,126 SF
LOT 10	4,960 SF
LOT 11	5,349 SF

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

GEORGIA 811 Utilities Protection Center, Inc.
Know what's below
Call 811 or (800) 282-7411
Before You Dig

GRID NORTH

GRAPHIC SCALE
0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

GEORGIA REGISTERED No. 24522 PROFESSIONAL ENGINEER William B. Dunlap

paradigm
Engineering Services, Inc.
Seven Dunwoody Park
Suite 115
Atlanta, GA 30338
(770) 391-1233
www.Paradigmeng.net

Project No.
Design By: WBD
Drawn By: LBF
Checked By: WBD
Date: 6/28/21
Scale: 1" = 20'

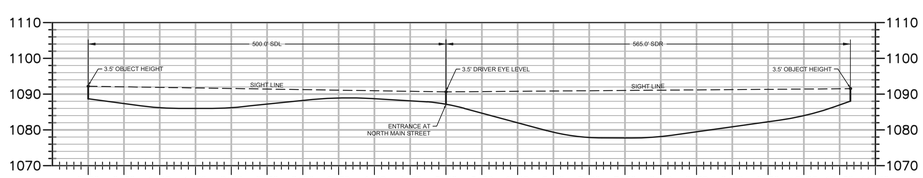
No. Revision Date

Alpha at Main LLC
1360 Manget Way
Atlanta, GA 30338
(770) 391-1233

ZONING SITE PLAN
244 & 236 North Main

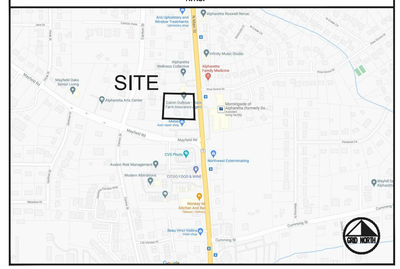
LAND LOT 694, DISTRICT 1, SECTION 2
CITY OF ALPHARETTA, FULTON COUNTY, GA

Drawing No.
Z1.0



SIGHT DISTANCE PROFILE AT NORTH MAIN STREET ENTRANCE
SCALE: 1" = 100' HORIZONTAL
1" = 20' VERTICAL

VICINITY MAP
N.T.S.



SITE DATA

ADDRESS: 244 & 236 NORTH MAIN STREET
PARCEL NO. 22-4814-1197-0656 (244 SOUTH MAIN ST)
PARCEL NO. 22-4814-1197-0847 (236 SOUTH MAIN ST)

GROSS SITE AREA: 70,210.91 SF (1.61 ACRES)

ZONING:
CURRENT ZONING: O-1
PROPOSED ZONING: DT-LW
ZONING JURISDICTION: CITY OF ALPHARETTA, GEORGIA

PROPOSED USE:
RESIDENCES: SINGLE FAMILY DETACHED
11 HOMES - 4 BEDROOMS EACH
APPROX 4,000 SF EACH
ALLOWABLE DENSITY: 8 UNITS/ACRE = 8 x 1.61 = 12 UNITS
PROPOSED DENSITY: 11 UNITS (6.8 UNITS/AC)

MINIMUM AMENITY SPACE: 10% (7,021 SF)
PROPOSED PRIVATE AMENITY SPACE: 11% (8,140 SF)
PROPOSED COMMUNITY AMENITY AREA: 11% (7,630 SF)

MAXIMUM BUILDING LOT COVERAGE: 70% (49,147 SF)
PROPOSED BUILDING LOT COVERAGE: 36% (25,000 SF)

MINIMUM LOT SIZE: 2,500 SF

SETBACKS:
FRONT YARD: 10' MIN
SIDE YARD: 0' MIN
REAR YARD (NO Alley): 3' MIN
REAR YARD (ALLEY): 10' MIN

MAX BUILDING HEIGHT: 40' (3-STORY)
PROPOSED BUILDING HEIGHT: 38' (3-STORY)

PARKING REQUIREMENTS:
1 SPACE PER BEDROOM = 44 SPACES
0.5 VISITOR SPACE PER UNIT = 6 SPACES
TOTAL PARKING REQUIRED = 50 SPACES

PROPOSED GARAGE SPACES: 33 SPACES
PROPOSED DRIVEWAY SPACES: 33 SPACES
TOTAL PARKING PROVIDED = 66 SPACES

LEGEND
- PROPOSED LIGHT POLE
- FUTURE GDOT STRIPING
- PROPOSED STRIPING
- PROPOSED MOVEMENT
- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED GDOT SIDEWALK
- POURED CONCRETE WALL
- FUTURE GDOT CURB & GUTTER
- PROPOSED CURB & GUTTER

OPEN SPACE DATA
GROSS LOT AREA: 70,210 SF SF (1.61 ACRES)
MINIMUM CIVIL OPEN SPACE: NONE (LOT LESS THAN 5.0 AC)
MINIMUM AMENITY OPEN SPACE: 10% OF LOT = 7,021 SF
PROVIDED PRIVATE AMENITY SPACE: 11% (8,140 SF)
PROVIDED COMMUNITY AMENITY SPACE: 11% (7,630 SF)

LOT TABLE

LOT 1	4,963 SF
LOT 2	4,417 SF
LOT 3	4,654 SF
LOT 4	4,903 SF
LOT 5	6,011 SF
LOT 6	6,427 SF
LOT 7	5,388 SF
LOT 8	5,258 SF
LOT 9	5,126 SF
LOT 10	4,960 SF
LOT 11	5,349 SF

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

GRID NORTH

GEORGIA 811 Utilities Protection Center, Inc.
Know what's below
Call 811 or (800) 282-7411
Before You Dig

GRAPHIC SCALE
0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

GEORGIA REGISTERED No. 24527 PROFESSIONAL ENGINEER William B. Dunlop

paradigm
Engineering Services, Inc.
Seven Dunwoody Park
Suite 130
Atlanta, GA 30338
(770) 605-6030
www.Paradigmeng.net

Project No.	WBD
Design By:	LBF
Drawn By:	WBD
Checked By:	
Date:	6/28/21
Scale:	1" = 20'

No	Revision	Date

Alpha at Main LLC
1360 Manget Way
Atlanta, GA 30338
(770) 391-1233

ZONING SITE PLAN
244 & 236 North Main
LAND LOT 694, DISTRICT 1, SECTION 2
CITY OF ALPHARETTA, FULTON COUNTY, GA

Drawing No.
Z1.0

CITY COUNCIL MEETING
STAFF REPORT

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

I. AGENDA ITEM TITLE: Z-21-08/CU-21-11 MAYFAIR ON MAIN/217 SOUTH MAIN STREET

PLANNING COMMISSION: SEPTEMBER 2, 2021

CITY COUNCIL: SEPTEMBER 27, 2021

II. RECOMMENDATION:

Approve Z-21-08/CU-21-11 MAYFAIR ON MAIN/217 SOUTH MAIN STREET, subject to the following conditions:

1. Approximately 1.82 acres shall be zoned DT-MU and developed substantially similar to site plan prepared by Paradigm, dated 6/29/2021, 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. Architecture and materials shall be developed substantially similar to the submitted renderings, except for modifications required to comply with the Downtown Consultant's comments and in compliance with the Alpharetta Downtown Code, subject to final approval by DRB. All townhomes shall have 4-sided architecture, materials and details. Buildings fronting South Main Street and Roswell Street shall be primarily brick with cast stone or limestone base.
3. Density shall not exceed 13.2 dwelling units per acre.
4. Building height shall be limited to no more than 3 stories with rooftop deck, as depicted in the submitted renderings.
5. Lots shall have a front yard defined by a courtyard, as depicted in the submitted renderings, with final approval by Staff.
6. Developer shall dedicate 10' of right-of-way along Roswell Street and shall improve the streetscape as follows: minimum 6' planter planted with street trees, 8' concrete sidewalk, and decorative pedestrian lighting, with final approval by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
7. Developer shall extend Roswell Street sidewalk to the south to tie into the new intersection at Devore Road and Roswell Street. Off-site improvements shall be eligible for road impact fee credits.
8. New internal street shall meet the Downtown Overlay Local Street Residential streetscape standards.
9. Interparcel access shall be required to the north, as approved by Staff.
10. Landscape strips along South Main Street and Roswell Street shall be planted with shade trees as a continuation of what has been planted or designed in the Downtown and outside of utility easements and overhead utilities, as approved by Staff.
11. Project entrance shall include a decorative paver apron, landscaping and low wall.
12. Amenity areas shall be developed with a park-like setting with decorative landscape, hardscape, low walls and seating. Landscape shall include plant selections promoting the historic Downtown.
13. Creeping vines shall be planted to cover retaining and low walls, as approved by Staff.
14. Developer shall save hardwood tree grouping directly north of central amenity area and shall make reasonable efforts to save additional trees of quality and/or tree groupings, as approved by Staff.
15. 5' landscape strips along the north and south property lines shall be planted with evergreens.

16. Fences and walls visible from the public right-of-way shall be decorative, as approved by Staff. Unfinished wood fences and decks shall not be visible from the street.
17. Fire access shall meet IFC 2018 Appendix D and Fire Hydrants.
18. Stormwater management facilities shall be provided on an independent lot and shall not impede access to homes, with final approval by Staff.
19. Garbage pickup shall be from within the development.
20. Impact fee credits may be given for off-site work on remnant right-of-way to improve with landscape and/or hardscape, as approved by Staff.
21. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.

III. REPORT IN BRIEF:

The applicant, MF 217 Main, LLC, is requesting a rezoning and conditional use to allow for the construction of 24 'For-Sale' townhomes on 1.82 acres in the Downtown. A rezoning is requested from C-2 (General Commercial) to DT-MU (Downtown Mixed-Use) and a conditional use is requested to increase the residential density from ten (10) dwelling units per acre to 13.2 dwelling units per acre. The subject property is located at 217 South Main Street at the northwest corner of the new intersection at South Main Street and Devore Road.

DISCUSSION

The submitted request, if approved, would allow for the construction of 24 'For-Sale' townhomes on 1.82 acres in the Downtown. The applicant proposes a rezoning from C-2 to DT-MU and a conditional use to increase the residential density above ten (10) dwelling units per acre. The proposed residential density is 13.2 dwelling units per acre. The subject property is located at 217 South Main Street at the northwest corner of the new intersection at South Main Street and Devore Road.

The properties were previously developed and used for a strip shopping center and a dance school. Surrounding properties are zoned C-2 to the north, west and south and DT-MU to the east. Dairy Queen and a professional office are located to the north, The Maxwell mixed-use development is located to the east, the new Devore Road right-of-way will be located to the south and two (2) flex office buildings are located to the west. The Comprehensive Land Use Plan designation of the property is 'Mixed Use', which allows the proposed townhomes.

The Downtown Master Plan 5-Year market demand study reflects a demand potential of 185 – 210 townhome units. The demand analysis is intended to be a measure of market viability, not a prediction or recommendation for Downtown development. As shown in the table below, 300 townhomes have been approved in the Downtown in the six (6) years since the adoption of the 2015 Downtown Master Plan update. The applicant's proposed density of 13.2 dwelling units per acre exceeds the densities approved in the Downtown since the approval of the Downtown Master Plan. However, Alpharetta Lofts has a density of 28.8 dwelling units per acre and Teasley Place has a density of sixteen (16) dwelling units per acre. Also, The Maxwell was initially approved in January 2017 to allow a density of up to 16.03 dwelling units per acre and the.

Downtown Overlay – Residential Approvals since the 2015 Downtown Master Plan Update

Development Name	Type	Acres	Density
Hudson Park	16 SFD	2.41 acres	6.64 du/ac
The 1858	11 SFD	1.68 acres	6.55 du/ac
AlphaDev	11 SFD, 6 TH	2.21 acres	7.7 du/ac
Alcovy Place	10 SFD	1.23 acres	8.1 du/ac

City Center/Voysey	42 SFD, 168 For-Rent	25 acres	8.0 du/ac
Midwick	17 SFD, 23 TH	5.85 acres	6.8 du/ac
Old Milton Holdings (Foundry)	25 SFD, 137 TH	23.89 acres	6.8 du/ac
Thompson Street Flats (Kairos)	24 Condo (High)	2.39 acres	10.0 du/ac
Burnett Circle (Ouray)	43 TH	5.72 acres	7.5 du/ac
Weyhill	9 SFD	3.1 acres	2.9 du/ac
Teasley Place	24 Condo (High)	2.2 acres	10.9 du/ac
East of Main	60 SFD, 42 TH	13.87 acres	7.35 du/ac
Twelve on Canton	12 SFD	5.46 acres	2.2 du/ac
The Maxwell	58 SFD, 80 Condo (Mid)	12.91 acres	10.7 du/ac
Rowes Downtown	22 SFD	3.26 acres	6.75 du/ac
Chelsea Walk	49 TH	7.04 acres	7.0 du/ac
Manning on the Square	58 SFD	11.7 acres	4.96 du/ac
Villa Magnolia	26 SFD	3.53 acres	7.37 du/ac

Downtown Overlay – Number of Approved Residential Units by Type

Residential Type	**Number Approved**
Single-Family Detached	377 units
Townhome	300 units
Condominium (Mid-Entry)	80 units
Condominium (High-End)	48 units
For-Rent	168 units
TOTAL	973 units (83% For-Sale/17% For-Rent)

SITE PLAN ANALYSIS

The submitted site plan depicts 24, three (3) story 'For-Sale' townhomes in seven (7) buildings. Access to the development is from Roswell Street by way of a new private street providing access to several private alleys. A ten-foot (10') setback is provided along Roswell Street and a setback of approximately fifteen-feet (15') is provided along South Main Street. A ten-foot (10') sidewalk is depicted along South Main Street and a five-foot (5') sidewalk is depicted on Roswell Street. Minimum building setbacks are consistent with the DT-MU development standards.

Each townhome will have two (2) side-by-side parking spaces within a garage and a Code-compliant driveway accommodating two (2) additional cars. Seven (7) guest parking spaces are centrally located within the development. The Downtown Code requires 60 parking spaces for the proposed subdivision (2.5 parking spaces/unit), of which 103 parking spaces are provided on the site plan.

The site plan depicts 24,100 square feet, or 30% amenity space within the proposed development, which includes a central amenity area near the guest parking area. The DT-MU district requires a minimum 10% amenity space. However, the applicant is requesting a conditional use to increase density above the maximum ten (10) dwelling units per acre, which requires open space to be increased proportionally to the increase in density. Therefore, a minimum 13.2% amenity space is required for the proposed development. If approved, amenity areas should include improvements associated with gathering and seating areas.

There are seven (7) specimen trees on the subject property, consisting primarily of Hardwoods. The site plan does not depict any tree saves. If approved, it is recommended that the grouping of hardwoods just north of the central amenity area be saved. Additional tree groupings and trees of quality should be saved along the north and south property lines.

A site plan note indicates that stormwater management would be provided underground within the amenity area and guest parking area.

RENDERINGS

According to the City's Downtown Consultant, the townhomes are proposed to be designed in the Neoclassical architectural style, which is approved for use in the Downtown. Façade materials appear to combine rusticated limestone or cast stone, brick and gable siding detail. Each unit is depicted to have a covered entry with columns and a chimney. The submitted renderings depict the townhomes to be three (3) stories, with a rooftop deck located within the gable of the roof. The Downtown Consultant reviewed the renderings and had the following comments:

- Base material should be cast stone or limestone.
- No glass railings on rooftop deck. Use traditional guardrail detail.
- Window surround at 3rd floor should match the window surround shown at 2nd floor.
- Use correct brick mould detail with correct masonry jack arch detail.
- For courtyards, use masonry piers at corners with inset masonry walls between.
- At front entry, provide engaged partial column or pilaster.
- Use proper entablature detailing, scale, and proportion. Locate column properly so that column shafts align with face of frieze above. Use proper Classical column design.
- Renderings do not depict the rear elevation. 4-sided architecture, materials and details is recommended.

TRAFFIC

The applicant provided a trip generation report, which estimates that the proposed 24-lot single-family detached subdivision would generate 18 AM Peak Hour trips and 24 PM Peak Hour trips.

SCHOOLS

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

FULTON COUNTY SCHOOLS – 24 Townhomes

School	Single Family Average #
Manning Oaks Elementary School	0 to 5 students
Northwestern Middle School	0 to 1 students
Milton High School	0 to 8 students
TOTAL	0 to 14 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 0 – 14 school age children. Numbers provided by Fulton County Schools show that Manning Oaks Elementary School and Northwestern Middle School are approaching maximum capacity and Milton High School is over capacity.

STANDARDS FOR ZONING CHANGES

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

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

Response: The requested zoning, DT-MU, is consistent with the future land use designation of the property and surrounding area, which is 'Mixed Use'. While surrounding properties are developed with commercial uses, the area is envisioned to redevelop into a mixed-use environment with mixed-use and single use developments.

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

Response: The zoning proposal would not adversely affect the existing use or usability of adjacent or nearby properties. While surrounding properties are developed with commercial uses, the area is envisioned to redevelop into a mixed-use environment with mixed-use and single use developments.

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

Response: The applicant's proposal should not have significant impacts on the natural environment if tree saves are required on the property.

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

Response: The properties are zoned C-2, which allows auto-oriented uses that are inconsistent with the vision for the area to become a mixed-use, walkable environment. The requested zoning, DT-MU, is consistent with the future land use designation of the property and surrounding area, which is 'Mixed Use'. While surrounding properties are developed with commercial uses, the area is envisioned to redevelop into a mixed-use environment with mixed-use and single use developments.

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

Response: The zoning proposal would not cause an excessive burden on public facilities and services. The requested rezoning to allow a residential development would increase demand on schools and parks.

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

Response: The subject property is located in the Downtown Overlay, which includes opportunities for properties to develop under the Downtown zoning districts. The requested

zoning, DT-MU, is consistent with the future land use designation of the property and surrounding area, which is 'Mixed Use'.

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

Response: The request should not negatively impact public health, safety or welfare. The proposed zoning is consistent with the future land use designation of the property.

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

Response: The properties are zoned C-2, which allows auto-oriented uses that are inconsistent with the vision for the area to become a mixed-use, walkable environment. The requested zoning, DT-MU, is consistent with the future land use designation of the property and surrounding area, which is 'Mixed Use'. While surrounding properties are developed with commercial uses, the area is envisioned to redevelop into a mixed-use environment with mixed-use and single use developments.

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

Response: The Comprehensive Land Use Plan designation of the property is 'Mixed Use', which allows the proposed DT-MU zoning and townhome use.

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: Access to the property is from Roswell Street, which contributes to the creation of walkable environment by limiting the number of curb cuts and placing the curb cut on the lower classification street.

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

Response: The above-referenced site improvements are addressed on the applicant's site plan.

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 DT-MU zoning district allows densities up to ten (10) dwelling units per acre, of which the 1.82-acre site would potentially yield eighteen (18) dwelling units based on the maximum density. The applicant requests a conditional use to increase the density to 13.2 dwelling units per acre, which represents a net increase of six (6) dwelling units. The applicant has provided the proportional increase in open space based on the increased density.

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

Response: Not applicable.

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

Response: The applicant's request to increase density to 13.2 dwelling units per acre exceeds the maximum density approved on South Main Street. However, Alpharetta Lofts has a density of 28.8 dwelling units per acre and Teasley Place has a density of sixteen (16) dwelling units per acre. Also, The Maxwell was initially approved in January 2017 to allow a density of up to 16.03 dwelling units per acre and the.

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

Response: The applicant's request to increase density to 13.2 dwelling units per acre exceeds the maximum density approved on South Main Street. However, Alpharetta Lofts has a density of 28.8 dwelling units per acre and Teasley Place has a density of sixteen (16) dwelling units per acre. Also, The Maxwell was initially approved in January 2017 to allow a density of up to 16.03 dwelling units per acre and the.

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

Response: Not applicable.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that the request for rezoning and conditional use do not conflict with the established review criteria. The zoning proposal is consistent with the vision of the Downtown Master Plan and comprehensive land use plan designation of the property. If approved, the site layout should be revised to meet the Downtown Overlay streetscape requirements along Roswell Street and the new internal street, as well as to identify tree saves.

CITIZEN PARTICIPATION PLAN

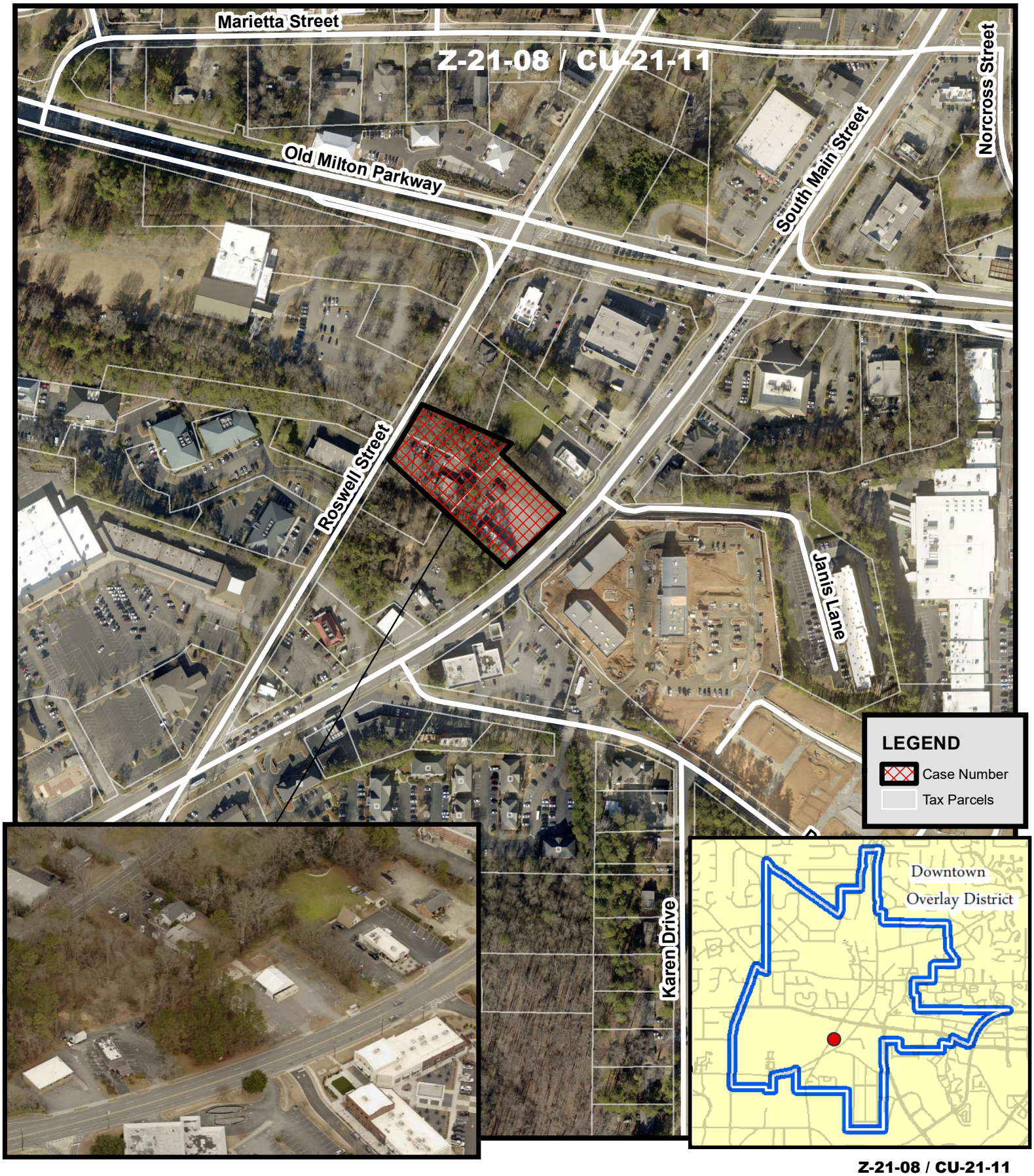
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING

CZIM was held on August 11, 2021. There were no public comments.

IV. ATTACHMENTS:

- Site Plan
- Renderings

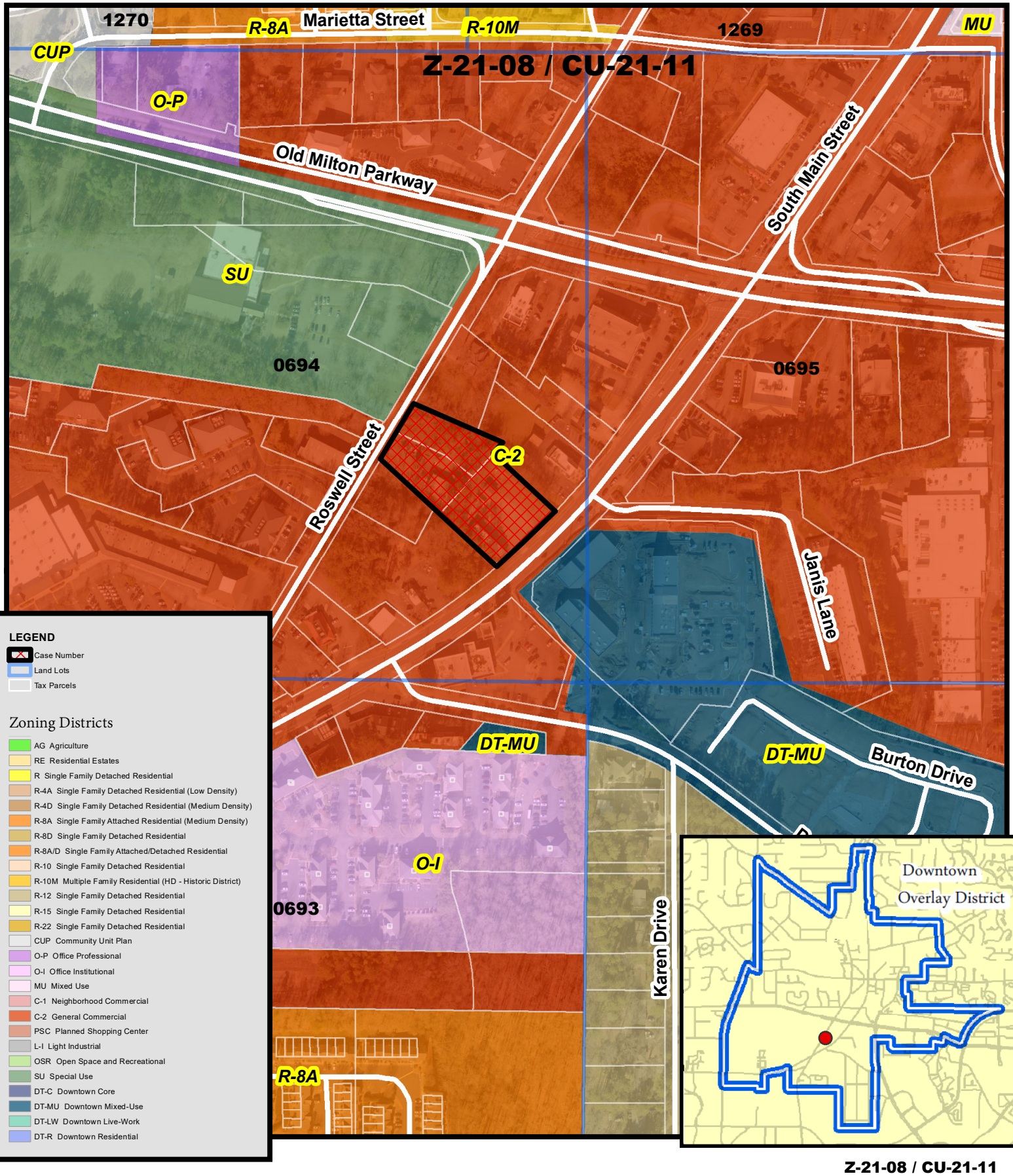


Aerial Map
Mayfair on Main
217 South Main Street

Z-21-08 / CU-21-11
D/LL: 1/2/694
PC: 9/2/21
CC: 9/27/21

THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS

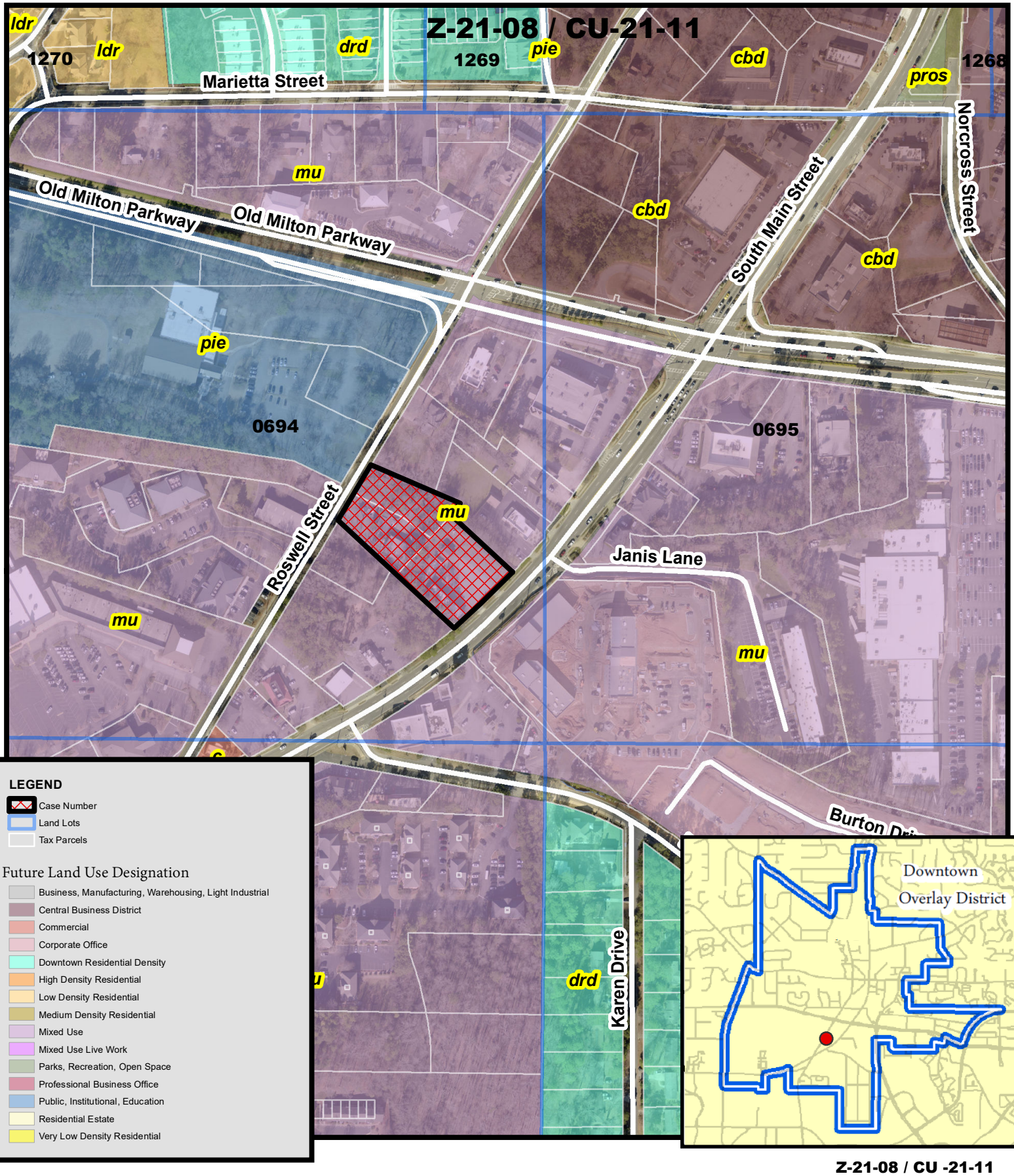


THE CITY OF ALPHARETTA GEORGIA

Zoning Map
Mayfair on Main
217 South Main Street

Z-21-08 / CU-21-11
D/LL: 1/2/694
PC: 9/2/21
CC: 9/27/21

Location Map Provided by:
Community Development - GIS

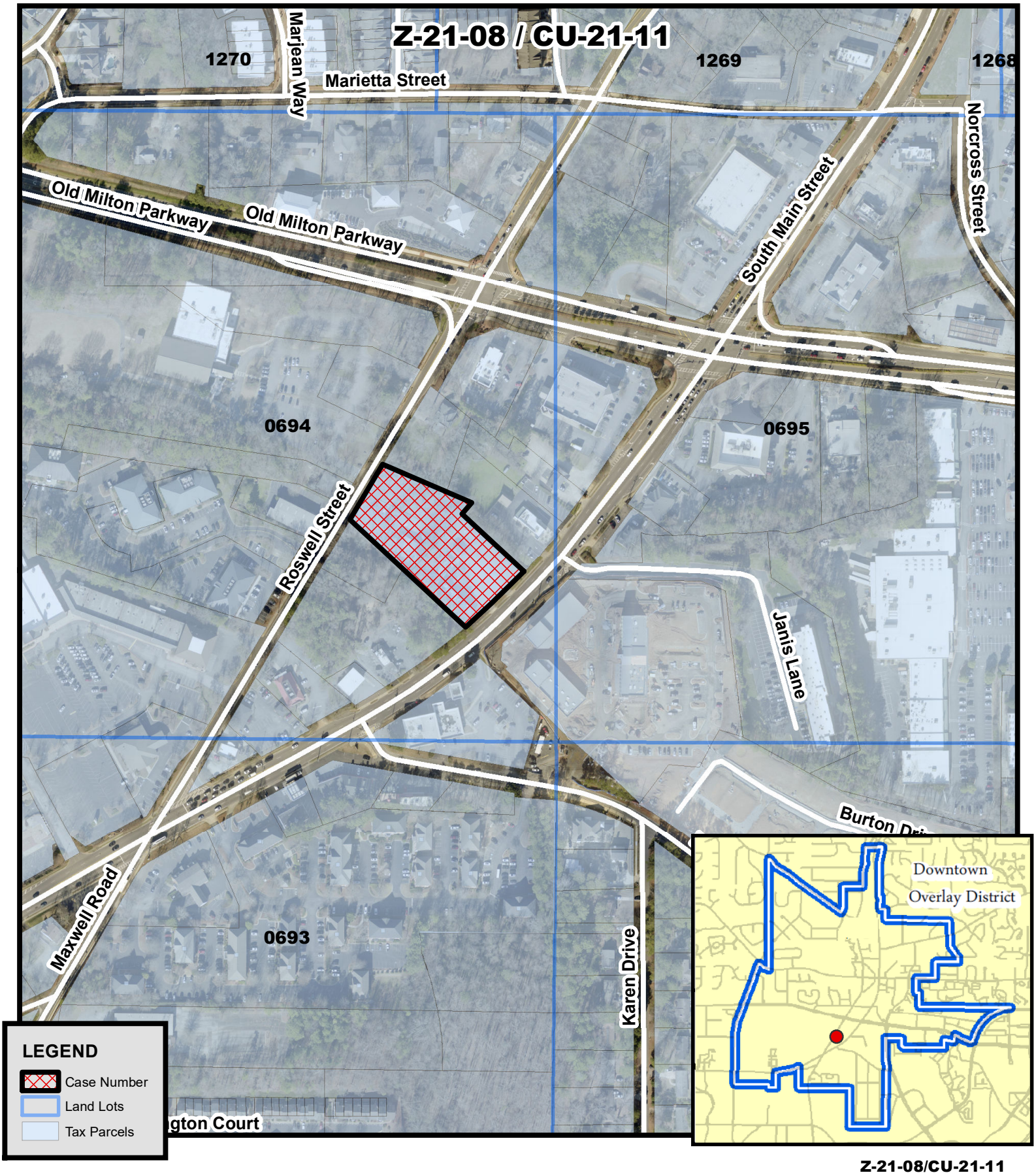


THE CITY OF ALPHARETTA GEORGIA

Future Land Use
Mayfair on Main
217 South Main Street

Z-21-08 / CU -21-11
D/LL: 1/2/694
PC: 9/2/21
CC: 9/27/21

Location Map Provided by:
Community Development - GIS



Location Map
Mayfair on Main
217 South Main Street

Z-21-08/CU-21-11
D/LL: 1/2/694
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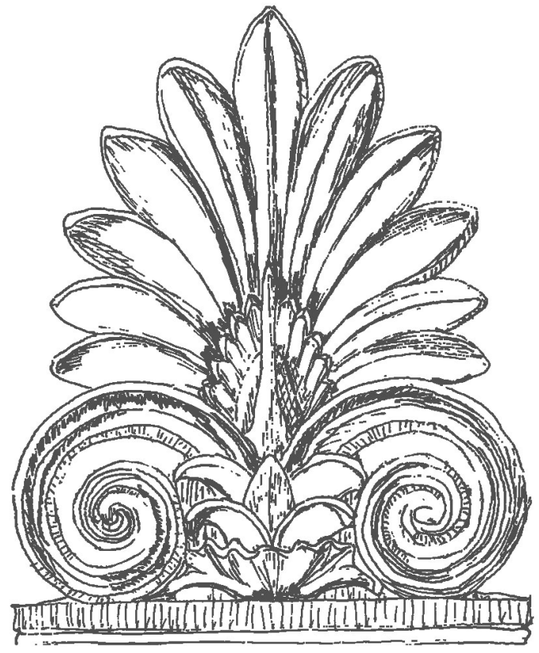
Community Development - GIS



217 SOUTH MAIN

Alpharetta, GA

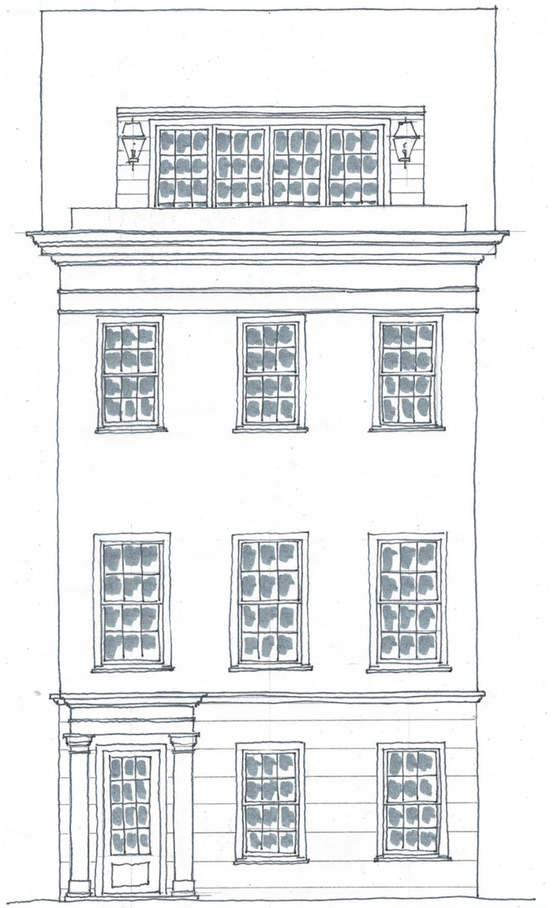
August 18, 2021

FRONT ELEVATION
1/8" = 1'-0"

217 SOUTH MAIN
Alpharetta, GA
August 18, 2021

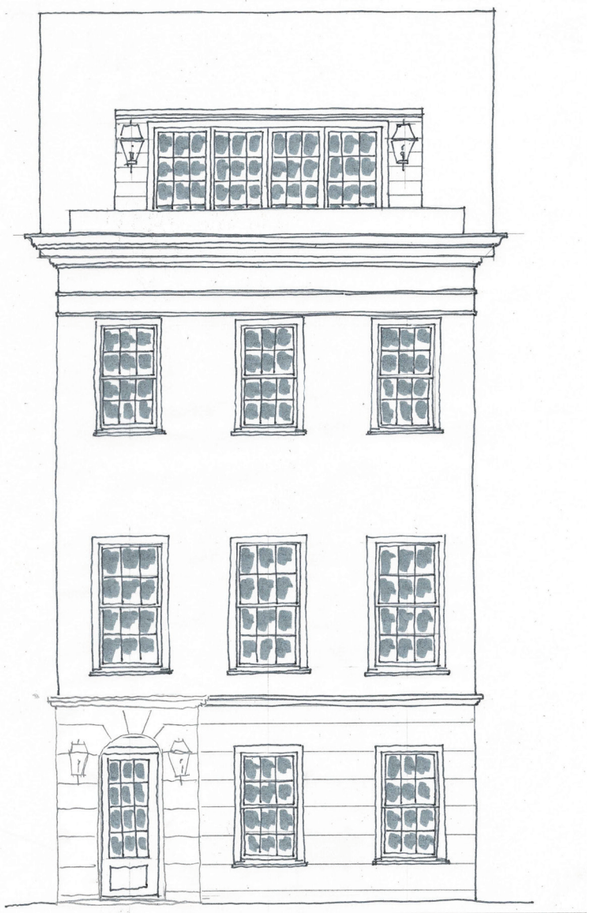
MAYFAIR STREET PARTNERS

A CLASSICAL STUDIO
ARCHITECTS | DESIGNERS

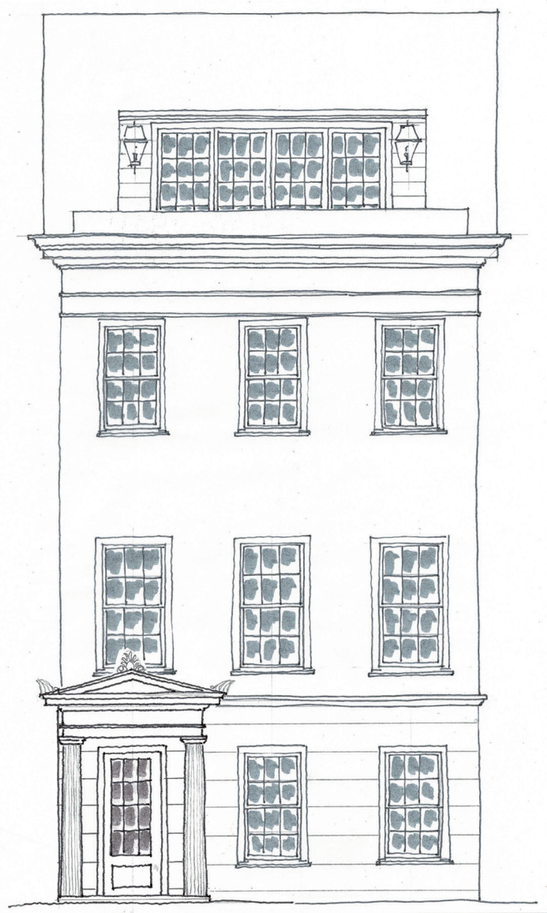


SIDE ELEVATION A
1/8" = 1'-0"

SIDE ELEVATION A
ENTRY WALL & GARDEN
1/8" = 1'-0"



SIDE ELEVATION B
ALTERNATE ENTRANCE
1/8" = 1'-0"



SIDE ELEVATION C
ALTERNATE ENTRANCE
1/8" = 1'-0"

217 SOUTH MAIN
Alpharetta, GA
August 18, 2021

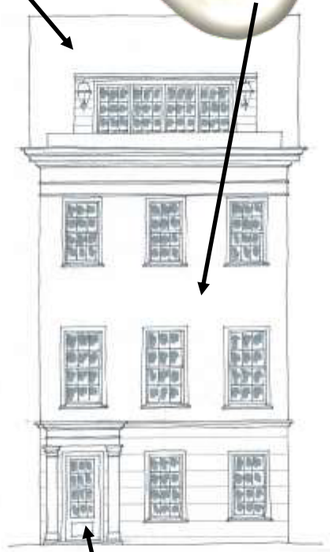
MAYFAIR
STREET PARTNERS

A
CLASSICAL
STUDIO
ARCHITECTS | DESIGNERS

217 South Main

Composite Shingle Roof

Georgetown Gray

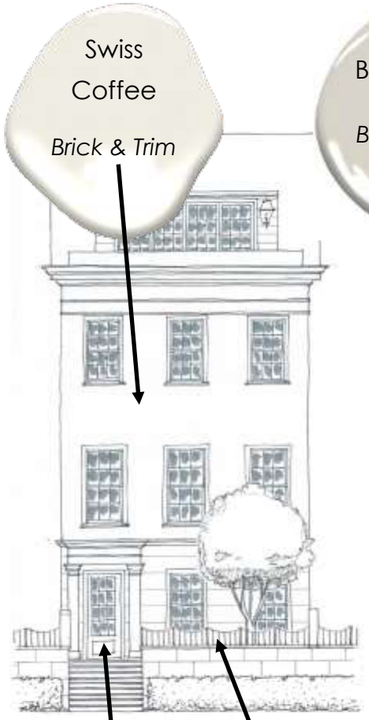


Revere Pewter

Brick & Trim

Arctic Gray

Front Door



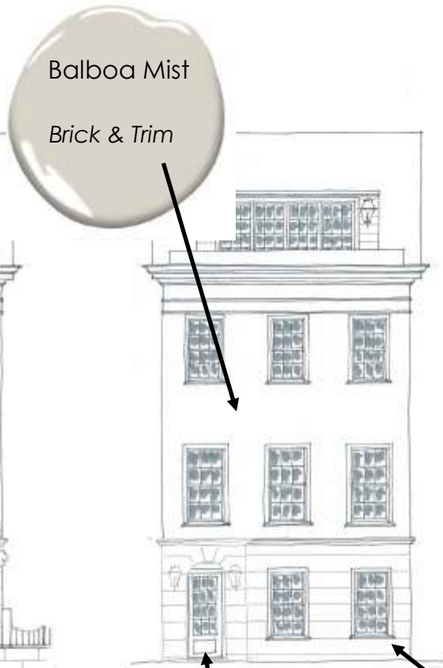
Swiss Coffee

Brick & Trim

Fencing in front, Glossy Black

Silken Blue

Front Door

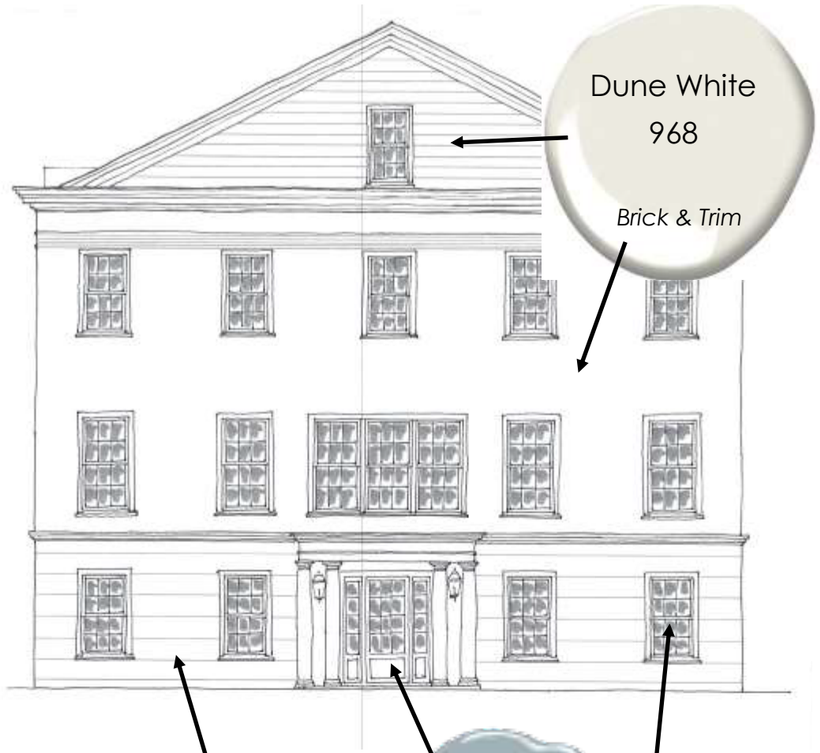


Balboa Mist

Brick & Trim

Front Door

Tranquility



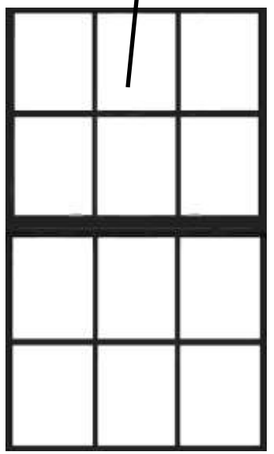
Dune White 968

Brick & Trim

All Cast Stone, Bottom Levels

French Toile

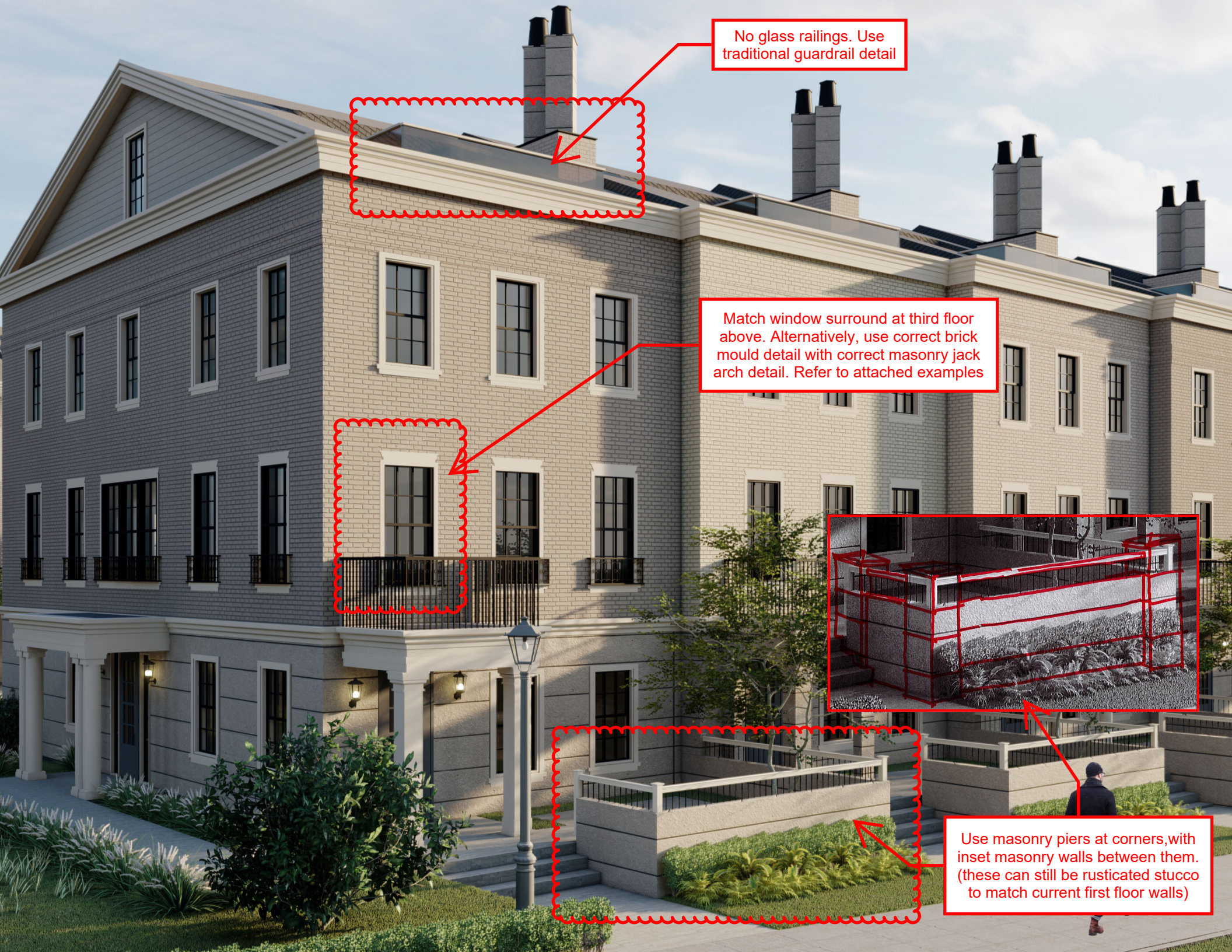
Front Door

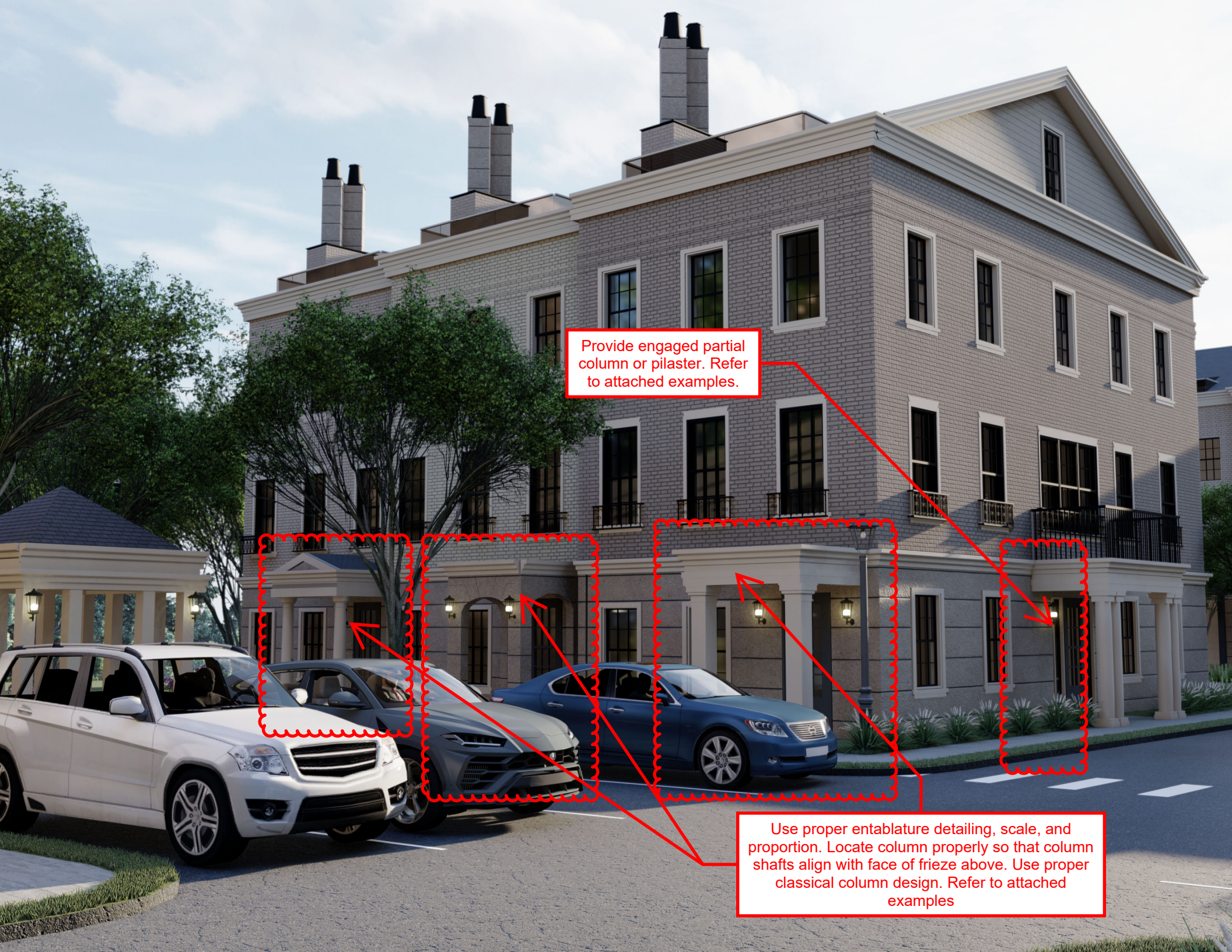


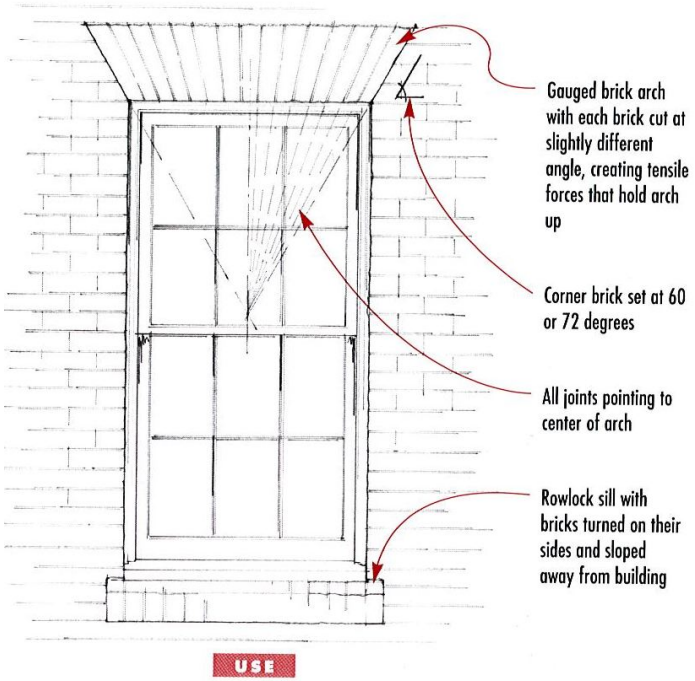
All Windows, Black Steel

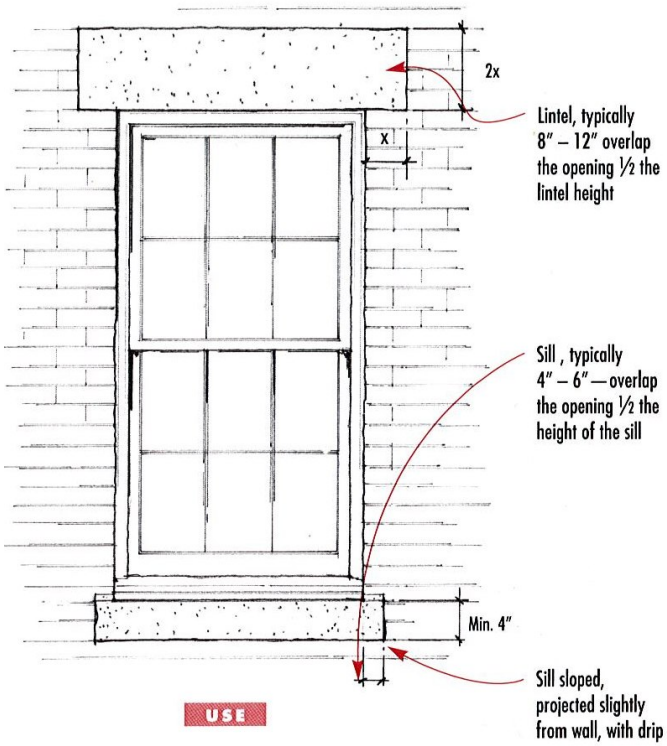
Puritan Gray

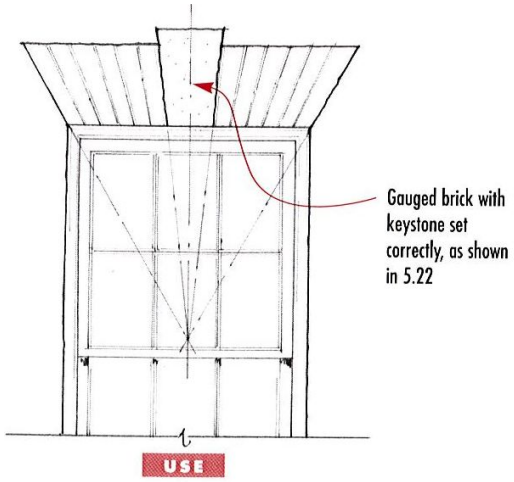
Privacy Fencing

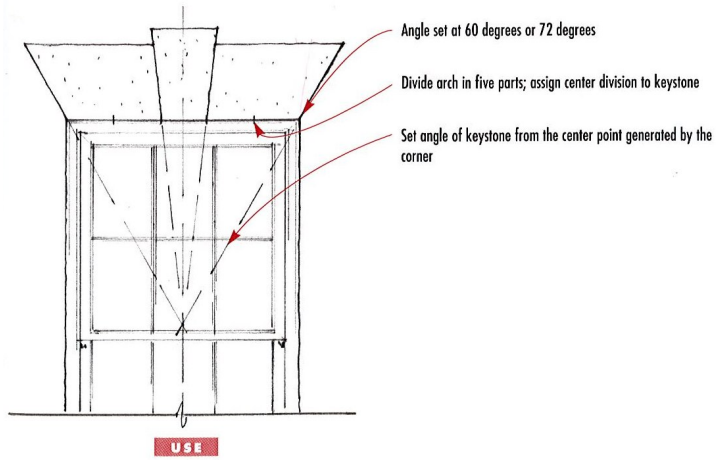

No glass railings. Use traditional guardrail detail
Match window surround at third floor above. Alternatively, use correct brick mould detail with correct masonry jack arch detail. Refer to attached examples
Use masonry piers at corners,with inset masonry walls between them. (these can still be rusticated stucco to match current first floor walls)


Provide engaged partial column or pilaster. Refer to attached examples.
Use proper entablature detailing, scale, and proportion. Locate column properly so that column shafts align with face of frieze above. Use proper classical column design. Refer to attached examples





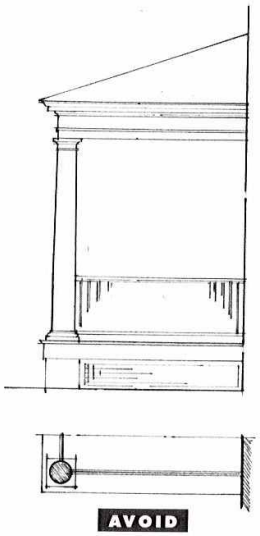




EXAMPLES OF PROPER WINDOW OPENINGS IN A MASONRY WALL

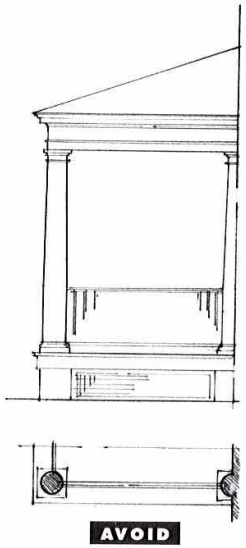
8.10 **Engaging the Porch to the Building at the Architrave**

To support the architrave where the porch meets the building, always use a pilaster or an engaged column, which throws enough shadow to visually provide support.



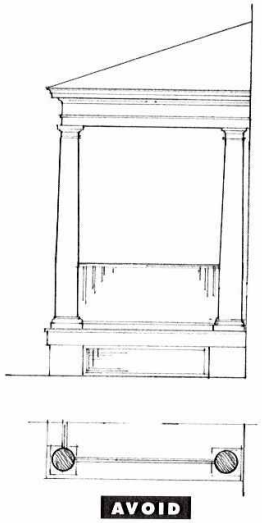
AVOID

No support at wall



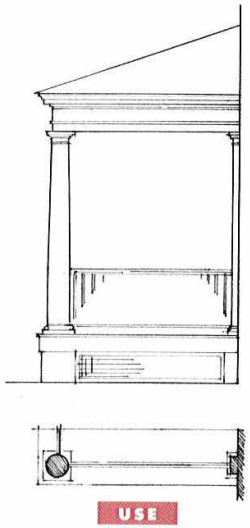
AVOID

Engaged half column (too insubstantial; will look as though it is being swallowed by wall)



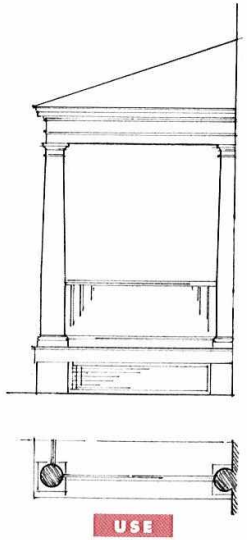
AVOID

Full column adjacent to wall (unnecessary; will create a place for water to collect)



USE

Pilaster projecting 1/5–1/4 of column diameter, width matched to diameter at neck of column

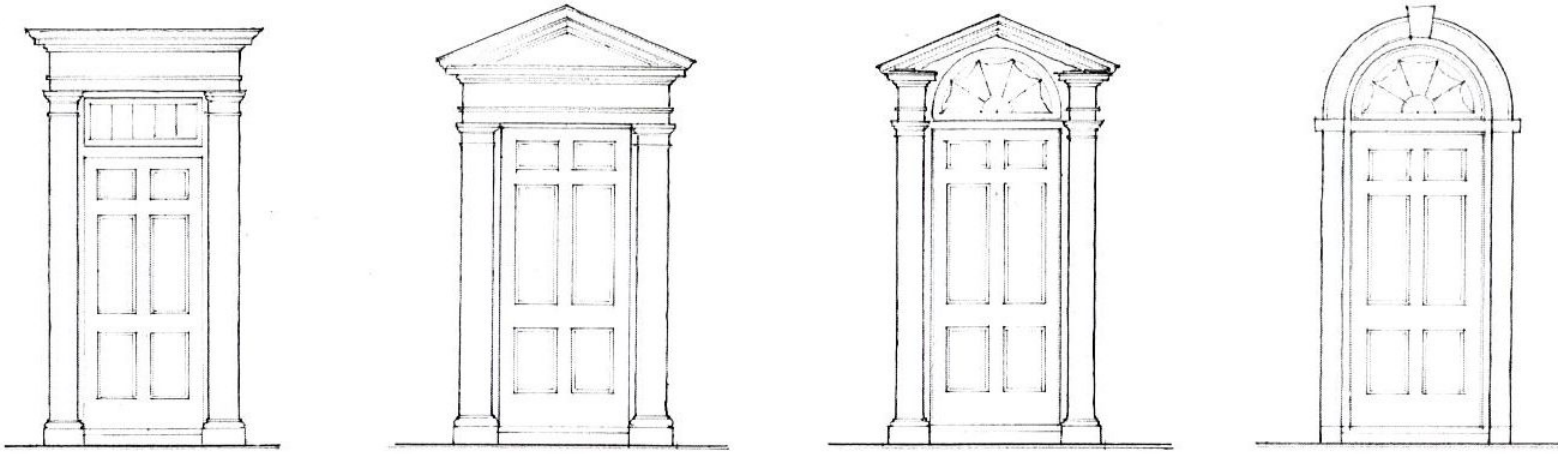


USE

Engaged column projecting 5/8–3/4 of diameter from wall

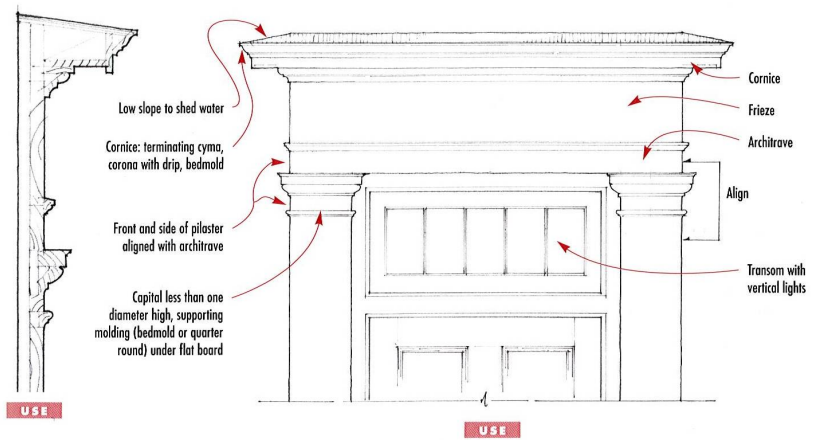
EXAMPLES OF PROPER PORCH ENGAGEMENT TO BUILDING

7.2 Types of Door Surrounds to Use

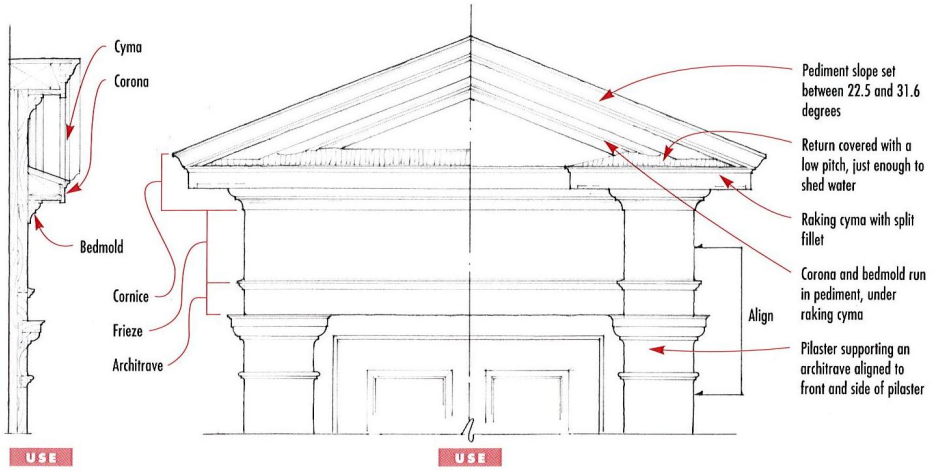


Trabeated surround | Pedimented surround | Pedimented surround with arch | Arched surround

7.19 **Trabeated Door Surrounds to Use**

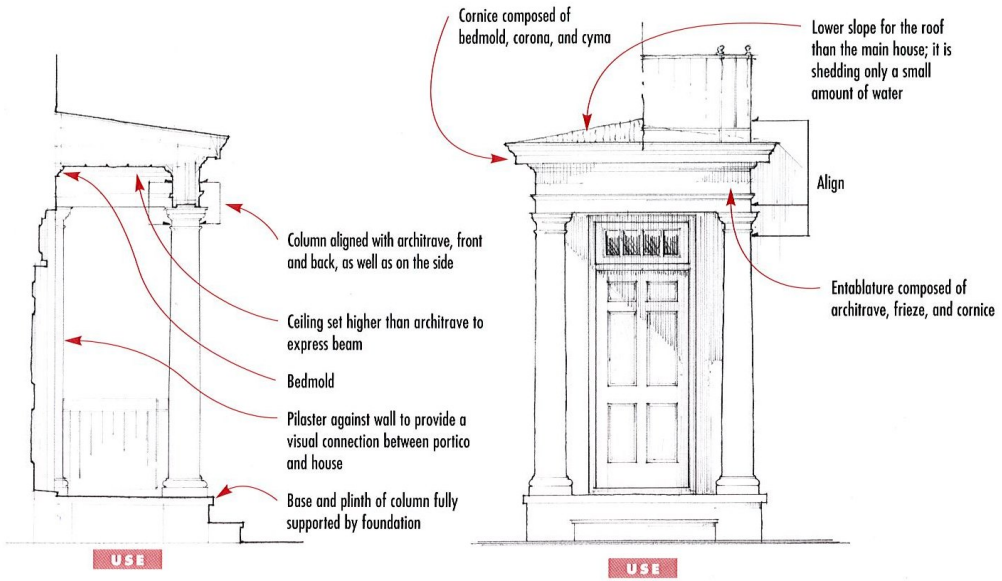


7.22 **Pedimented Door Surrounds to Use**

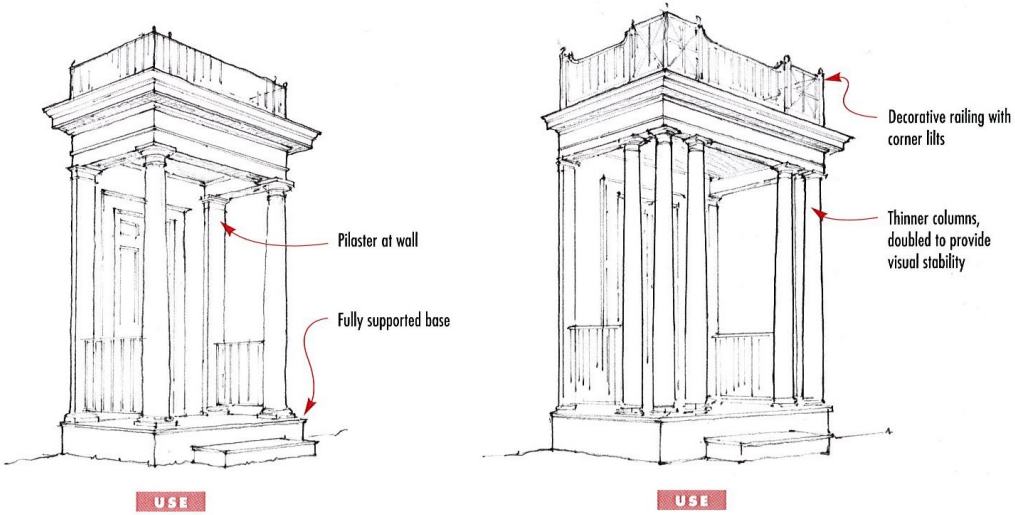


EXAMPLES OF PROPER PORCH DESIGN

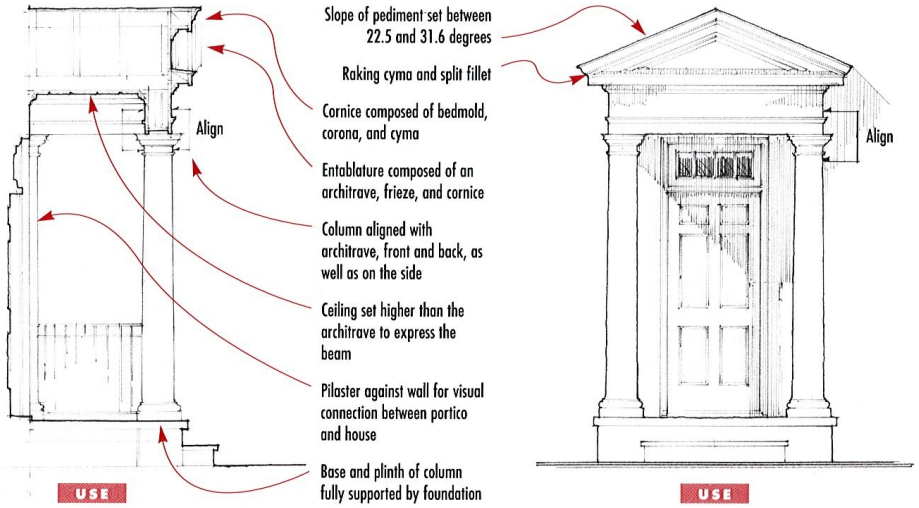
7.34 Trabeated Porticos to Use



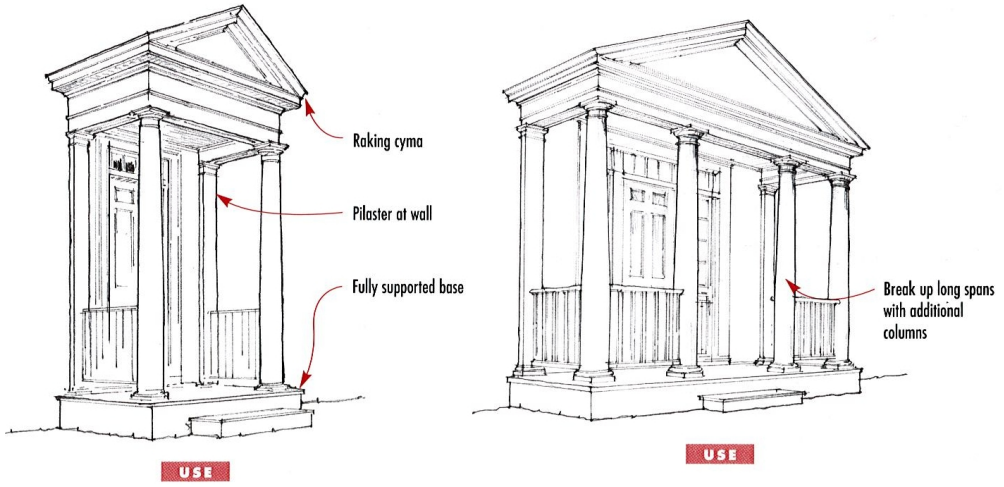
7.35 Trabeated Portico Variations



7.37 Pedimented Porticos to Use



7.38 Pedimented Portico Variations



EXAMPLES OF PROPER PORCH DESIGN

COMMUNITY DEVELOPMENT
COMMUNITY ZONING INFORMATION MEETING
AUGUST 11, 2021
ZOOM
6:00 PM

I. Staff Present
   a. Kathi Cook
   b. Michael Woodman
   c. Ben Kern
   d. Lauren Shapiro

II. Total Participants (including Staff): 19

III. MP-21-01 / V-21-04 The Bailey / Northwinds

IV. Z-21-07 / V-21-24 236 & 244 North Main Street

V. Z-21-08 / CU-21-11 Mayfair on Main
   a. Applicant Presentation: John Boniface & Jason Joseph
      i. Rezoning request from C2 to DTMU in order to build 24 townhomes that will face Main Street and have a courtyard walk-up.
      ii. Variance request in regards to increasing density so that 24 units would be permitted on 1.8 acres
      iii. The property will be fenced and have gates in the front, and the entry will be off Roswell Street.
      iv. There will be a courtyard amenity space in the center of the property.
      v. Renderings will be available next week.
   b. Public Comment
      i. There were no public comments or questions for this item.

VI. There were no chat comments for this CZIM.

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: Z-21-08 / CU-21-11 Mayfair on Main Applicant Letter

Contact Name: John Boniface Telephone: 352-425-3356

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

None received.

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

- [x] Letter
- [ ] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
- [ ] Email
- [ ] Other *(Please Specify)* _____

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

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

Signature of Authorized Agent: _____ Date: 7/15/21

Print Form

July 16, 2021

Trilogy Acquisitions, LLC
26 Milton Ave
Alpharetta, GA 30009

RE: 217 South Main – Rezoning Notice

Dear Property Owner:

Please allow this letter to serve as public notice for a Rezoning request at 217 S Main and 180 Roswell Street to DT-MU.

The Community Zoning Information Meeting (CZIM) for this request will be held on August 11, 2021 at 6:00 p.m. via Zoom. The link to the meeting is https://zoom.us/j/7301636794. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

This item will be considered by the Planning Commission on Thursday, September 2, 2021 at 6:30 PM and City Council on Monday September 27, 2021 at 6:30 PM. The meeting(s) will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact Nathan Sycks at 404-442-6603. His fax number is 888-998-7373, and his email is Nathan@mmhfirm.com. His address is 11525 Haynes Bridge Road, Ste. 250, Alpharetta, GA 30009.

Sincerely,

Trilogy Acquisitions, LLC

John Boniface
Authorized Signatory

WICKS RONALD S & MARY A
270 S MAIN ST
ALPHARETTA GA 30009

ROYAL ROSWELL LLC
2655 HERMITAGE DR
CUMMING GA 30041

BRAMBHATT KANAIYALAI S & SAROJINI K
3771 ARC WAY
LAWRENCEVILLE GA 30044

PURE TAQUERIA LLC
103 ROSWELL ST
ALPHARETTA GA 30009

ALPHA DEVELOPMENT CORP
P O BOX 92
ALPHARETTA GA 30009

AARENE REAL ESTATE HOLDINGS LLC
296 THOMPSON ST
ALPHARETTA GA 30004

TRIBBLE DONNA E
285 KAREN DR
ALPHARETTA GA 30009

PARK PLAZA PARTNERS LLC
15144 TAYLOR RD
ALPHARETTA GA 30004

WILSON WALTER D SR TR
217 S MAIN ST
ALPHARETTA GA 30004

ALPHA DEVELOPMENT CORP
1048 WINDING BRANCH CT
ATLANTA GA 30338

CITY OF ALPHARETTA
2 S SOUTH MAIN ST
ALPHARETTA GA 30004-1936

CANOPY MAIN STREET INC
300 WILMOT
DEERFIELD IL 60015

KARTOS JOHN L
P.O. BOX 22147
KNOXVILLE TN 37933

TALLANT PROPERTIES LLC
206 HIDDEN RIVER DR
WOODSTOCK GA 30188

MKB PROPERTY HOLDINGS LLC
200 S MAIN ST
ALPHARETTA GA 30009

FULTON COUNTY BANK
101 N TRYON ST
CHARLOTTE NC 28255

MULKEY LAWRENCE W
13630 BIRMINGHAM HWY
ALPHARETTA GA 30004

ONE NINE ONE ROSWELL STREET LLC
3105 SALISBURY DR
ALPHARETTA GA 30004

J & J PROPERTIES INC
P.O. BOX 22147
KNOXVILLE TN 37933

ALPHA DEVELOPMENT CORP
P O BOX 92
ALPHARETTA GA 30009

HAIGLER CAPITAL LLC
164 ROSWELL ST
ALPHARETTA GA 30009

BRUNA LLC
P O BOX 1324
ALPHARETTA GA 30009

KARTOS JOHN L
P.O. BOX 22147
KNOXVILLE TN 37933

HAIGLER CAPITAL LLC
2005 OLD MILTON PKWY
ALPHARETTA GA 30009

WILSON WALTER D SR TR
217 S MAIN ST
ALPHARETTA GA 30004

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

CITY OF ALPHARETTA
2 S SOUTH MAIN ST
ALPHARETTA GA 30004-1936

CITY OF ALPHARETTA
2 SOUTH MAIN ST NE
ALPHARETTA GA 30004

KARTOS JOHN L
P.O. BOX 22147
KNOXVILLE TN 37933

NAVIGATOR REAL ESTATE HOLDINGS LLC
790 PERSHING RD
RALEIGH NC 27608

YOUNG DEER PROPERTIES LLC
5887 GLENRIDGE DR SUITE 150
ATLANTA GA 30328

STAFF TECH INVESTMENTS LLC
221 ROSWELL ST
ALPHARETTA GA 30009

C S H F OF GA INC
1800 CENTURY BLVD NE
ATLANTA GA 30345

AMANA ACADEMY INC
285 S MAIN ST
ALPHARETTA GA 30009

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #: PHA210035
PH #: Z-21-08 / CU-21-11
[X] Property Taxes & Code Violations Verified
[X] Fee Paid Initial: PC

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

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

Contact Information:

Contact Name: Jason Joseph Telephone: 678-802-4912

Address: 26 Milton Ave Suite:

City Alpharetta State: GA Zip: 30009 Fax:

Mobile Tel: 678-521-6070 Email: jj@mayfairstreetpartners.com

Subject Property Information:

Address: 217 S Main Street Current Zoning: C2

District: Section: Land Lot: Parcel ID:

Proposed Zoning: DT-MU Current Use: NA - Land

This Application For *(Check All That Apply)*:

- [ ] Conditional Use
- [x] Rezoning
- [ ] Variance
- [ ] Exception
- [ ] Master Plan Amendment
- [ ] Master Plan Review
- [ ] Public Hearing
- [ ] Other *(Specify)*
- [ ] Comprehensive Plan Amendment

Applicant Request And Intent

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

Single family townhomes.

Applicant's Request (Please itemize the proposal):

24 single family townhomes

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

The intent is to rezone for single family townhomes

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: MF 217 Main, LLC c/o Jason Joseph Telephone: 678-802-4912

Address: 26 Milton Ave Suite:

City Alpharetta State: GA Zip: 30009 -

Authorization:

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

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

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

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Jason Joseph Telephone: 678-521-6070

Address: Suite:

City Alpharetta State: GA Zip: 30009 -

So Sworn and Attested:

Owner Signature: Date: 7/1/21

Notary:

Notary Signature: Date:

DISCLOSURE FORM

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

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

Name of Applicant or Opponent: MF 217 Main, LLC c/o Jason Joseph

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: NA Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: _____ Date: 7/1/21

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

Residential in surrounding area. Conforms with City of Alpharetta Master Plan to increase for sale product in the downtown area.

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

Currently, it's a vacant lot. With the new use, it will drive property values upwards due to the high end nature of the homes.

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

No, it cannot. The current density does not support the intended development plan. Without unit yield, we will not be able to afford to complete the proposed project.

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

Current zoning would mean retail, office and/or other higher traffic use. The proposed rezoning would mean a gated residential community, thus, reducing traffic. Likewise, the entrance off of S Main will no longer be accessible, thus decreasing the traffic onto and off of S Main (entrance will be off of Roswell Street).

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

Utility capacity - minimal impact as customary with residential homes. With the pricing of the homes, typical demographic will be more mature families with children not in school.

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

Density, residential, and for sale. Bringing families to the downtown area is critical and a part of the Comprehensive Plan.

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

Existing zoning does not afford the density of units under the proposed site plan.

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

Board Of Zoning Appeals Review Criteria

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

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

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

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

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

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.

SIGN VARIANCE REVIEW CRITERIA

Are there exceptional conditions pertaining to the property where the sign is to be located as a result of the property size, shape, or topography which are not applicable to other lands or structures in the area? If "yes," please explain.

☐ Yes

☐ No

Would the applicant be deprived of rights that are commonly enjoyed by others similarly situated? If "yes," please explain.

☐ Yes

☐ No

Would granting the variance confer on the applicant any significant privileges which are denied to others similarly situated? If "yes," please explain.

☐ Yes

☐ No

Are the exceptional circumstances the result of actions of the applicant or the applicant's representatives? If "yes," please explain.

☐ Yes

☐ No

Is the requested variance the minimum necessary to allow the applicant to enjoy rights commonly enjoyed by others similarly situated? If "no," please explain.

☐ Yes

☐ No

Would granting of the variance violate more than one standard of the Unified Development Code? If "yes," please explain.

☐ Yes

☐ No

Would granting the variance result in allowing a sign that interferes with road or highway visibility or obstruct or otherwise interfere with the safe and orderly movement of traffic? On a separate sheet or sheets, please defend your response.

☐ Yes ☐ No

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: "Mayfair on Main" Town Home Development

Contact Name: John Boniface Telephone: 678-802-4912

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.

Jeff Levitan, 180 Roswell

MJV Mill, LLC, The Maxwell

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
- [x] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
- [x] 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.

Via email, phone, or in person visits.

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: _____

Contact Name: _____ Telephone: _____

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

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

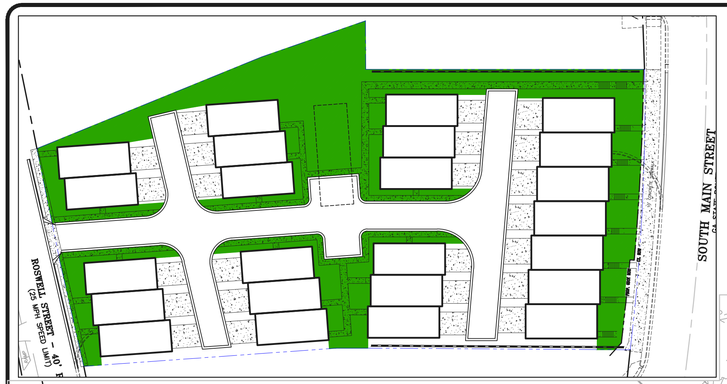
- ☐ Letter
- ☐ Personal Visits
- ☐ Telephone
- ☐ Group Meeting
- ☐ Email
- ☐ Other *(Please Specify)* _____

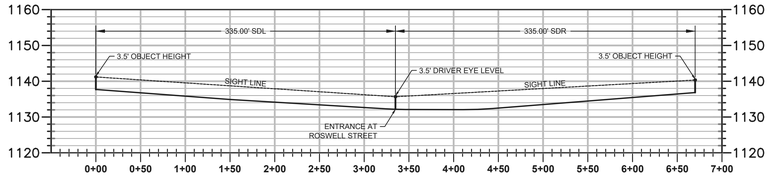
Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

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

Signature of Authorized Agent: _____ Date: 7/1/21

Print Form





SIGHT DISTANCE PROFILE AT ROSWELL STREET ENTRANCE
SCALE: 1" = 80' HORIZONTAL
1" = 20' VERTICAL

VICINITY MAP

N.T.S.

SITE DATA

ADDRESS: 217 SOUTH MAIN STREET
PARCEL NO. 12-2583-0694-0601 (221 SOUTH MAIN ST)
PARCEL NO. 12-2583-0694-0627 (0 ROSWELL ST)
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ORIGINAL GROSS SITE AREA: 79,246 SF (1.82 ACRES)
GEORGIA DOT DEDICATED ROW: 716 SF
SITE AREA AFTER PROPOSED ROW: 78,530 SF (1.80 AC)

ZONING:
CURRENT ZONING: C-2
PROPOSED ZONING: DT-MU
ZONING JURISDICTION: CITY OF ALPHARETTA, GEORGIA

PROPOSED USE:
RESIDENCES: SINGLE FAMILY ATTACHED
24 TOWNHOMES (3 BEDROOMS EACH)
PROPOSED DENSITY: 24 UNITS = 13.33 UNITS PER ACRE
(With Conditional Use Permit)

MINIMUM AMENITY SPACE: 10% (7,853 SF)
PROPOSED AMENITY SPACE: 30% (24,000 SF)

MAXIMUM BUILDING LOT COVERAGE: 80% (62,824 SF)
PROPOSED BUILDING LOT COVERAGE: 25% (27,100 SF)

SETBACKS:
FRONT YARD: 5' MIN, 10' MAX
SIDE YARD: 0' MIN
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- PROPOSED STRIPING
- PROPOSED MOVEMENT
- PROPERTY LINE
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- PROPOSED GDOT SIDEWALK
- POURED CONCRETE WALL
- FUTURE GDOT CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER

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GEORGIA 811 Utilities Protection Center, Inc.
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Before You Dig

GRAPHIC SCALE
0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

24 HOUR CONTACT: JOHN BONIFACE (352) 425-3356

PAVEMENT IN RIGHT OF WAY SHALL MEET GDOT STANDARDS. SEE GDOT NOTES.

ALL STRIPING IN THE RIGHT OF WAY SHALL BE THERMOPLASTIC.

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 24529 William B. Dunlop

paradigm
Engineering Services, Inc.
Seven Dunwody Park
Suite 115
Atlanta, GA 30338
(770) 605-6030
www.Paradigmeng.net

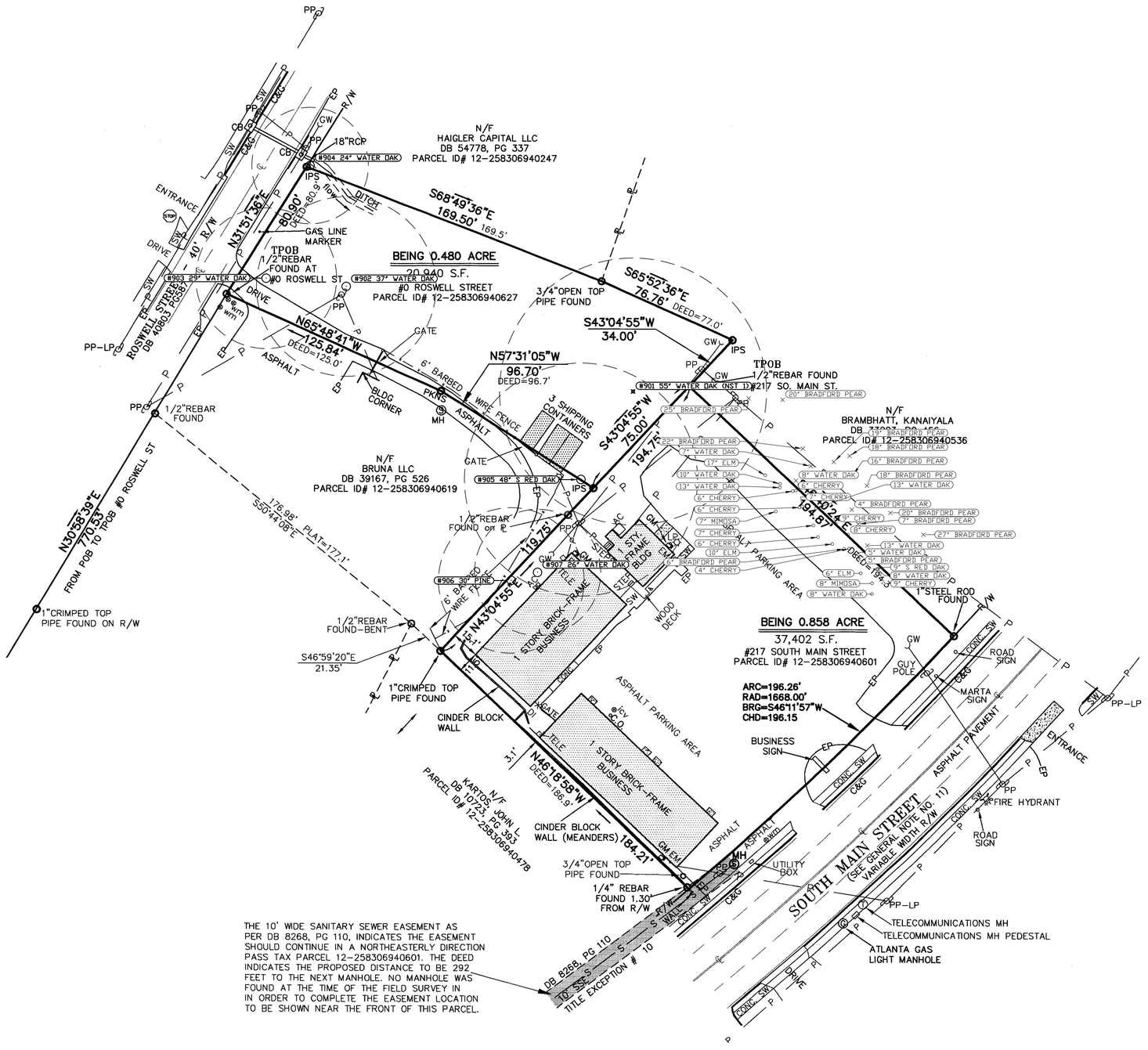
Propct No. P-2115
Design By: WBD
Drawn By: RAC
Checked By: WBD
Date: 6/29/21
Scale: 1" = 20'

Revision
No Date

MF-217 Main, LLC
26 MILTON AVENUE
ALPHARETTA, GEORGIA 30009
OFFICE: (678) 802-4912

ZONING SITE PLAN
217 South Main
217 SOUTH MAIN STREET
LAND LOT 694, DISTRICT 1, SECTION 2
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA 30009

Drawing No.
Z1.0



24 HOUR CONTACT
JOHN BONIFACE @ 770-864-1987

SPECIMEN TREE SIZE

UNDERSTORY:	
DOGWOOD & REDBUD	8 INCHES
SOURWOOD	10 INCHES
MEDIUM OVERSTORY:	
BEECH, BLACKGUM, SASSAFRAS, PERSIMMON, MAGNOLIA	20 INCHES
CEDRUS & THUJA	20 INCHES
LARGE OVERSTORY:	
OAKS & HICKORIES	24 INCHES
SWEETGUM & POPLAR	30 INCHES
PINE	30 INCHES

SURVEY ALL 24" TREES
SURVEY ALL LANDSCAPE TREES (PARKING LOT, STREET, ETC.)
SURVEY ALL TREES GREATER THAN 20" WITHIN 30' OF PROPERTY LINE

SPECIMEN TREE REPORT COMPLETED ON 2/27/2018 BY ROOT ZONE TREE CONSULTANTS:
ALEX PHILLIPS, MA-4868A
ISA CERTIFIED ARBORIST®
ISA MEMBER
ISA TRAQ

SPECIMEN TREE LEGEND

- SPECIMEN TREE & CRZ (1' RADIUS TO 1.3" DBH)
- NON SPECIMEN TREE
- TREE TO BE SAVED
- OFFSITE TREE TO BE SAVED

SPECIMEN TREE NOTE

SPECIMEN TREE REPORT COMPLETED ON 2/27/2018 BY ROOT ZONE TREE CONSULTANTS:
ALEX PHILLIPS, MA-4868A
ISA CERTIFIED ARBORIST®
ISA MEMBER
ISA TRAQ

ADDITIONAL NOTES

1. THE TREE FEATURES SHOWN HEREON WERE DETERMINED BY GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN FEBRUARY 2018. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES.
2. THE FIELD DATA UPON WHICH THIS MAP IS BASED HAS A PRECISION OF SUB 1-METER.
3. EQUIPMENT USED:
HORIZONTAL - TRIMBLE GEO 7X SERIES

217 SOUTH MAIN

A MASTER PLANNED COMMERCIAL USE SITE
FOR:
MAYFAIR STREET PARTNERS
26 MILTON AVENUE
ALPHARETTA, GEORGIA 30009
PHONE: 770-864-1987

CITY OF ALPHARETTA
FULTON COUNTY
GEORGIA

LAND LOT 0284
DISTRICT 1

ROOT ZONE TREE CONSULTANTS
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092 (678) 684-6202 WWW.RZCONSULTANTS.COM
A DIVISION OF PLANNERS AND ENGINEERS COLLABORATIVE WWW.PECATL.COM

JOB # 18062.00

REVISIONS:

NO.	DATE	BY	DESCRIPTION

SHEET TITLE
SPECIMEN TREE LOCATION

0 15 30 60 90

SCALE: 1" = 30'
DATE: FEB 27, 2018
PROJECT: 18062.00

ALEX PHILLIPS
ISA
PRELIMINARY
NOT TO BE RELEASED FOR CONSTRUCTION
VA-4868A
ISA MEMBER
ISA TRAQ

SHEET #
SPE
1 OF 1

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. Planners and Engineers Collaborative ©

217 SOUTH MAIN

SPECIMEN TREE REPORT
CITY OF ALPHARETTA

Tree Report for:
Mayfair Street Partners
26 Milton Avenue
Alpharetta, GA 30009

Property Address:
217 South Main @ Roswell St.
City of Alpharetta
Fulton County

Project 18062.00

Survey Date 2/27/2018

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

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

217 South Main

Specimen Tree Inventory

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

Flowering Understory trees over 8" DBH

Sourwood trees over 10" DBH

Beech, Blackgum, Persimmon, Sassafras trees over 20" DBH

Magnolia trees over 20" DBH

Cedrus and Thuja trees over 20" DBH

Overstory Hardwood over 24" DBH

Poplars and Sweetgums trees over 30" DBH

Pine trees over 30" DBH

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

Life expectancy less than 15 years

A trunk with visible decay

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

Major insect or pathological problems

Landscape Tree Inventory

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

Site Location

The site is in a developed area of Fulton County, and is approximatly 1.3 acres in size. Three business buildings are located on the property, in addition to a parking lot. A well-cut ditch is present in the north west area of the property. However, no running water is

ROOT ZONE

present. Topography varies throughout, and the sharpest grades were noted behind and along-side the buildings.

There are numerous trees on site, but few are of specimen size. Those that qualify as specimens per Alpharetta specifications are located primarily on property lines and along parking lots. Overstory species in these locations are predominantly Water Oak, Southern Red Oak, Pine, Elm, and Hickory. There is minimal flowering understory. Some Dogwoods were noted, but were not large enough to qualify as specimens. Additionally, a large number of trees that line the neighboring parking lot are Bradford Pears. Overall, the site appears to be healthy, and free from insect and disease.

Definitions

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

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

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

Condition:

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

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

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

Dead: Tree has no bud or leaf production. All limbs are barren and rot is visible.
Invasive: Tree species whose native range is not within the Piedmont classification.

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

217 South Main

Specimen Tree Report

Tree #	Species	DBH	Condition	Comments
901	*Quercus nigra* Water Oak	55”	Non-Specimen	NST #1: Cracks with included bark. Pic #1
902	*Quercus nigra* Water Oak	37”	Specimen	Tree is in good health.
903	*Quercus nigra* Water Oak	29”	Specimen	Tree is in good health.
904	*Quercus nigra* Water Oak	24”	Specimen	Tree is in good health.
905	*Quercus falcata* Southern Red Oak	48”	Specimen	Tree is in good health.
906	*Pinus spp.* Pine	30”	Specimen	Tree is in good health.
907	*Quercus nigra* Water Oak	26”	Specimen	Tree is in good health.

Specimen Tree Summary: Nearly all of the specimen sized trees on site meet the City of Alpharetta standard for specimen trees.

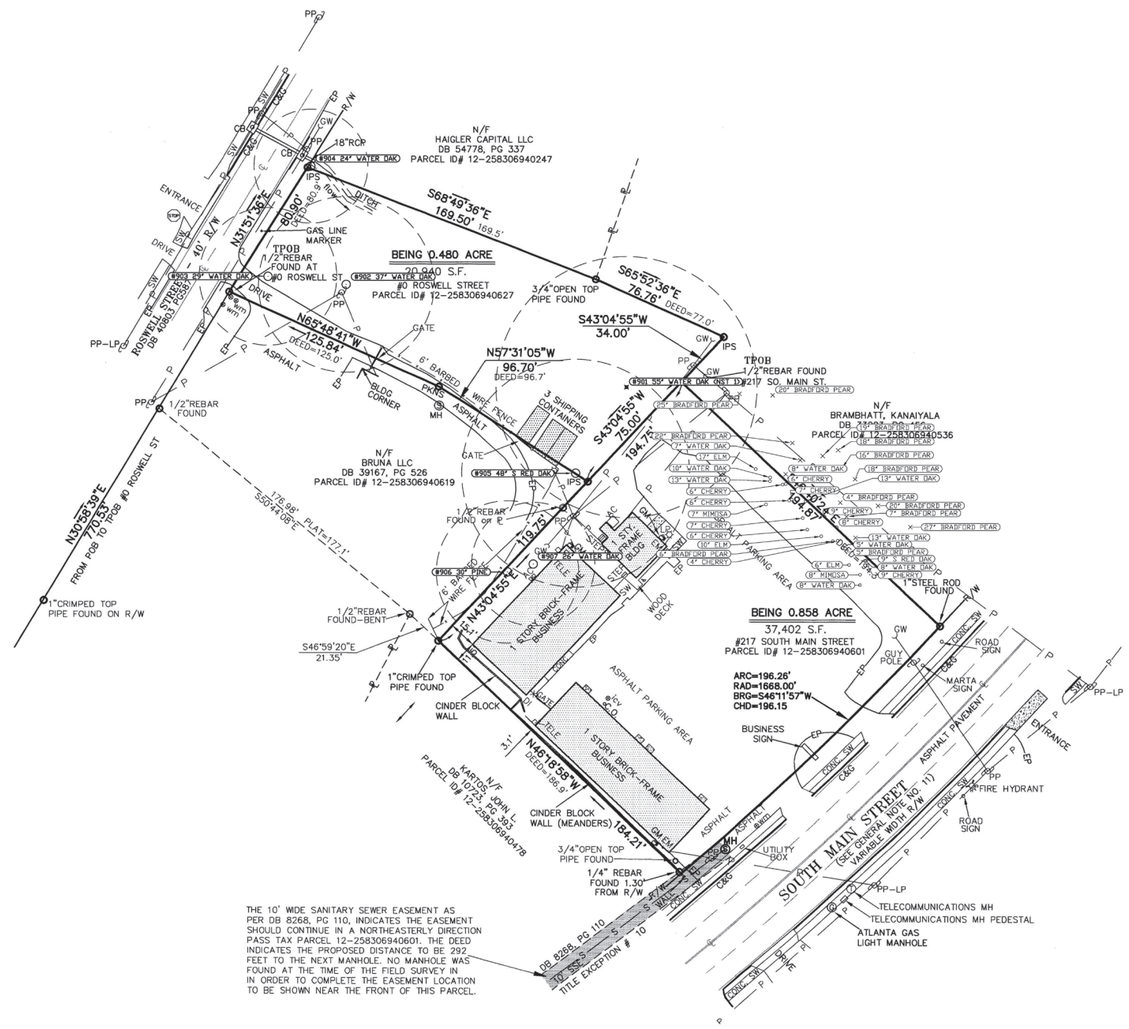
Total Specimen Sized Trees: 7
Specimen Condition: 6
Non-Specimen Condition: 1

217 South Main

Photo Evidence

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

217 South Main


N/F
HAIGLER CAPITAL LLC
DB 54778, PG 337
PARCEL ID# 12-258306940247
#904 24" WATER OAK
S88°49'36"E
169.50'
169.5'
BEING 0.480 ACRE
20,940 S.F.
#0 ROSWELL STREET
PARCEL ID# 12-258306940627
TPOB
1/2"REBAR
FOUND AT
#0 ROSWELL ST
#902 37" WATER OAK
#903 28" WATER OAK
ROSWELL STREET
DB 10863, PG 58
ENTRANCE
DRIVE
40' R/W
N31°51'36"E
80.80'
GAS LINE
MARKER
GATE
6' BARBED WIRE FENCE
N68°48'41"W
125.84'
DEED=125.0'
ASPHALT
BLDG CORNER
1/2"REBAR
FOUND
PP-LP
N/F
BRUNA LLC
DB 39167, PG 526
PARCEL ID# 12-258306940619
#905 48" S RED OAK
1/2"REBAR
FOUND ON P
N30°58'39"E
70.53'
FROM POB TO POB @ ROSWELL ST
176.88'
S50°43'08"E
PLAT=177.1'
1"CRIMPED TOP
PIPE FOUND ON R/W
#906 30" PINE
#907 56" WATER OAK
119.75'
N43°04'55"E
STORY BRICK-FRAME
BUSINESS
WOOD DECK
1/2"REBAR
FOUND-BENT
S46°59'20"E
21.35'
1"CRIMPED TOP
PIPE FOUND
CINDER BLOCK
WALL
N45°18'59"W
DEED=186.9'
184.21'
N/F
MARTOS JOHN L
PARCEL ID# 12-258306940478
3/4"OPEN TOP
PIPE FOUND
1/4" REBAR
FOUND 1.30'
FROM R/W
3/4"OPEN TOP
PIPE FOUND
3/4"OPEN TOP
PIPE FOUND
S65°52'36"E
76.76'
DEED=77.0'
S43°04'55"W
34.00'
TPOB
1/2"REBAR FOUND
#891 55" WATER OAK (DST ID#217 SO. MAIN ST.
N57°31'05"W
96.70'
DEED=96.7'
3 SHIPPING CONTAINERS
S43°04'55"W
75.00'
194.71'
N/F
BRAMBHATT, KANAIYALA
DB 55003, PG 0536
PARCEL ID# 12-258306940536
#908 24" WATER OAK
#909 48" S RED OAK
#910 30" WATER OAK
#911 30" WATER OAK
#912 30" WATER OAK
#913 30" WATER OAK
#914 30" WATER OAK
#915 30" WATER OAK
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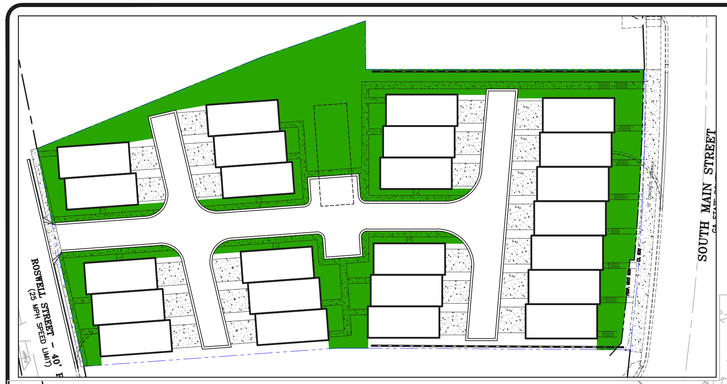

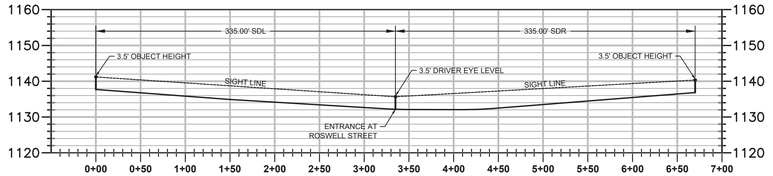

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GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 24529 William B. Dunlop

paradigm
Engineering Services, Inc.
Seven Dunwody Park
Suite 115
Atlanta, GA 30338
(770) 605-6030
www.Paradigmeng.net

Project No.	P-2115
Design By:	WBD
Drawn By:	RAC
Checked By:	WBD
Date:	6/29/21
Scale:	1" = 20'

No	Revision	Date

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OFFICE: (678) 802-4912

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217 South Main
217 SOUTH MAIN STREET
LAND LOT 694, DISTRICT 1, SECTION 2
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA 30009

Drawing No.
Z1.0

CITY COUNCIL MEETING
STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN
CITY COUNCIL SPONSOR: STAFF-INITIATED

I. AGENDA ITEM TITLE: PH-21-14 UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS – PERMITTED USE DISTRICTS AND REGULATIONS AND TEMPORARY USES

PLANNING COMMISSION: SEPTEMBER 2, 2021

CITY COUNCIL: SEPTEMBER 27, 2021

II. REPORT IN BRIEF:

Consideration of text amendments to Unified Development Code (UDC) Article II Use of Land and Structures, to amend permitted and conditional uses in several zoning districts and to amend temporary uses, including outdoor tent sales, not-for-profit seasonal events, religious meetings, and open lot sales of Christmas trees, fruits and vegetables and other harvested products.

DISCUSSION

In conjunction with a recent request for a 'Church', Staff reviewed the List of Permitted and Conditional Uses in the Unified Development Code (UDC) for compliance with the "equal terms" provision of the Religious Land Use and Institutionalized Persons Act (RLUIPA). While the UDC generally complies with the "equal terms" provision, a few uses were identified as needing to be changed from permitted to conditional use. Those uses include, 'Club, Association, or Lodge', 'Public Building', 'Recreation Facilities, Indoor', 'Recreational Facilities, Outdoor' and 'Theater, Cinema'.

Staff recommends an amendment to the 'Builder's Equipment/Material' use to change it from permitted to conditional use in the C-2 (General Commercial) district. There are many C-2 properties in the Downtown, of which 'Builder's Equipment/Material' is not appropriate.

Staff also identified some general cleanup items in Table 2.2, List of Permitted and Conditional Uses, which included adding two (2) designations to the table for Accessory Uses and Subordinate Uses. In addition, some uses were consolidated, such as 'Junk Yard' and 'Salvage Yard' and 'Automotive Service' and 'Automotive Service Station'. Support retail uses in the O-P (Office-Professional) zoning district were consolidated, since many of the uses that were listed are not identified elsewhere in the UDC.

Staff recommends amendments within the Temporary Uses subsection to limit certain temporary uses to properties that are zoned or used for non-residential use and to add regulations for seasonal events associated with a for-profit entity.

III. ATTACHMENTS:

- UDC Strike Through and Underline Edits

SECTION 2.2 a - CONDITIONAL USE REVIEW CRITERIA

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

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

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

2.2.1 AG agriculture.

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

1. Agricultural and Residential Uses.
    a. Bed and Breakfast.
    b. Dwelling, 'For-Sale' Detached.
    c. Farmlands, including livestock, poultry.
2. Business Uses.
    a. Taxidermist.
3. Semipublic Uses, Utilities.
    a. Park or Playground.

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

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

1. Privacy and decorative fences and walls.
2. Home Occupation in a residence.
3. Family Day Care Home in a residence.
4. Group Home.
5. Special Care Home in a detached 'For-Sale' dwelling.
6. Swimming pool, tennis court, detached garage, play house, green house, storage shed, patio, gazebo and other private recreation facilities.
7. Clubhouse, swimming pool, or community recreation facilities serving a development.
8. Barns, stables and similar structures for the housing, repair, storing, or processing of farm products of the property.

9. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.

10. Signs, subject to all of the requirements regulating signage herein.

11. Retaining walls and other site improvement structures approved as part of the development permit.

12. Backyard chickens on minimum one (1) acre properties, limited to no more than six (6) chickens, with no roosters allowed. Associated structures (chicken coop, etc.) shall maintain a minimum 25' setback from rear and side property lines.

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

1. Residential and Agricultural Uses.

   a. One (1) additional 'For-Sale' detached dwelling.

   b. Greenhouse, Nursery.

2. Business Uses.

   a. Animal Hospital, Veterinarian (small and large animal).

   b. Broadcasting (Radio or TV).

   c. Builder's Equipment/Material.

   d. Carpenter Shop, Woodworking.

   e. Equestrian Center.

   f. Kennel.

   g. Special Event Facility.

3. Semipublic Uses, Utilities.

   a. Airport.

   b. Athletic Facility, Fitness Studio.

   c. Auditorium.

   d. Cemetery.

   e. Church, Synagogue.

   f. Club, Association or Lodge.

   g. Country Club.

   h. Golf Course, Driving Range.

   i. Heliport, Public/Private.

   j. Utility Substation.

   k. Wireless Tower.

D. *District Regulations.*

Minimum lot size—5 acres.

Minimum Lot Width—200 feet.

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—25 feet.

Rear yard—50 feet.

Maximum Ground Coverage By Principal Buildings—25%.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—1,800 square feet.

(Ord. No. 744 , § 6, 7-10-2017; Ord. No. 800 , § 1(Exh. A), 6-22-2020; Ord. No. 808 , § 2(Exh. B), 9-8-2020)

2.2.2 Re-residential estate.

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

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

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

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

1. Privacy and decorative fences and walls.
2. Home Occupation in a residence.
3. Family Day Care Home in a residence.
4. Group Home.
5. Special Care Home in a 'For-Sale' detached dwelling.
6. Swimming pool, tennis court, detached garage, play house, green house, storage shed, patio, gazebo and other private recreation facilities.
    a. Clubhouse, swimming pool, or community recreation facilities serving a development.
    b. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
    c. Signs, subject to all of the requirements regulating signage herein.
    d. Retaining walls and other site improvement structures approved as part of the development permit.
    e. Backyard chickens on minimum one (1) acre properties, limited to no more than six (6) chickens, with no roosters allowed. Associated structures (chicken coop, etc.) shall maintain a minimum 25' setback from rear and side property lines.

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

1. Semipublic Uses, Utilities.

   a. Church, Synagogue, or any other religious institutions.

   b. Country Club.

   c. Golf Course, Driving Range.

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

   e. Bed and Breakfast.

   f. Equestrian Center.

D. *District Regulations.*

Minimum Lot Size—3 acres.

Minimum Lot Width—100 feet.

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—25 feet.

Rear yard—50 feet.

Maximum Ground Coverage By Principal Buildings—25%.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—1,800 square feet.

Accessory Structure setback see Sec. 2.3 (c).

(Ord. No. 730 , § 2, 12-5-2016; Ord. No. 800 , § 1(Exh. A), 6-22-2020)

2.2.3 R-Dwelling, 'for-sale', residential.

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

1. Agricultural and Residential Uses.

   a. Dwelling, 'For-Sale', Detached.

2. Semipublic Uses, Utilities.

   a. Park or Playground.

B. *Accessory Uses.* A property in the R district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as

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

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

1. Privacy and decorative fences and walls.
2. Home Occupation in a residence.
3. Family Day Care Home in a residence.
4. Group Home.
5. Special Care Home in a 'For-Sale' detached dwelling.
6. Swimming pool, tennis court, detached garage, play house, green house, storage shed, patio, gazebo and other private recreation facilities.
7. Clubhouse, swimming pool, or community recreation facilities serving a development.
8. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
9. Signs, subject to all of the requirements regulating signage herein.
10. Retaining walls and other site improvement structures approved as part of the development permit.
11. Backyard chickens on minimum one (1) acre properties, limited to no more than six (6) chickens, with no roosters allowed. Associated structures (chicken coop, etc.) shall maintain a minimum 25' setback from rear and side property lines.

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

1. Semipublic Uses, Utilities.
    a. Bed and Breakfast.
    b. Church, Synagogue, or any other religious institutions.
    c. Country Club.
    d. Golf Course, Driving Range.
    e. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.
    f. Equestrian Center.

D. *District Regulations.*

Minimum Lot Size—1 acre (43,560 square feet).

Minimum Lot Width—100 feet.

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—25 feet.

Rear yard—50 feet.

Maximum Ground Coverage By Principal Buildings—25%.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—1,800 square feet.

Accessory Structure Setback see Sec. 2.3 (c).

(Ord. No. 730 , § 2, 12-5-2016; Ord. No. 800 , § 1(Exh. A), 6-22-2020)

2.2.4 R-22 dwelling, 'for-sale', residential.

A. *Permitted Principal Uses.* A property in the R-22 district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

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

B. *Accessory Uses.* A property in the R-22 district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

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

1. Privacy and decorative fences and walls.
2. Home Occupation in a residence.
3. Family Day Care Home in a residence.
4. Group Home.
5. Special Care Home in a 'For-Sale' detached dwelling.
6. Swimming pool, tennis court, detached garage, play house, green house, storage shed, patio and other private recreation facilities.
7. Clubhouse, swimming pool, or community recreation facilities serving a development.
8. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
9. Signs, subject to all of the requirements regulating signage herein.
10. Retaining walls and other site improvement structures approved as part of the development permit.
11. Backyard chickens on minimum one (1) acre properties, limited to no more than six (6) chickens, with no roosters allowed. Associated structures (chicken coop, etc.) shall maintain a minimum 25' setback from rear and side property lines.

C. *Conditional Uses.* A property in the R-22 district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Agriculture and Residential Uses.
    a. Bed and Breakfast.
2. Semipublic Uses, Utilities.

a. Church, Synagogue or any other religious institution.

b. Club, Association or Lodge.

c. Country Club.

d. Equestrian Center.

e. Golf Course, Driving Range.

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

D. *District Regulations.*

Minimum Lot Size—22,000 square feet.

Minimum Lot Width—100 feet.

Minimum Setbacks.

Front yard—from all street frontages:

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

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

Side yard—25 feet.

Rear yard—30 feet.

Maximum Ground Coverage By Principal Buildings—25%.

Maximum Building Height—35 feet.

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

Accessory Structures Setback see Sec. 2.3 (c).

(Ord. No. 730 , § 2, 12-5-2016; Ord. No. 800 , § 1(Exh. A), 6-22-2020)

2.2.5 R-15 dwelling, 'for-sale', residential.

A. *Permitted Principal Uses.* A property in the R-15 district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Agricultural and Residential Uses.

   a. Dwelling, 'For-Sale', Detached.

2. Semipublic Uses, Utilities.

   a. Park or Playground.

B. *Accessory Uses.* A property in the R-15 district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

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

1. Privacy and decorative fences and walls.

2. Home Occupation in a residence.

3. Family Day Care Home in a residence.

4. Group Home.

5. Special Care Home in a 'For-Sale' detached dwelling.

6. Swimming pool, tennis court, detached garage, play house, storage shed, patio and other private recreation facilities.

7. Clubhouse, swimming pool, or community recreation facilities serving a development.

8. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.

9. Signs, subject to all of the requirements regulating signage herein.

10. Retaining walls and other site improvement structures approved as part of the development permit.

11. Backyard chickens on minimum one (1) acre properties, limited to no more than six (6) chickens, with no roosters allowed. Associated structures (chicken coop, etc.) shall maintain a minimum 25' setback from rear and side property lines.

C. *Conditional Uses.* A property in the R-15 district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Agriculture and Residential Uses.

   a. Bed and Breakfast.

2. Semipublic Uses, Utilities.

   a. Church, Synagogue.

   b. Club, associations, or Lodge.

   c. Country Club.

   d. Golf Course, Driving Range.

   e. Equestrian Center.

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

D. *District Regulations.*

Minimum Lot Size—15,000 square feet

Minimum Lot Width—100 feet.

Minimum Setbacks.

Front yard—from all street frontages:

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

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

Side yard—10 feet.

Rear yard—25 feet.

Maximum Ground Coverage By Principal Buildings—25%.

Maximum Building Height—35 feet.

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

(Ord. No. 730 , § 2, 12-5-2016; Ord. No. 800 , § 1(Exh. A), 6-22-2020)

2.2.6 R-12 dwelling, 'for-sale', residential.

A. *Permitted Principal Uses.* A property in the R-12 district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

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

B. *Accessory Uses.* A property in the R-12 district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

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

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

C. *Conditional Uses.* A property in the R-12 district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Semipublic Uses, Utilities.
    a. Church, Synagogue.
    b. Club, associations, or Lodge.
    c. Country Club
    d. Golf Course, Driving Range.
    e. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. *District Regulations.*

Minimum Lot Size—12,000 square feet.

Minimum Lot Width—80 feet.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—30 feet.

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

Side yard—10 feet.

Rear yard—30 feet.

Maximum Ground Coverage By Principal Buildings—25%.

Maximum Building Height—35 feet.

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

Accessory Structure Setback see Sec. 2.3 (c).

2.2.7 R-10 dwelling, 'for-sale', residential.

A. *Permitted Principal Uses.* A property in the R-10 district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

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

B. *Accessory Uses.* A property in the R-10 district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

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

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

10. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the R-10 district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Semipublic Uses, Utilities.

a. Church, Synagogue.

b. Club, associations, or Lodge.

c. Country Club.

d. Golf Course/Driving Range.

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

D. *District Regulations.*

Minimum Lot Size—10,000 square feet.

Minimum Lot Width—75 feet.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—30 feet.

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

Side yard—10 feet.

Rear yard—25 feet.

Maximum Ground Coverage By Principal Buildings—25%.

Maximum Building Height—35 feet.

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

Accessory Structures Setback see Sec. 2.3 (c).

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

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

1. Agricultural and Residential Uses.

a. Dwelling, 'For-Sale' Attached.

2. Semipublic Uses, Utilities.

a. Park or Playground.

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

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

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

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

1. Semipublic Uses, Utilities.
    a. Church, Synagogue.
    b. Club, associations, or Lodge.
    c. Country Club.
    d. Golf Course/Driving Range.
    e. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. *District Regulations.*

Minimum Lot Size—1 acre.

Maximum Density of Dwelling Units—4 per acre.

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

Minimum Setbacks.

Front yard—from all street frontages:

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

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

Side yard:

From lot line of adjacent property—20.

Between building groupings—20 feet.

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

Rear yard—30 feet.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—35 feet.

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

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

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

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

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

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

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

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

1. Semipublic Uses, Utilities.
    a. Church, Synagogue.
    b. Club, associations, or Lodge.
    c. Country Club.
    d. Golf Course/Driving Range.
    e. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. *District Regulations.*

Minimum Lot Size—5,000 sf.

Maximum Density of Dwelling Units—4 per acre.

Minimum Lot Width—50 ft.

Minimum Setbacks.

Front yard—from all street frontages.

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

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

Side yard—5 feet.

Corner Side Yard—10 feet.

Rear yard:

With Rear Alley—0′.

No Rear Alley—20′.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—35 feet.

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

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

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

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

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

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

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

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

8. Retaining walls and other site improvement structures approved as part of the development permit.

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

1. Semipublic Uses, Utilities.

a. Church, Synagogue.

b. Club, associations, or Lodge.

c. Country Club.

d. Golf Course/Driving Range.

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

D. *District Regulations.*

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

Maximum Density of Dwelling Units—8 per gross acre.

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

Minimum Setbacks.

Front yard—from all street frontages:

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

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

Side yard.

From lot line of adjacent property—5 feet.

Between building groupings—10 feet.

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

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

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—35 feet.

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

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

(Ord. No. 675, § 1, 6-3-2013)

2.2.10 R-10M dwelling, 'for-rent' or 'for-sale', residential.

A. *Permitted Principal Uses.* A property in the R-10M district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

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

B. *Accessory Uses.* A property in the R-10M district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

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

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

C. *Conditional Uses.* A property in the R-10M district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Business Uses.
    a. Dwelling, Group (congregate housing, nursing home, etc.).
2. Semipublic Uses, Utilities.
    a. Church, Synagogue.
    b. Club, associations, or Lodge.
    c. Country Club.
    d. Golf Course/Driving Range.
    e. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. *District Regulations.*

Minimum Lot Size—the development shall occupy a total of at least one acre. No minimum lot size is required for each dwelling unit within the development.

Maximum Density of Dwelling Units—10 per gross acre.

Minimum Lot Width.

For the property to be developed—75 feet.

If the development is subdivided—20 feet for each individual lot, or 20 feet for each dwelling unit.

Minimum Setbacks.

Front yard—from all street frontages:

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

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

Side yard.

From lot line of adjacent property—25 feet.

Between building groupings—20 feet.

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

Rear yard—50 feet.

Maximum Coverage By Principal Buildings—none.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—none.

(Ord. No. 730 , §§ 3, 4, 12-5-2016)

2.2.11 CUP community unit plan.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1. Agricultural and Residential Uses.
    a. Dwelling, Group (congregate housing, assisted living facility, home-elderly, nursing).
    b. Dwelling, 'For-Sale' Attached.
    c. Dwelling, 'For-Sale' Detached.
    d. Dwelling, 'For-Rent'.
    ~~e. Reserved.~~
    e. Bed and Breakfast.
2. Business Uses.
    a. Animal Hospital, small animals.
    b. Art Galleries.
    c. Automobile Sales and Leasing.
    d. Automobile Service and Service Station.
    e. Automotive Parts.
    ~~f. Automotive Service.~~
    f. Bakery.
    g. Barber Shop.
    h. Bank, Savings and Loan.

i. Beauty Shop.

~~k. Billiards.~~

j. Book Store or Stationery.

k. Boutique Hotel.

l. Bowling Alley.

m. Brewery.

n. Broadcasting Studio (radio or TV).

o. Building Equipment/Material.

p. Clinic.

q. Contractor's Office with and without outside storage.

r. Convenience Market with or without gas pumps.

s. Dance Studio.

t. Day Care Center.

u. Distillery.

v. Drug Store.

w. Dry Cleaning Pick-up Station.

x. Equestrian Center.

y. Extended stay hotel (see Section 2.7).

z. Florist, Retail without Greenhouse.

aa. Funeral Home w/ no cemetery or mausoleum.

bb. Golf, Miniature.

cc. Grocery Store.

dd. Hardware and Garden Supply Store.

ee. Hotel or Motel.

ff. Laboratory, Research or Commercial.

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

hh. Liquor Store.

ii. Office Building or Office Park.

jj. Park, playground.

kk. Pet Day Care.

ll. Pet Grooming.

mm. Print Shop.

nn. Public Building.

oo. Recreation Facilities, Indoor and Outdoor.

pp. Rental Services Establishment without outside storage.

qq. Restaurant.

rr. Restaurant, with Drive-thru window.

ss. Retail Sales and Services Establishments not otherwise listed for this zoning district.

tt. Retail Establishment, Mixed Sales.

uu. School, Commercial.

vv. Shop or Studio, Craftsman/Artist.

ww. Spa Services.

xx. Special Event Facility.

yy. Theater, Cinema.

3. Wholesale, Storage and Industrial Uses.

a. Laundry, Industrial.

b. Locker, Frozen Food or Cold Storage.

c. Manufacturing, Light.

d. Wholesale Establishment.

4. Semipublic Uses, Utilities.

a. Airport, public or private.

b. Amphitheater.

c. Athletic Facility, Fitness Studio.

d. Auditorium.

e. Church, Synagogue.

f. Club, association or lodge.

g. Country Club.

h. Fire Station.

i. Golf Course, Driving Range.

j. Heliport, public or private.

k. Hospital.

l. Library.

m. Museum.

n. Park or Playground.

o. Power Station.

p. School, Academic.

q. Switching Station (Telecom).

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

s. Wireless Tower.

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

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

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

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

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

(Ord. No. 718 , §§ 2, 4, 12-14-2015; Ord. No. 741 , § 4, 6-5-2017; Ord. No. 744 , §§ 2, 6, 7-10-2017; Ord. No. 808 , § 2(Exh. B), 9-8-2020)

2.2.12 O-P office-professional.

This district is intended to provide for the development of business and professional offices, hospitals, medical and dental facilities and limited commercial activity.

A. *Permitted Principal Uses.* A property in the O-P 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. Bed and Breakfast.
2. Business Uses.
    a. Bank, Savings and Loan.
    b. Barber Shop and Beauty Shop.
    c. Clinic (medical/dental).
    d. Contractor's office without outside storage.
    e. Day care center.
    f. Office (professional/administrative).
    ~~g. Print Shop.~~
    ~~h. Public Building.~~
    ~~i. Staffing/personnel office.~~
    ~~j. Stock brokerage/financial services office.~~
    ~~k. Tax preparation office.~~
    ~~l. Travel agency.~~
3. Semipublic Uses, Utilities.
    a. Park or Playground.
4. The following support retail uses are allowed provided that they are located within an office building and (in total) do not constitute more than 25% of the floor area of the office building in which they are located:

a. Book store or Stationery.

b. Retail Establishment - limited to a Computer Supply Store, Jewelry Store (not to exceed 1,200 SF), Office Supply Store (not to exceed 1,200 SF), Optometrist/Eye Wear, Package Shipping/Mail Box Store, and Cell Phone Store.

~~b. Computer/computer supply store.~~

~~c. Copy center.~~

~~d. Jewelry store (not to exceed 1,200 sq. ft.).~~

~~e. Office supply store (not to exceed 1,200 sq. ft.).~~

~~f. Optometrist/Eye wear.~~

~~g. Package shipping/mail box store.~~

~~h. Phone store.~~

~~i. Print Shop.~~

~~j. Stationery/card store.~~

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

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

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

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

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

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

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

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

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

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

1. Business Uses.
    a. Art Gallery.
    b. Bakery.
    c. Dry Cleaning Pick up station with drive-thru.
    d. Fitness studio.
    e. Florist.
    f. Restaurant without drive-thru.
    g. School Commercial.
    h. Shop or studio, Craftsman/Artist.
    i. Spa Services.
2. Semipublic Uses, Utilities.
    a. Auditorium.
    b. Church, Synagogue.
    c. Club, association or lodge.
    d. Public Building.
    e. School, Academic.
    f. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. *District Regulations.*

Minimum Lot Area—30,000 square feet.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

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

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

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—40 feet.

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

2.2.13 O-I office-institutional.

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

A. *Conditional Principal Uses.* A property in the O-I district may be used for the uses listed below and shown in Table 2.2 in accordance with an approved masterplan, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use. Lots of less than five (5) acres in size may be developed for bank or office use without public hearing subject to Design Review Board Approval.

1. Residential Uses.
    a. Dwelling, Group (nursing home, children's home, congregate housing, assisted living facility).
2. Business Uses.
    a. Bank, Savings and Loan.
    b. Broadcasting Studio (radio or TV).
    c. Clinic.
    d. Congregate Housing.
    e. Day Care Center.
    f. Drug Store.
    g. Office Building or Office Park.
    h. Recreational Facilities (Indoor or Outdoor).
    i. Special Event Facility.
    j. Theater, Cinema.
3. Semipublic Uses, Utilities.
    a. Church, Synagogue.
    b. Club, association or lodge.
    c. Golf Course, Driving Range.
    d. Heliport.
    e. Hospital.
    f. Library.
    g. Museum.
    h. Public Building.
    i. School, Academic.

    ~~h. Recreation Facilities (Indoor or Outdoor).~~

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

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

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

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

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

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

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

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

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

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

1. Residential Uses.
    a. Reserved.
2. Business Uses.
    a. Art Galleries.
    b. Automobile Service and Service Station.
    c. Bakery.
    d. Barber Shop.
    e. Beauty Shop.
    f. Book Store.
    g. Boutique Hotel.
    h. Bowling Alley.
    i. Brewery.
    j. Car Wash.
    k. Contractor's Office without outside storage.
    l. Convenience Market with or without gas pumps.
    m. Dance Studio.
    n. Distillery.
    o. Dry Cleaning Pick-up Station.
    p. Extended Stay Hotel (see Sec. 2.7).

q. Florist, Retail without Greenhouse.

r. Funeral Home w/out cemetery or mausoleum.

s. Golf, Miniature, or Golf Driving Range.

t. Hotel/motel.

u. Laboratory, Research or Commercial.

v. Liquor Store.

w. Parking Lot, Commercial.

x. Print Shop.

y. Restaurant.

z. Restaurant, ~~Drive-In or Fast-Food~~ with Drive-thru window.

aa. Retail Sales & Services Establishments subject to the limitation of [subsection] 2.2.13 B 8.

bb. School, Commercial.

cc. Spa Services.

3. Wholesale, Storage and Industrial Uses.

a. Manufacturing, Light.

4. Semipublic Uses, Utilities.

a. Airport.

b. Amphitheater.

c. Athletic Facility.

d. Auditorium.

e. Country Club.

~~f. Hospital.~~

f. Fire Station.

g. Park or Playground.

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

i. Wireless Tower.

D. *District Regulations.*

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

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

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

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

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—40 feet.

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

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

(Ord. No. 718 , §§ 3, 6, 12-14-2015; Ord. No. 741 , § 4, 6-5-2017; Ord. No. 744 , §§ 2, 6, 7-10-2017; Ord. No. 808 , § 2(Exh. B), 9-8-2020)

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.~~
   b. Bed and Breakfast.
2. Business Uses.
   a. Art Gallery.
   b. Bakery.
   c. Bank, Savings and Loan.
   d. Barber Shop.
   e. Beauty Shop.
   f. Book Store.
   g. Carpet and Rug Sales.
   h. Clinic.
   ~~i. Contractor's Office without outside storage.~~
   i. Dance Studio.
   j. Day Care Center.
   k. Drug Store.
   l. Dry Cleaning Pick-up Station.
   m. Florist, Retail Without Greenhouse.
   ~~n. Gourmet Food Store.~~
   n. Hardware and Garden Supply Store.

~~p. Jewelry Store.~~

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

p. Nail Salon.

q. Office Building or Park.

r. Pet Day Care.

s. Pet Grooming.

t. Print Shop.

~~v. Reserved.~~

u. Restaurant.

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

w. School, Commercial.

x. Shop or Studio, Craftsman/Artist.

~~aa. Theater, Cinema.~~

3. Semipublic Uses, Utilities.

~~a. Club, association or lodge.~~

a. Library.

b. Museum.

c. Park or Playground.

d. School, Academic.

~~e. Public Building.~~

B. *Accessory Uses.* A property in the C-1 district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

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

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

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

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

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

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

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

2. Privacy and decorative fences and walls.

3. Swimming pool, tennis court, patio and other private recreation facilities.

4. Clubhouse, swimming pool, or community recreation facilities serving a development.

5. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations, herein.

6. Signs, subject to all of the requirements regulating signage herein.

7. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the C-1 district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Residential Uses.

~~a. Reserved.~~

a. Dwelling, Group (congregate housing, assisted living facility, nursing).

2. Business Uses.

a. Animal Hospital, small animals.

b. Assisted Living, Congregate housing

c. Automotive Parts.

d. Bowling Alley.

e. Brewery.

f. Check Cashing.

g. Club, association or lodge.

h. Contractor's Office without outside storage.

i. Distillery.

j. Funeral home with no cemetery or mausoleum.

k. Golf, Miniature.

l. Grocery Store.

m. Hotel/Motel.

n. Liquor Store.

o. Parking Lot, Commercial.

p. Pest Control Business.

~~q. School, Academic.~~

q. Rental Services Establishment without outside storage.

r. Restaurant, with Drive-thru Window.

s. Retail Establishment, Mixed Sales.

t. Smoke Shop and Tobacco Store.

u. Spa Services.

v. Special Event Facility.

w. Theater, Cinema.

3. Semipublic Uses, Utilities.

a. Athletic Facility, Fitness Studio.

b. Auditorium.

c. Church, Synagogue.

d. Hospital.

e. Public Building.

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

D. *District Regulations.*

Minimum Lot Area—30,000 square feet.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

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

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

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—45%.

Maximum Building Height—35 feet.

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

(Ord. No. 704 , § 2, 6-1-2015; Ord. No. 718 , §§ 6—8, 12-14-2015; Ord. No. 730 , §§ 3, 4, 12-5-2016; Ord. No. 741 , § 4, 6-5-2017; Ord. No. 744 , § 4, 7-10-2017; Ord. No. 772 , § 2, 2-4-2019; Ord. No. 808 , § 2(Exh. B), 9-8-2020)

2.2.15 C-2 general commercial.

A. *Permitted Principal Uses.* A property in the C-2 district may be used for those uses listed in Table 2.2, 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. Bed and Breakfast.

2. Business Uses.

a. Art Gallery.

b. Automobile Service and Service Station.

c. Automotive Parts.

~~d. Automotive Service.~~

d. Bakery.

e. Bank, Savings and Loan.

f. Barber Shop.

g. Beauty Shop.

h. Book Store.

i. Bowling Alley.

j. Broadcasting Studio (radio or TV).

~~l. Building Materials, retail with enclosed storage.~~

k. Carpet and Rug Sales.

l. Clinic.

~~o. Clubs, fraternity, association or lodge.~~

~~q. Reserved.~~

m. Contractor's Office ~~with and~~ without outside storage.

n. Convenience Market with or without gas pumps.

o. Dance Studio.

p. Day Care Center.

q. Drug Store.

r. Dry Cleaning Pick-up Station.

s. Florist, Retail Without Greenhouse.

t. Grocery Store.

u. Hardware and Garden Supply Store.

v. Home Improvement Store.

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

x. Liquor Store.

y. Nail Salon.

z. Office Building or Park.

aa. Parking Lot, Commercial.

bb. Pet Day Care.

cc. Pet Grooming.

dd. Print Shop.

~~hh. Public Building.~~

~~ii. Recreation Facilities (Indoor).~~

ee. Rental Services Establishment without outside storage.

ff. Restaurant.

gg. Restaurant, w/Drive-thru Window.

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

ii. Retail Establishment, Mixed Sales.

jj. School, Commercial.

kk. Shop or Studio, Craftsman/Artist.

~~qq. Theater, Cinema.~~

3. Semipublic Uses, Utilities.

a. Athletic Facilities, Fitness Studio.

~~b. Club, association or lodge.~~

b. Hospital.

c. Library.

d. Museum.

e. Park or Playground.

f. School, Academic.

B. *Accessory Uses.* A property in the C-2 district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following: (See also Supplementary Regulations in this Article.)

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

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

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

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

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

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

2. Privacy and decorative fences and walls.

3. Swimming pool, tennis court, patio and other private recreation facilities.

4. Clubhouse, swimming pool, or community recreation facilities serving a development.

5. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.

6. Signs, subject to all of the requirements regulating signage herein.

7. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the C-2 district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Residential Uses.

~~a. Reserved.~~

~~b. Reserved.~~

a. Dwelling, Group (congregate housing, nursing home, etc.).

2. Business Uses.

a. Animal Hospital, small animals.

b. Assisted Living, Congregate housing.

c. Automobile Sales and Leasing.

d. Boutique Hotel.

e. Brewery.

f. Builder's Equipment/Material.

g. Car Wash.

h. Check Cashing.

i. Church, Synagogue.

j. Club, fraternity, association or lodge.

k. Contractor's Office with outside storage.

l. Distillery.

m. Extended Stay Hotel (see Sec. 2.7).

~~k. Florist, Retail with Greenhouse.~~

n. Funeral Homes.

o. Golf, Miniature.

p. Greenhouse with nursery.

q. Hotel or Motel.

r. Limousine Service and Taxi.

s. Massage Therapy (see Sec. 2.7).

t. Pest Control Business.

u. Spa Services.

v. Recreation Facilities, Indoor.

w. Recreation Facilities, Outdoor.

x. Small Appliance Repair Shop.

y. Smoke Shop and Tobacco Store.

z. Spa Services.

aa. Special Event Facility.

bb. Theater, Cinema.

~~3. Wholesale, Storage and Industrial Uses.~~

~~a. Wholesale Establishment.~~

3. Semipublic Uses, Utilities.

a. Auditorium.

b. Public Building.

~~c. Recreational Facilities (Outdoor).~~

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

d. Wireless Tower.

D. *District Regulations.*

Minimum Lot Area—none.

Minimum Lot Width—none.

Minimum Setbacks.

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

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

Rear yard—10 feet.

Maximum Coverage By Principal Buildings—70% (for development within Downtown Overlay—90%).

Maximum Building Height—40 feet.

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

(Ord. No. 703 , § 1, 6-1-2015; Ord. No. 704 , § 2, 6-1-2015; Ord. No. 718 , §§ 5—7, 9, 12-14-2015; Ord. No. 730 , §§ 3, 4, 12-5-2016; Ord. No. 741 , § 4, 6-5-2017; Ord. No. 744 , §§ 2, 6, 7-10-2017; Ord. No. 772 , § 3, 2-4-2019; Ord. No. 808 , § 2(Exh. B), 9-8-2020)

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 not exceeding (8) dwelling units/acre unless additional density is authorized in accordance with said overlay).

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

2. Business Uses.

a. Art Galleries.

~~b. Automobile Service Station.~~

~~c. Automotive Parts.~~

b. Bakery.

c. Barber Shop.

d. Bank, Savings and Loan.

e. Beauty Shop.

f. Brewery.

g. Book Store.

h. Car Wash.

i. Carpet and Rug Sales.

j. Clinic.

~~m. Convenience Market with or without gas pumps.~~

k. Dance Studio.

l. Day Care Center.

m. Distillery.

n. Drug Store (Pharmacy).

o. Florist, Retail without Greenhouse.

p. Grocery Store (max. 50,000 SF in the North Point Overlay).

q. Hardware Store (max. 50,000 SF in the North Point Overlay).

r. Home Improvement Store.

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

t. Liquor Store.

u. Office Building or Park.

v. Pest Control Business.

~~z. Pet Grooming.~~

~~aa. Public Building.~~

~~bb. Recreational Facilities (Indoor).~~

w. Rental Services Establishment without outside storage.

x. Restaurant.

y. Restaurant w/Drive-thru window.

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

aa. Retail Establishment, Mixed Sales.

~~hh. Special Event Facility.~~

~~ii. Theater, Cinema.~~

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. Automobile Service and Service Station.
   c. Automotive Parts.
   ~~d. Automotive Service.~~
   d. Bowling Alley.
   e. Boutique Hotel.
   f. Broadcasting Studio (radio or TV).
   ~~g. Building Materials, retail with enclosed storage.~~
   g. Convenience Center with gas pumps.
   h. Dry Cleaning Plant.
   i. Dry Cleaning Plant with pick-up station.
   ~~l. Florist, Retail with Greenhouse.~~
   j. Funeral Home with no cemetery or mausoleum.
   k. Greenhouse, Nursery.
   l. Golf, Miniature.
   m. Hotel or Motel.
   n. Nail Salon.
   o. Parking Lot, Commercial.
   p. Pet Day Care.
   q. Pet Grooming.
   r. Print Shop.
   ~~s. Radio or TV, Transmitter or Studio.~~
   s. Recreation Facilities, Indoor.
   t. School, Commercial.
   u. Shop or Studio, Craftsman/Artist.
   v. Spa Services.
   w. Special Event Facility.

x. Theater, Cinema.

3. Semipublic Uses, Utilities.

a. Athletic Facility, Fitness Studio.

b. Auditorium.

c. Church, Synagogue.

d. Club, fraternity, association or lodge.

e. Heliport, public or private.

f. Libraries.

g. Museum.

h. Park or Playground.

i. Public Building.

j. Recreational Facilities (Outdoor).

k. School, Academic.

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

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

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

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

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—40 feet.

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

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

1. Pedestrian connectivity to all uses.

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

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

2.2.17 L-I industrial.

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

1. Agricultural and Residential Uses.

~~a. Greenhouse, Nursery.~~

a. Dwelling, Group (home-elderly, children, nursing).

2. Business Uses.

a. Animal Hospital, small and large animals.
b. Art Gallery.
c. Automobile Service and Service Station.
d. Automotive Parts.
e. Automotive Sales and Leasing.

~~f. Automotive Service.~~

f. Bakery.
g. Bank, Savings and Loan.
h. Book Store.
i. Bowling Alley.
j. Brewery.
k. Broadcasting Studio (radio or TV).

l. Builder’s Equipment/Material.

m. Car Wash.

n. Carpenter Shop, Woodworking.

o. Carpet and Rug Sales.

p. Check Cashing.

q. Church, Synagogue.

r. Congregate Housing.

s. Contractor's Office with and without outside storage.

t. Convenience Market with or without gas pumps.

u. Dance Studio.

v. Day Care Center.

w. Discount Store.

x. Distillery.

y. Drug Store.

z. Dry Cleaning Pick-up Station.

aa. Fireworks Sales.

bb. Funeral Home.

cc. Greenhouse, Nursery.

dd. Grocery Store.

ee. Hardware and Garden Center.

ff. Home Improvement Store.

gg. Kennel.

hh. Laboratory, Research or Commercial.

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

jj. Limousine Service and Taxi.

kk. Liquor Store.

ll. Massage Therapy (see Sec. 2.7).

mm. Nail Salon.

nn. Office Building or Office Park.

oo. Parking Lot, Commercial.

pp. Pawn Shop.

qq. Pest Control.

rr. Pet Day Care.

ss. Pet Grooming.

tt. Print Shop.

uu. Recreation Facilities, Indoor and Outdoor.

vv. Rental Services Establishment with outside storage.

ww. Rental Services Establishment without outside storage.

xx. Restaurant.

yy. Restaurant w/Drive-thru Window.

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

aaa. Retail Establishment, Mixed Sales.

bbb. Shop or Studio, Craftsman/Artist.

ccc. Small Appliance Repair Shop.

ddd. Smoke Shop and Tobacco Store.

eee. Spa Services.

fff. Special Event Facility.

ggg. Tattoo Parlor, Body Piercing.

hhh. Taxidermist.

iii. Theater, Cinema.

jjj. Tire Retreading.

3. Wholesale, Storage and Industrial Uses.

a. Bottled Gas, storage and distribution.

b. Locker, Frozen Food or Cold Storage.

c. Machine Shop.

d. Manufacturing, Light.

e. Mini-Warehouse.

f. Septic Tank Sales, Construction.

g. School, Commercial.

h. Storage, Inside and Outside.

~~l. Warehouse.~~

i. Welding Shop.

j. Wholesale Trade Establishment.

4. Semipublic Uses, Utilities.

a. Athletic Facility, Fitness Studio.

b. Amphitheater.

c. Auditorium.

d. Church, Synagogue.

e. Heliport.

f. Hospital.

g. Library.

h. Museum.

i. Park or Playground.

j. Public Building.

k. School, Academic.

l. Switching Station, Telecom.

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

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

1. Privacy and decorative fences and walls.
2. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
3. Signs, subject to all of the requirements regulating signage herein.
4. Retaining walls and other site improvement structures approved as part of the development permit.

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

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

A property in the L-I district may be used for any of the following only upon approval as a conditional use by the City Council:

1.0 *Business Uses.*

a. Adult Entertainment Establishment (see Sec. 2.7).

b. Boutique Hotel.

c. Extended Stay Hotel.

d. Golf Driving Range.

e. Glass Fabrication.

f. Tire Retreading.

~~i. Theater, Cinema.~~

2.0 *Wholesale, Storage and Industrial Uses.*

a. Asphalt Plant.

b. Dry Cleaning Plant.

c. Concrete Plant.

d. Indoor Shooting Range (see Sec. 2.7).

e. Junk or Salvage Yard.

f. Laundry Industrial.

g. Manufacturing, Heavy.

h. Recycling Center.

i. Sawmill.

j. Sewage Disposal Plant.

k. Transfer Station.

3.0 *Semipublic Uses, Utilities.*

a. Airport, public or private.

~~b. Reserved.~~

~~d. Museum and Library.~~

b. Power Station.

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

d. Wireless Tower.

4.0 *Transfer Station.* Any facility associated with waste or a facility used to transfer solid waste from one transportation vehicle to another for transportation to a disposal facility or processing operation.

4.1 *General Standards.*

a. No access to transfer station facility shall be allowed from streets that primarily access residential developments;

b. Access streets shall be paved and shall be able to withstand maximum load limits established by the State of Georgia as approved by the Engineering Director;

c. No portion of a new transfer station shall be located within a three-mile radius of the property lines of an existing transfer station;

d. A minimum 200 foot undisturbed buffer and ten-foot improvement setback shall be required along all property lines except public rights-of-way;

e. A minimum 50 foot buffer and ten-foot improvement setback shall be required along all public rights-of-way;

f. A minimum six foot high solid fence or wall shall be located on property lines or interior to the required buffers and improvement setback;

g. Operation of the facility shall be limited to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday; 9:00 a.m. to 7:00 p.m., Saturday; 12:00 p.m. to 5:00 p.m., Sunday (for routine maintenance and other non-operational facility activities).

h. Only municipal solid waste is accepted at the facility. No treated or untreated regulated medical waste, treated and destroyed medical waste or asbestos waste debris shall be accepted;

i. All solid waste is removed from the transfer station within 24 hours of receipt;

j. A transfer station with permanent operating mechanical equipment must have an attendant on duty whenever the facility is open;

k. The facility shall be designed and constructed in a manner to ensure that odor will not be emitted from the site;

l. The transfer facility must be cleaned at least once every 24 hours;

m. The entrance and exit shall be cleaned at a frequency which prevents the tracking or off-site migration of waste materials;

n. The operator shall take adequate measures to minimize the creation, emission, or accumulation of excessive dust and particulates;

o. The operator shall take adequate steps to control or prevent the propagation, harborage and attraction of pests;

p. All floors must be free from standing water. All drainage from cleaning areas must be discharged to sanitary sewers, authorized cleaning areas must be discharged to sanitary sewers, authorized sanitary waste treatment facilities, or a corrosion-resistant holding tank;

q. The facility shall provide fire suppression equipment as directed by the City of Alpharetta Fire Department;

r. All solid waste passing through the transfer station must be ultimately treated or disposed of at an authorized facility;

s. The transfer station must have adequate storage space for incoming solid waste;

t. Operational records must be maintained at facilities with permanent operating mechanical equipment. These records must include a daily log of the quantity of solid waste received and transported, specifying the origin by hauler and the destination of the solid waste transported daily;

u. The facility shall not generate more than 150 total vehicle trips per day;

v. An annual report must be submitted to the Community Development Department which summarized the information gathered in (t), above;

w. The facility shall be developed, operated and maintained in a safe, nuisance-free manner; and

x. The facility and its operation must be in compliance with GA EPD requirements.

4.2 *Additional Permit Application Requirements.*

a. Application requirements. An application for a solid waste transfer station permit must confirm to the requirements set forth herein. Applications for initial permits to construct and operate a solid waste transfer station must include the following:

(1) Regional plan or map. The regional plan or map must delineate the service area of the proposed transfer station.

(2) Site plan. The site plan must include:

(a) Site conditions and projected site utilization, including all site structures (such as buildings, fences, gates, entrances and exits, parking areas);

(b) Property boundaries, access roads, the locations of all surface water bodies, and 100-year floodplain boundaries;

(c) All proposed structures and areas designated for unloading, sorting, storage, and loading, including dimensions, elevations and floor plans of these structures and areas, and the general process flow; and

(d) Adjacent properties, including the location of public and private water supplies on these properties.

(3) Engineering report. The engineering report must include:

(a) A description of the general operating plan for the proposed facility, including the origin, composition, and expected weight or volume of all solid waste to be accepted, the maximum time any such waste will be stored, where all waste will

be disposed of, and the proposed capacity operating hours, and the expected life of the facility;

(b) A description of all machinery and equipment, including the design capacity;

(c) A proposed transfer plan specifying the transfer route, the number and type of transfer vehicles to be used, and how often solid waste will be transferred to the disposal site;

(d) A description of the facility's drainage system and water supply system; and

(e) A contingency plan that details an alternative solid handling system for periods when not operating, or for delays in transporting solid waste due to undesirable conditions, such as delivery of unauthorized waste, fires, dust, odor, vectors, unusual traffic conditions, equipment breakdown or other emergencies.

4.3 *Design Standards.* All transfer stations must meet minimum design requirements as follows:

a. Unloading and loading areas.

(1) The unloading area must be adequate in size and design to facilitate efficient unloading from the collection vehicles and the unobstructed movement of vehicles;

(2) The unloading and loading pavement areas must be constructed of concrete or asphalt paving material and equipped with adequate drainage structures;

(3) Processing, tipping, sorting, storage, and compaction areas must be located within an enclosed building;

(4) Provisions must be made for weighing or measuring all solid waste transferred to the facility;

(5) Sufficient internal storage areas must be provided for incoming solid waste;

(6) Exhaust removal systems must be installed in enclosed areas; and

(7) The facility must be designed to accommodate expected traffic flow in a safe and efficient manner.

4.4 *Expansion or Modification of Existing Facilities.* No transfer station facility existing as of 12/06/04 may make modifications which require a permit, make changes that require a permit modification from the GA EPD or increase the square footage of any buildings on site without City Council approval. When reviewing modification or expansion plans, the Council may consider the extent to which the proposed modification or expansion meets the standards established in Sections 4.1 and 4.3, herein; however, any existing buildings which do not meet setback requirements shall be considered non-conforming and shall remain, but may not be expanded with regard to the setback non-conformity pursuant to UDC Sec. 2.4.2.

D. *District Regulations.*

Minimum lot size—one acre.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

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

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

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—35%.

Maximum Building Height—35 feet.

Development on property over 25 acres in size requires masterplan approval through a Public Hearing process.

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

(Ord. No. 708 , § 1, 8-10-2015; Ord. No. 715 , § 3, 9-28-2015; Ord. No. 718 , §§ 7, 10—12, 12-14-2015; Ord. No. 741 , §§ 2, 3, 6-5-2017; Ord. No. 744 , §§ 2, 3, 5, 6, 7-10-2017; Ord. No. 808 , § 2(Exh. B), 9-8-2020)

2.2.18 OSR open space and recreational.

A. *Permitted Principal Uses.* A property in the OSR 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. Semipublic Uses, Utilities.

   ~~a. Community Center.~~

   a. Park or Playground.

B. *Accessory Uses.* A property in the OSR 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. Clubhouse, swimming pool, tennis courts or other community recreation facilities.
3. Vehicle access and public parking areas.
4. Signs, subject to all of the requirements regulating signage herein.
5. Retaining walls and other site improvement structures approved as part of the development permit.

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

1. Semipublic Uses, Utilities.
   a. Amphitheater.
   b. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. *District Regulation.*

Minimum Lot Size—none.

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—30 feet.

Maximum Coverage By Principal Buildings—20%.

Maximum Building Height—75 feet.

Screening and buffers—none.

2.2.19 SU special use.

A. *Permitted Principal Uses.* A property in the SU district may be used for any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Business Uses.
   a. Golf, Miniature.
2. Semipublic Uses, Utilities.
   a. Airport.
   ~~b. Club, association or lodge.~~
   b. Amphitheater.
   c. Equestrian Center.
   d. Fire Station.
   e. Golf Course, Driving Range.
   f. Heliport, Public/Private.
   g. Hospital.
   h. Library.
   ~~i. Municipal facilities.~~
   i. Museum.
   j. Park or Playground.
   ~~l. Public Building.~~
   ~~m. Recreation Facilities, Outdoor.~~
   k. School, Academic.
   l. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

B. *Accessory Uses.* A property in the SU 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. Swimming pool, tennis court, patio and other recreation facilities.
3. Clubhouse, swimming pool, or community recreation facilities serving a development.
4. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
5. Signs, subject to all of the requirements regulating signage herein.
6. Retaining walls and other site improvement structures approved as part of the development permit.

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

1. Semipublic Uses, Utilities.
   a. Cemetery.
   b. Church, Synagogue, or other religious institutions.
   c. Club, association or lodge.
   d. Power Station.
   e. Prison.
   f. Public Building.
   g. Recreation Facilities, Outdoor.
   h. Wireless Tower.

D. *District Regulations.*

Minimum Lot Size—none.

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—10 feet.

Rear yard—10 feet.

Maximum Coverage By Principal Buildings—70%.

Maximum Building Height—40 feet.

Screening and buffers—Where a property in this district abuts a residential use or zoning district, a 50 foot wide buffer strip shall be provided along the abutting property lines, in addition to the minimum setback requirements.

(Ord. No. 744 , § 6, 7-10-2017)

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' and 'For-Sale' units shall require conditional use approval as set forth in Table 2.2.

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

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

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

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

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

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

Combination of Horizontal and Vertical Mixed Use:

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

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

C. *Conditional Uses.* A property in the MU district may be used for those uses listed below and in Table 2.2, as well as, any additional uses included in the conditions of approval for the MU zoning on the property. Conditional uses not included in the master plan shall require a public hearing by the Planning Commission and approval by the City Council.

1. *Residential Uses:*
    a. Dwelling, Group (assisted living facility, congregate housing).
    b. Dwelling, 'For-Rent'.
    c. Dwelling, 'For-Sale', Attached and Detached.
    d. Bed and Breakfast.
2. *Commercial Uses:*
    a. Art Gallery.
    b. Bakery.
    c. Bank, Savings & Loan.
    d. Barber Shop.
    e. Beauty Shop.
    f. Book Store.
    g. Boutique Hotel.
    h. Brewery.
    i. Clinic.
    j. Dance Studio.
    ~~d. Contractor's Office (no on site storage).~~
    k. Day Care Center.
    l. Distillery.
    m. Drug Store (Pharmacy).
    n. Dry cleaning, Pickup Station.
    o. Florist, Retail.
    ~~h. Entertainment Venue (jazz club, comedy club, dinner theater, etc.).~~

p. Grocery Store (max. 50,000 SF in the North Point Overlay).

q. Hardware and Garden Supply Store (max. 50,000 SF in the North Point Overlay).

r. Hotel/Motel.

s. Liquor Store.

t. Nail Salon.

u. Office.

v. Pet Grooming.

w. Print Shop.

x. Recreation Facilities, Indoor and Outdoor.

y. ~~Religious Institution.~~

z. Restaurant.

aa. Retail Establishment.

bb. School, Commercial.

cc. Spa Services.

dd. Special Event Facility.

ee. Theater, Cinema.

3. *Semipublic Uses, Utilities:*

a. Athletic Facilities, Fitness Studio.

b. Church, Synagogue.

c. Heliport.

d. Library.

e. Museum.

f. Park or Playground.

g. Public Building.

h. School, Academic.

D. *District Regulations.*

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

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

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

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

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

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

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

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

F. *Time Linkage/Concurrency.* In order to ensure that the objectives of MU district are met and development occurs which incorporates a mix of uses, a development phasing strategy or time line shall be established for each MU project, subject to the following:

1. *Open Space and Civic Space.* No certificate of occupancy for any use shall be issued until a proportional amount of required open space and civic space has been installed.

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

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

Table 2.1 List of Development Standards

District	Lot Area	Lot [B] Width	Front Yd. Set Back (ft.) [F]	Side Yards (ft.)	Corner Side Yards (ft.)	Rear Yards (ft.)	Total Bldg. Coverage	Max. Ht. In (ft.)	Min. Flr. Area in Sq. Ft.	Max. Impervious Area [A]

AG	5 acres	200	50′ local street 65′ all other streets	25	35	50	25%	35	1,800	40%
RE	3 acres	100	50′/65′	25	35	50	25%	35	1,800	40%
R [E]	One acre	100	50′/65′	25	35	50	25%	35	1,800	50%
R-22 [E]	22,000 sq. ft.	100	35′ local street 65′ all other streets	25	35	30	25%	35	1,500	50%
R-15 [E]	15,000 sq. ft.	100	35′ local street 65′ all other streets	10	20	25	25%	35	1,500	50%
R-12 [E]	12,000 sq. ft.	80	30′ local street 65′ all other streets	10	20	30	25%	35	1,500	50%
R-10 [E]	10,000 sq. ft.	75	30′ local street 65′ all other streets	10	20	25	25%	35	1,500	50%
R-4A [E]	One acre	30	35′ local	20 [C]	20	30	40%	35	1,200	60%

			street 65′ all other streets							
R-4D	5,000 sq. ft.	50	35′/65′	5	10	w/alley 0′ no alley 20′	40%	35	1,500	60%
R-8A/D [E]	One acre (Attached) 4,500 sq. ft. (Detached)	50	35′ local street 65′ all other streets	5 adjacent property 10 between buildings	10	w/alley 0′ no alley 20′	40%	35	1,200	60%
R-10M [E]	One acre	75	35′ local street 65′ all other streets	25 adjacent property 20 between buildings	35	50	None	35	None	60%
CUP [D]	100 acres	Cond.	Cond.	Cond.	Cond.	Cond.	Cond.	Cond.		70%
O-P	30,000 sq. ft.	NONE	50′ local street 65′ all other streets	15	50′ local street 65′ all other streets	15	40%	40		70%
O-I [D]	25 acres	None	50/65	15	50/65	15	40%	40		70%
C-1	30,000 sq. ft.	NONE	50′ local street 65′ all	15	50′ local street 65′ all	15	45%	35		80%

			other streets		other streets					
C-2	NONE	NONE	Cond.	Cond.	Cond.	10	70% 90% DT Overlay	40		90% (95% DT Overlay)
PSC [D]	10 acres	NONE	50/65	15	50/65	15	40	40		80%
L-I	One acre	NONE	50' local street 65' all other streets	15	50' local street 65' all other streets	15	35%	35		80%
OS & R	NONE	NONE	50/60	15	50/65	30	20	75	NONE	NONE
SU	NONE	NONE	50/65	10	50/65	10	70%	40		80%
MU	25 acres	Cond.	Cond.	Cond.	Cond.	Cond.	Cond.	Cond.		80%

A - Includes surface or deck parking.

B - Minimum lot width at setback line per unit.

C - Side yard set back from project boundaries and building groupings.

D - Area regulations conditional and are subject to a master plan.

E - All minimum lot sizes as noted are allowable if served by sanitary sewer. If sanitary sewer is not available to the property, then Fulton County Health Department (lot size) regulation shall apply for septic tank approval.

F - Tree save areas may overlap the building lot and building setback area. Such tree save areas must be identified on the land disturbance permit and dedicated on the final plat for permanent preservation.

(Ord. No. 718 , § 13(Exh. A), 12-14-2015; Ord. No. 732 , § 1, 2-6-2017)

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 zoning district subject to the general provisions of the Unified Development Code. An “A” means that the use is permitted as an accessory use in the zoning district subject to the general provisions of the Unified Development Code. An “S” means that the use will be permitted as a subordinate use in that district is a Conditional Use Permit is granted by the City Council. For uses not included in this list or when the Director of Community Development is unable to determine placement, application shall be made to the Board of Appeals for interpretation.

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

Bank, Savings and Loan, Mortgage Company												O	O	X	X	X	O	X			O
Barber/Beauty Shop												O	~~O~~ S	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~~ S	A	X	X	O	X			O
Bottle Gas Storage and Distribution																		X			
Boutique Hotel												O	~~O~~ S			O	~~O~~ S	O			O
Bowling Alley												O	~~O~~ S		O	X	~~O~~ S	X			
Brewery												O	~~O~~ S		O	O	O	X			O
Broadcasting Studio (Radio and TV)	O											O	O			X	S	X			
Builder's Equipment/Material	O											O				~~X~~ O		X			
Car Wash													~~O~~ S			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~~ S	X		O	O
Clinic, Public/Private												O	O	X	X	X	O				O
Club, associations, or Lodge	O			O	O	O	O	O	O	O	O	O	O	O	~~X~~ O	~~X~~ O	~~O~~ S			~~X~~ O	
Concrete Plant																		O			

Congregate Housing, Assisted Living Facility											O	O	O		O	O		X			O
Contractor's Office without outside storage												O	~~O~~ S	X	~~X~~ O	X		X			~~O~~
Contractor's Office with outside storage												O			~~O~~	~~X~~ O		X			
Convenience Center w/Gas Pumps												O	~~O~~ S			X	~~O~~ S	X			
Country Club	O	O	O	O	O	O	O	O	O	O	O	O	S								
Dance Studio												O	~~O~~ S		X	X	O	X			O
Day Care Center												O	O	X	X	X	O	X			O
Discount Store																		X			
Distillery												O	~~O~~ S		O	O	O	X			O
Drug Store (Pharmacy)												O	O		X	X	O	X			O
Dry Cleaning, Pick-Up Station												O	~~O~~ S	O	X	X	~~O~~ S	X			O
Dry Cleaning, Plant																	~~O~~	O			
Dwelling, 'For-Sale', Attached								X		X	X	O					O				O
Dwelling, 'For-Sale', Detached	X	X	X	X	X	X	X		X	X		O					O				O
Dwelling, 'For-Rent'											X	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~~ S			O		O			

Family Day Care Home (accessory use)	X	X	X	X	X	X	X	X	X	X	X	O									
Farmlands (including Livestock, poultry)	X																				
Fire station												O	~~O~~ S							X	
Fireworks Sales																		X			
Florist, Retail												O	~~O~~ S	O	X	X	O				O
Funeral Homes with no cemetery or mausoleum												O	~~O~~ S		O	O	~~O~~ S	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~~ S		O	O	~~O~~ S			X	
Greenhouse, Nursery	O															O	S	X			
Grocery Store												O			O	X	O	X			O
Group Home, Special Care Home (accessory use)	X	X	X	X	X	X	X					O									
Hardware and Garden Supply Store												O			X	X	O	X			O
Heliport, Public/Private	O											O	O				~~O~~ S	X		X	O
Home Improvement Store																X	O	X			
Home-Elderly, Children, Nursing											O	O	O		~~X~~ O	~~X~~ O		X			
Hospital												O	O		O	X		X		X	
Hotel or Motel												O	~~O~~ S		O	O	~~O~~ S				O

Indoor Shooting Range																	O				
Junk/Salvage Yard																	O				
Kennel	O																X				
Laboratory, Research Commercial												O	~~O~~ S					X			
Laundry, Industrial												O						O			
Laundry, Self-Serve, Pick-Up												O			X	X	O	X			
Limousine Service and Taxi (with or without outside vehicle storage)																O		X			
Liquor Store												O	~~O~~ S		O	X	O	X			O
Locker, Frozen Food or Cold Storage												O						X			
Machine Shop																		X			
Manufacturing, Heavy, General																		O			
Manufacturing, Light												O	~~O~~ S					X			
Massage Therapy																O		X			
Mini-warehouse Storage, Conditioned or Unconditioned space																		X			
Museum and Libraries												O	O		X	X	~~O~~ S	X		X	O
Nail Salon												O	~~O~~		X	X	~~O~~ S	X			O
Office												O	O	X	X	X	O	X			O
Park or Playground	X	X	X	X	X	X	X	X	X	X	X	O	~~O~~ S	X	X	X	~~O~~ S	X	X	X	O

Parking Lot, Commercial												O	~~O~~ S		O	X	~~O~~ S	X			
Pawn Shop																		X			
Pest Control Business (with or without onsite chemical storage)															O	O		X			
Pet Day Care												O			X	X	~~O~~ S	X			
Pet Grooming												O			X	X	~~O~~ S	X			O
Power Station												O						O		O	
Print Shop												O	~~O~~ S	~~X~~ A	X	X	~~O~~ S	X			O
Prison																				O	
Public Building												O	O	~~X~~ O	~~X~~ O	~~X~~ O	~~O~~ S	X		~~X~~ O	O
Recreation Facilities, Indoor (Health Clubs, Skating Rink, Billiards, Children's event facilities, etc.)												O	O			~~X~~ O	~~O~~ S	X			O
Recreational Facilities, Outdoor												O	O		~~O~~	O	~~O~~ S	X		~~X~~ O	O
Recycling Center																		O			
Rental Services Establishment without outside storage												O			O	X	O	X			
Rental Services Establishment with outside storage																		X			
Restaurant												O	~~O~~ S	O	X	X	O	X			O
Restaurant w/Drive-thru window												O	~~O~~ S		O	X	O	X			

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

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

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

* Uses under the CUP and OI Zoning Districts shall be permissible through an approved master plan amendment and statement of intent.

SECTION 2.2 a. CONDITIONAL USE REVIEW CRITERIA

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

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

SECTION 2.3 SUPPLEMENTARY REGULATIONS

2.3.2 Temporary uses.

The Director may authorize a temporary use, as follows:

A. Carnival, circus or fair on property zoned and used for non-residential use, for a period not to exceed 4 days. A period not to exceed 30 days may be granted by the Director if the event is held within a designated amphitheater facility as defined by Code and confirmed by the Director. Site shall meet adequate parking and safety concerns and limit impacts to surrounding properties.

B. Outdoor tent sales on property zoned and used for non-residential use, for a period not to exceed forty-five (45) days. Authorization may not be granted more than two (2) times per year, per property.

C. Seasonal events associated with a not-for-profit on property zoned and used for non-residential use, for a period not to exceed seventy-five (75) days. Authorization may not be granted more than two (2) times per year, per property.

Seasonal Events associated with a for-profit entity on property zoned and used for non-residential use for a period not to exceed thirty (30) days. Authorization may not be granted more than four (4) times per year, per property. Seasonal events, such as an ice-skating rink, corn maze, haunted house, etc. shall be limited to activities that draw fewer than 100 people at a time.

D. Religious meeting in a tent or other temporary structure ~~in the AG, R-10M, CUP, O-I, C-1, and C-2 Districts~~ on property zoned and used for non-residential use, for a period not to exceed sixty (60) days.

E. Open lot sale of Christmas trees, fruit and vegetables, and other harvested products ~~in the AG, O-I, C-1, C-2 and L-I Districts~~ on property zoned and used for non-residential use, for a period not to exceed forty-five (45) days.

F. Real estate sales office, related to an active development, in any district, for a period not to exceed one (1) year, provided no sleeping accommodations are maintained in the structure.

G. Contractor's office, construction trailer and equipment shed, in any district, related to an active development, for a period of one (1) year provided that such office be placed on the property to which it is appurtenant.

H. Commercial television or motion picture filming activities not to exceed seven (7) calendar days at any residential location, or a period not to exceed twenty-one (21) days if approved by the Mayor and Council. The director or the Mayor and Council may impose conditions to the issuance of the permit to minimize the disturbance to the residential neighborhood. These conditions may include neighborhood notification requirements, parking and traffic control, and limitations on the hours of operation. In no event shall filming activities commence prior to 7:00 a.m. or continue after 10:00 p.m.

I. Holiday events, such as ice skating rinks, Christmas tree lightings, corn maze, haunted house or similar events

I. All temporary certificates of zoning compliance may be renewed provided that it is determined that said use is clearly of a temporary nature, will cause no increased traffic congestion and will not create a nuisance to surrounding uses.

J. The director may require City Council review and approval of any temporary uses.

K. Fireworks sales in a tent or other temporary structure in the L-1 District, for a period not to exceed ninety (90) days.

(Ord. No. 688, § 1, 4-28-2014 ; Ord. No. 708 , § 1, 8-10-2015; Ord. No. 718 , § 15, 12-14-2015; Ord. No. 808 , § 3(Exh. C), 9-8-2020)

Sec. 3.4. Uses Allowed by District.

3.4.1. Allowed Use Table.

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

B. Principal and accessory uses allowed by district are shown in the table below.

3.4.2. Use Table Key.

A. Permitted Use (X). Indicates a use is permitted in the respective district. The use is also subject to all other applicable requirements of the Unified Development Code.

B. Conditional Use (O). Indicates a use may be permitted in the respective district only where approved by the City Council in accordance with Section 4.2 of the Unified Development Code. Conditional uses are subject to all other applicable requirements of the Unified Development Code, including any applicable use standards, except where the use standards are expressly modified by the City Council as part of the conditional use permit approval.

C. Use Not Permitted. An empty cell indicates that a use is not permitted in the respective district.

Key: X = Permitted Use O = Conditional Use Empty Cell = Use Not Permitted				
Use Category	**Downtown Zoning Districts**			
Specific Use	**DT-C**	**DT-MU**	**DT-LW**	**DT-R**
Open Uses				
Community Garden	X	X	X	X
Equestrian Center				
Farmlands (including Livestock, poultry)				
Greenhouse, Nursery				
Residential Uses				
Household living (see district regulations for additional density and Conditional Use Permit requirements):				
Dwelling, 'For-Sale,' Attached	X	X	X	X
Dwelling, 'For-Sale,' Detached	X	X	X	X
Dwelling, 'For-Rent'	O	O		
Group living:				
Congregate Housing, Assisted Living Facility	O	O		
Home-Elderly, Children, Nursing	X	X		
Public/Institutional Uses				
Associations, (Clubs & Lodges)	~~X~~ O	~~X~~ O	O	O
Cemetery				
Church, Synagogue, Other Place of Worship	O	O	O	O
Country Club				
Fire Station	X	X		
Golf Course, Driving Range				

Museums & Libraries	X	X	O	
Park and Playground	X	X	X	X
Power Station				
Prison				
Public Building	~~X~~ O	~~X~~ O	O	
Sewage, Disposal Plant				
School, Academic	O	X	O	
School, Commercial (Beauty, Business)	X	X	O	
Utility Substation	O	O	O	O
Telecommunications				
Antenna Tower				
Broadcasting Studio (Radio & TV)	O	O	O	
Switching Station (Telecom)				
Commercial Uses				
Adult Entertainment Establishment				
Amphitheater	O	O	O	
Animal Hospital, Small Animal (Veterinarian)	O	O		
Animal Hospital, Large Animal		O		
Art Galleries	X	X	O	
Athletic Facilities/Fitness Studio	X	X	O	
Auditorium	O	O	O	
Auto Sales and Leasing (Trucks, Vans, Cars & Accessories)		O		
Automotive Parts	X	X		
Automotive Service		X		
Bakery (under 8,000 square feet in floor area)	X	X	O	
Bakery (8,000 square feet or more in floor area)		X		
Bank, Savings & Loan, Mortgage Company	X	X	O	
Barber Shop	X	X	O	
Beauty Shop	X	X	O	
Bed & Breakfast	X	X	O	O
Book Store or Stationery	X	X	O	
Boutique Hotel	O	O		
Brewery	O	O		
Car Wash				
Carpet and Rug Sales	O	O		
Check Cashing		O		
Clinic, Public/Private	X	X	O	
Contractor's Office (with no outside storage)	O	X	O	
Contractor's Office (with outside storage)		O		
Convenience Center (with gas pumps)		X	O	
Dance Studio	X	X	O	
Day Care Center	O	X	O	
Discount Store				
Distillery	O	O		
Drug Store, Pharmacy	X	X	O	
Dry Cleaning, Pick-Up Station	X	X		

Florist, Retail (with no greenhouse)	X	X	O	
Florist, Retail (with greenhouse)		O		
Funeral Home (with no cemetery or mausoleum)	O	O	O	
Golf, Miniature		O		
Grocery Store (under 2,000 square feet in floor area, located at a street corner, and limited to one per block)	X	X	O	
Grocery Store (2,000 square feet or more in floor area)	X	X		
Hardware & Garden Supply Store (under 8,000 square feet in floor area)	X	X		
Hardware & Garden Supply Store (8,000 square feet or more in floor area)		X		
Home Improvement Store		X		
Hospital		O		
Hotel	O	O		
Indoor Shooting Range				
Kennel				
Laundry, Self-Serve, Pick-Up		X		
Liquor Store	O	O		
Massage Therapy		O		
Nail Salon	X	X	O	
Office	X	X	X	
Outdoor Recreational Facilities (Commercial) (Playfields, etc.)	O	O	O	
Parking Lot, Commercial (under 30 spaces)	O	O	O	
Parking Lot, Commercial (30 spaces or more)	O	O		
Pawn Shop				
Pet Day Care (with no overnight boarding)	X	X	O	
Pet Grooming	X	X		
Print Shop	X	X	O	
Recreation Facilities, Indoor (Health Clubs, Bowling Alley, Skating Rink, Billiards, Children's event facilities, etc.)	O	O	O	
Rental Services Establishment with no outside storage	O	X		
Restaurant (see Accessory Uses for additional drive-through requirements)	X	X	O	
Retail Establishment (with no mixed-sales)	X	X	O	
Retail Establishment (with mixed-sales)	O	O		
Service Station, Automotive		X		
Shop or Studio, Craftsman/Artist	X	X	O	
Small Appliance Repair Shop	O	O		
Spa Services	O	O	O	
Special Event Facility	O	O		
Tattoo Parlor & Body Piercing				
Theater, Cinema	O	O		
Industrial Uses				
Asphalt Plant				

Bottle Gas Storage & Distribution				
Builder's Equipment/Material				
Carpenter Shop, Woodworking (under 8,000 square feet in floor area)	O	O		
Carpenter Shop, Woodworking (8,000 square feet or more in floor area)				
Concrete Plant				
Dry Cleaning, Plant				
Glass Fabrication (under 8,000 square feet in floor area)				
Glass Fabrication (8,000 square feet or more in floor area)	O	O		
Junk Yard				
Laboratory, Research Commercial				
Laundry, Industrial				
Locker, Frozen Food or Cold Storage				
Machine Shop				
Manufacturing, Heavy, General				
Manufacturing, Light, Limited (under 8,000 square feet in floor area)	O	O		
Manufacturing, Light, Limited (8,000 square feet or more in floor area)				
Mini-warehouse Storage, Conditioned or Unconditioned Space				
Pest Control Business (with or without onsite chemical storage)		O		
Recycling Center				
Rental Services Establishment with outside storage (other than auto related)				
Salvage Yards				
Sawmill				
Septic Tank, Sales, Construction				
Storage, Inside				
Storage, Outside				
Taxidermist				
Tire Retreading				
Transfer Station				
Welding Shop				
Wholesale Storage and Distribution				
Transportation Uses				
Airport, Public/Private				
Heliport, Public/Private				
Limousine Service & Taxi (with or without outside vehicle storage)		O		
Accessory Uses				
Clubhouse, swimming pool, or community recreation facilities serving a development	X	X	X	X

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

(Ord. No. 741 , § 4, 6-5-2017; Ord. No. 744 , § 2, 7-10-2017; Ord. No. 808 , § 4(Exh. D), 9-8-2020)

3.4.3. Specific Use Standards.

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

A. **Dwelling, 'For-Sale' Accessory.** Where a Dwelling, 'For-Sale' Accessory is allowed, it is subject to the following:

1. The dwelling shall be accessory to a permitted commercial use and shall be located above or to the rear of such use to which it is accessory.
2. The dwelling shall be attached by a common wall with the commercial or office structure to which it is accessory.
3. The dwelling shall be occupied by a single family, a member of whom is the owner or tenant of the commercial structure to which it is accessory.
4. The square footage of the dwelling shall not exceed 40% of the combined square footage of the commercial structure and the dwelling.
5. The dwelling and the commercial structure to which it is accessory shall be in compliance with all applicable provisions of the life safety code, the building code, and other codes of the City.

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

1. Live-work is only permitted on the first floor of a dwelling unit.
2. A minimum of one person must occupy the dwelling containing the live-work use as their primary place of residence.
3. The live-work use may employ no more than two persons not living on the premises at any one time.

4. No business storage or warehousing of material, supplies or equipment is permitted outside of the dwelling containing the live-work use.
5. The nonresidential use of the live-work use is limited to a permitted or conditional use in the zoning district.
6. No equipment or process may be used in connection with the live-work use that creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses, off the premises.
7. No more than 5 customers are permitted on the premises at any one time.

CITY COUNCIL MEETING
STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN
CITY COUNCIL SPONSOR: STAFF INITIATED

I. AGENDA ITEM TITLE: PH-21-16 UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS – MEDICAL MARIJUANA

PLANNING COMMISSION: SEPTEMBER 2, 2021

CITY COUNCIL: SEPTEMBER 27, 2021

II. REPORT IN BRIEF:

Consideration of text amendments to Unified Development Code (UDC) Article II Use of Land and Structures, to add definitions for Medical Marijuana Dispensary and Production Facility and assign uses to zoning districts.

DISCUSSION

In response to the State's recent selection of licensed medical marijuana producers, Staff proposes definitions of Medical Marijuana Dispensary and Production, as well as assigning uses to zoning districts within the Unified Development Code (UDC). Staff proposes to allow 'Medical Cannabis or Marijuana Dispensary' in the LI (Light Industrial) zoning district with approval of a conditional use and to prohibit 'Medical Cannabis or Marijuana Production Facility' in all zoning districts.

III. ATTACHMENTS:

- UDC Strike Through and Underline Edits

1.4.2 Defined terms.

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

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

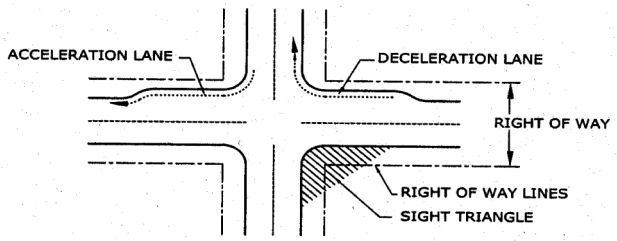


FIGURE 1

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

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

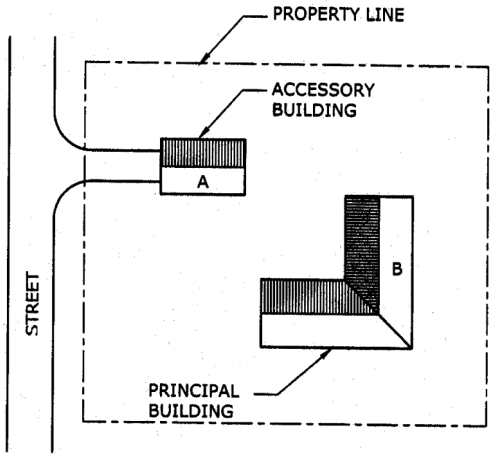


FIGURE 2

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

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

1. *Acreage, Gross.* The total area of a property measured in acres and fractions thereof rounded to the nearest one-tenth acre.

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

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

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

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

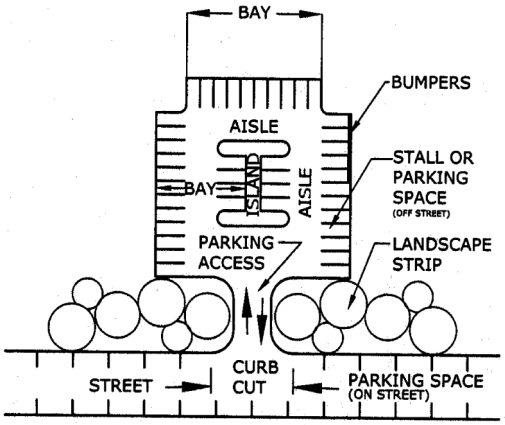


FIGURE 3

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

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

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

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

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

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

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

Antenna. See Section 2.8 for definition of 'antenna.'

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

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

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

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

Assisted Living Facility. See Congregate Housing.

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

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

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

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

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

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

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

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

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

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

Beauty Shop. Any commercial establishment, residence, vehicle, or other establishment, place, or event wherein cosmetology is offered or practiced on a regular basis for compensation, excluding such types of services requiring customers to disrobe.

Bed and Breakfast. A building in which lodging and meals are provided for no more than seven (7) guest rooms and one (1) owner's suite and meals are served in a common dining room. Lodging facilities and services are provided for transient guests for an average stay of less than 7 days and offered to the public for compensation. Bed and Breakfast does not include retail uses, public bar, conference center or special event facilities. Guest rooms within the building shall contain no equipment for food preparation other than a coffee maker, mini-fridge and/or microwave. There shall be no self-serve laundry facilities (for guests use) within the building. Access to each guest room shall be through the interior of the building.

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

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

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

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

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

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

Boutique Hotel. A high quality hotel which contains less than 120 rooms located in a unique setting, such as the City's Downtown, mixed-use developments and/or an entertainment district. The building shall reflect a unique exterior architecture and interior design compatible with the area in which the hotel is located. The boutique hotel shall provide guests with high quality services, such as, but not limited to, concierge, on-site restaurant, room service, meeting space, business center, banquet facilities, spas, doormen, valet parking, boutiques and/or other amenities. Guest rooms within the building shall contain no equipment for food preparation other than a mini-fridge and/or microwave. There shall be no self-serve laundry facilities (for guests use) within the building. Access to each guest room shall be through an inside lobby supervised at all hours.

Brewery. A facility where malt beverages are manufactured or brewed.

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

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

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

Buildable Area. See "Lot Building Area."

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

City. The City of Alpharetta, Georgia.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Congregate Housing. Any group dwelling or facility licensed by the state, public or private, which for gain or otherwise, regularly provides one or more persons with assisted living care. The term "assisted living care" means specialized care and services including the provision of personal services, the administration of medications by a certified medication aide and the provision of assisted self-preservation. The term "personal services" includes, but is not limited to, individual assistance with or supervision of self-administered medication, assistance, essential activities of daily living such as eating, bathing, grooming, dressing, toileting, ambulation and transfer. The term "assisted self-preservation" means the capacity of a resident to be evacuated from an assisted living facility to a designated point of safety and within an established period of time as determined by the Office of Fire Safety Commissioner. Assisted self-preservation is a function of all of the following:

1. The condition of the individual.
2. The assistance that is available to be provided to the individual by the staff of the assisted living facility; and
3. The construction of the building in which the assisted living facility is housed, including whether such building meets the state fire safety requirements applicable to an existing health care occupancy.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Discount Store. A retail store that sells new or used goods or products at prices lower than traditional retail outlets. Discount stores principally engage in offering a category of similar goods or a wide assortment of goods for sale to the general public. This includes, but is not limited to, swap shops, flea markets, antique malls, donation centers, surplus stores and thrift stores.

Distillery. A facility where distilled spirits are manufactured (distilled, rectified or blended).

Downtown Overlay. That portion of the City generally bounded by Canton Street and Mayfield Road to the North; Wills Road and the western boundaries of Milton Manor and Milton Estates Subdivisions to the West; South Main Street, Old Milton Parkway and the southern boundary of Alpha Park Subdivision to the South; and Westside Parkway and the eastern boundary of Alpha Park Subdivision to the East. The study area of the City of Alpharetta Downtown Master Plan shall be shown on the Official Zoning Map and labeled "Downtown Overlay." In the event of a conflict between the general description set out herein and the Map, the Map shall control.

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

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

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

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

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

Dwelling, 'For-Rent' (Downtown Overlay).

a. Unit—A residential unit designed to be leased or rented and occupied by a single family tenant and located within the Downtown Overlay (map A).

b. Building—A structure incorporating multiple rental units. (See Apartments.)

c. See Section 2.7 Standards for Downtown Overlay.

Dwelling, 'For-Rent' (Outside of Downtown Overlay).

a. Unit—A residential unit designed to be leased or rented and occupied by a single family tenant.

b. Building—A structure incorporating multiple rental units. (See Apartment.)

c. See Section 2.7 Standards for Units (outside of Downtown Overlay).

Dwelling, 'For-Sale'.

a. Detached—A free-standing residential unit designed to be purchased and occupied by a single family.

b. Attached—A residential unit attached to other residential units and designed to be purchased and occupied by a single family.

c. Condominium—A type of property ownership in which a 'For-Sale' unit is purchased and the purchaser of each unit acquires full title to the unit and an undivided interest in the common elements (the land, roof, elevator, etc.).

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

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

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

Egress. An exit.

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

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

Extended Stay Hotel. A building containing guest rooms for lodging, offered to the public for compensation, which are advertised, designed, intended or routinely utilized for weekly or monthly occupancy, or in which at least 30% of all guest rooms have facilities for the refrigeration and preparation of food by guests, such as a refrigerator and a cooktop/stove (or a refrigerator, a microwave, and a dishwasher or kitchenette sink), and a self-serve laundry facility is available for guests use. For the purposes of this Code, extended stay hotels and hotels (or motels) are separate and distinct uses. See, Section 2.7.3.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Greenspace. All that area of land that can be landscaped or planted, allows natural passage through by water, and is not covered by manmade materials or structures such as buildings or paving.

Group Home. A dwelling shared by four or fewer persons, excluding resident owner, (or no more than six persons including the resident owner), who live together as a single housekeeping unit and in a long term, family-like environment in which the resident owner, serving as the primary caregiver to the residents, provides care, education and participation in community activities for the residents with the primary goal of enabling the residents to live as independently as possible in order to reach their maximum potential. 1. No group home shall be located within 2,000 ft. of another group home as measured at the property line. 2. A group home shall be limited to one structure and multiple structures located near one another shall not be considered components of one group home. Each structure shall meet distance requirements. The term "group home" shall not include a halfway house, a treatment center for alcoholism or drug abuse, and work release facility for convicts or ex-convicts, a home for detention and/or rehabilitation of juveniles adjudged delinquent or unruly and placed in custody of the state or other housing facilities serving as an alternate to incarceration. The term "group home" shall also not allow the use of a dwelling as an apartment or duplex. A "group home" shall not allow use of the dwelling as a home for individuals on parole, probation, or convicted and released from incarceration, for any crimes including child molestation, aggravated child molestation, or child sexual abuse, as defined in O.C.G.A. 16-6-4 or individuals required to register as sex offenders pursuant to O.C.G.A. 42-1-12. A group home may include a home for the handicapped. As used in this subsection, the term "handicapped" shall mean:

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

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

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

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

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

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

Hotel (or Motel). A building in which lodging along with customary lodging facilities and services, such as meeting rooms, restaurant, maid service and fitness center, are provided for transient guests for an average stay of less than 7 days and offered to the public for compensation. Hotel services shall include the provision of food and beverage services suitable for both guests and groups, on-site restaurant, lounges, group meeting spaces with banquet facilities and selective amenities, such as but not limited to spas, banquet rooms, doormen, valet parking, concierge, and high-end restaurant and boutiques. Guest rooms within the building shall contain no equipment for food preparation other than a mini-fridge and/or microwave. There shall be no self-serve laundry facilities (for guests use) within the building. Access to each guest room shall be through an inside lobby supervised at all hours.

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

A. *Public Improvements.* Any structure, owned by or to be dedicated to a government or a utility regulated by the Georgia Public Service Commission, together with its associated public land, easement or right-of-way, necessary to provide transportation, drainage, public or private utilities, or other public services such as education, recreation, or public safety.

B. *Site Improvements.* Any structure, other than a principal building or a structure intended for dedication to public ownership, constructed to support or provide for the use or occupancy of a property, such as driveways, parking and loading areas, retaining walls and other earthen works, erosion and sedimentation control facilities, stormwater drains and detention facilities, and connections to public water, sewer or other utilities.

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

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

Ingress. Access or entry.

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

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

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

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

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

Landscape Strip. A portion of a lot required to be reserved for, installed with, and maintained with vegetation. Such a strip may or may not be required to be of a linear form. No utilities or parking shall be allowed within a required landscape strip.

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

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

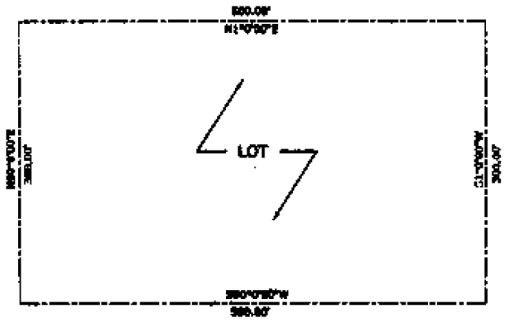


FIGURE 4

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

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

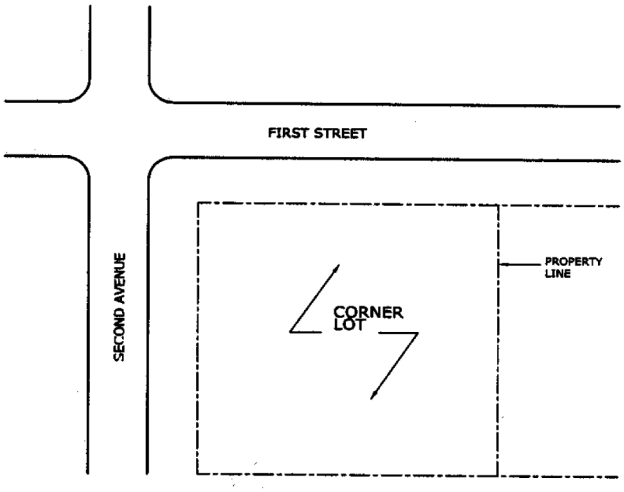


FIGURE 5

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

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

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

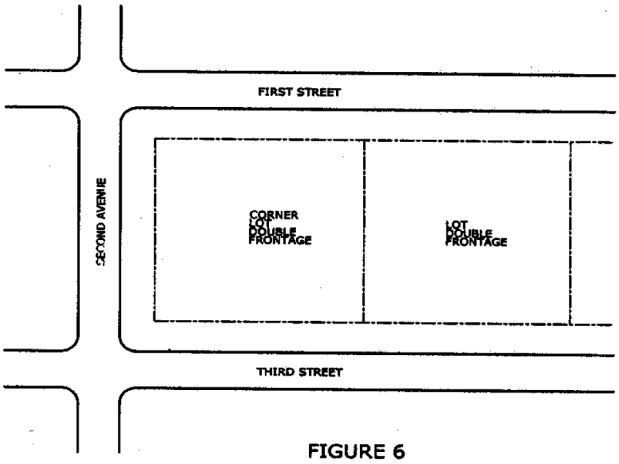


FIGURE 6

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

Lot Frontage. See "Frontage."

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

A. *Front Lot Line.* Any boundary line of a lot which is coterminous with a public street right-of-way line or private street easement line. For a corner lot, the narrow portion is usually considered the front.

B. *Rear Lot Line.* Any boundary line of a lot which does not intersect with a street right-of-way or private street easement line and which is usually opposite of the front lot line.

C. *Side Lot Line.* Any boundary line of a lot which intersects with a street right-of-way or private street easement line.

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

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

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

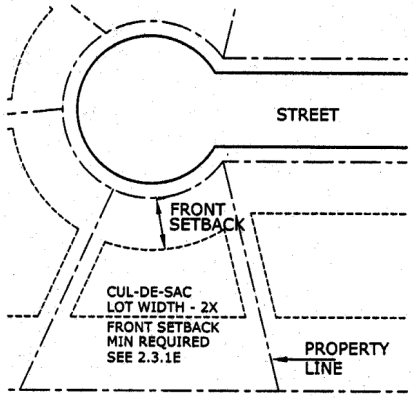


FIG 7

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

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

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

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

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

Massage Therapy. The manipulation and/or treatment of soft tissues of the body, including, but not limited to, the use of effleurage, petrissage, pressure, friction, tapotement, kneading, vibration, range of motion stretches, a system of structured touch, pressure, movement, and holding to the soft tissue of the body, and any other soft tissue manipulation whether manual or by use of massage apparatus, and may include the use of water, oils, lotions, creams, lubricants, salt glows or scrubs, hydrotherapy, heliotherapy, hot packs, cold packs or other topical preparations. Such business shall be located within a zoning category allowing retail use, shall not occupy more than 4,000 sq. ft. and shall not be closer than 2,000 ft. to a comparable business. The term "massage" or "massage therapy" shall not include diagnosis, the prescribing of drugs or medicines, spinal or other joint manipulations, or any service or procedure when performed by a person who is licensed by the state to practice chiropractic, physical therapy, podiatry or medicine. Further, the term "massage" or "massage therapy" shall not include the following when lawfully performed by a natural person licensed or certified by the state board of cosmetology while engaged in the practice authorized by such state license (or certificate of registration) in accordance with, and as further regulated by, the state licensing laws set forth in O.C.G.A. § 43-10-1 et seq.:

(1) Touching of the scalp or face by a state-licensed barber or cosmetologist;

(2) Touching of the hands or feet by a state-licensed nail technician or cosmetologist; and

(3) Touching of the face, neck, décolletage, or arms by a state-licensed esthetician or cosmetologist. It shall be unlawful to establish a massage establishment in the city, unless said establishment is located:

    (1) At least 300 feet from State Route 9;

    (2) At least 300 feet from State Route 120; and

(3) At least 300 feet from any parcel occupied by a house of worship, public or private elementary or secondary school/public park, state-licensed day care facility, or any residence.

The foregoing minimum distance requirements shall not apply to any massage establishment located within a mixed use development in the MU district. For the purpose of this subsection, measurements shall be made in a straight line in all directions without regard to intervening structures or objects, from the closest point on a boundary line of the massage establishment parcel to the closest point on the State Route 9 or State Route 120 right-of-way, or to the closest point on a boundary line of any parcel containing a house of worship, public or private elementary or secondary school, public park, or residence.

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

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

Medical Cannabis Dispensary or Medical Marijuana Dispensary. Any business premises that sells, distributes, or otherwise dispenses "low THC oil" and/or any related "product" (as those terms are defined in O.C.G.A. §16-12-200(12), (15)), pursuant to a "dispensing license" (as that term is defined by O.C.G.A. § 16-12-200(9)); provided, however, that any pharmacy (as that term is defined in O.C.G.A. § 26-4-5(30)(B)) that holds such a dispensing license shall not deemed a Medical Cannabis Dispensary or Medical Marijuana Dispensary. Every such dispensary shall adhere to all applicable state and local laws, rules, regulations, and ordinances, including, but not limited to, O.C.G.A. §§ 16-12-200 to-236 and the rules and regulation promulgated by the Georgia Access to Medical Cannabis Commission. A Medical Cannabis Dispensary or Medical Marijuana Dispensary shall not be closer than 2,000 ft. to a day care center or early care or education program, public or private school, religious institution or place of worship, government building, park, residential dwelling, residential substance abuse diagnostic or treatment facility, any licensed drug or alcohol rehabilitation facility, or any other medical cannabis dispensary or medical marijuana dispensary, and the distance shall be measured from property boundary to property boundary.

Medical Cannabis Production Facility or Medical Marijuana Production Facility. Any business premises which produces and/or manufactures "low THC oil" and/or any related "product" (as those terms are defined in O.C.G.A. §16-12-200(12), (15)), pursuant to a "Class 1 production license" or "Class 2 production license" (as those terms are defined by O.C.G.A. § 16-12-200(3), (4)). This use is a prohibited use in all zoning districts.

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

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

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

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

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

Motel. See "Hotel".

Mural. A hand-painted, hand-tiled, or digitally printed restorative image on the exterior wall of a building or other permanent surface.

Nail Salon. An establishment that offers nail care services such as manicures, pedicures, and nail enhancements, excluding such types of services requiring customers to disrobe.

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

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

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

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

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

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

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

Nursery School. See "Day Care Center."

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

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

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

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

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

Open Space. A privately or publicly owned area on the grounds of a premises outside of any principal building or parking area, which is open to the sky and set aside and intended for the outdoor enjoyment of occupants or visitors to the property, and which may but is not required to include such pedestrian oriented improvements as landscaping, walkway paths, pergolas, gazebos, bikeways, exercise or play equipment, and benches, and which may further include up to 20% of its area in water bodies or areas inappropriate for pedestrian use. Open space

shall not include any other required open areas such as required building setbacks, buffers, landscape strips or other similar requirements of this ordinance. There are 2 types of open space: Civic space and Amenity space.

1. *Civic Space.* Portion of open space for public use defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping, and their adjacent buildings. Civic space may include the following types: park, square, plaza, pocket park and playground.

2. *Amenity Space.* 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 the following types: rooftop deck, balconies, patios and porches, outdoor dining areas, pool areas, athletic courts and similar uses, yards and lawns, gardens, hardscape areas improved for pedestrian enjoyment, wooded areas and runoff reduction measures such as bioretention areas and cisterns.

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

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

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

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

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

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

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

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

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

A. *Compact Car Parking Space.* A designated space not less than 8 feet by 16 feet expressly provided within a parking area for purposes of temporarily parking a compact car or other compact motor vehicle.

B. *Handicapped Parking Space.* A designated space not less than thirteen feet in width (including loading area) and twenty feet in length, laid out and designated by signage in accordance with the requirements of the Georgia Accessibility Code for Buildings and Facilities.

C. *Handicap - Van Only.* A designated space not less than sixteen feet in width including loading area and twenty feet in length.

D. *Regular Parking Space.* A designated space not less than 9 feet in width by 19 feet in length.

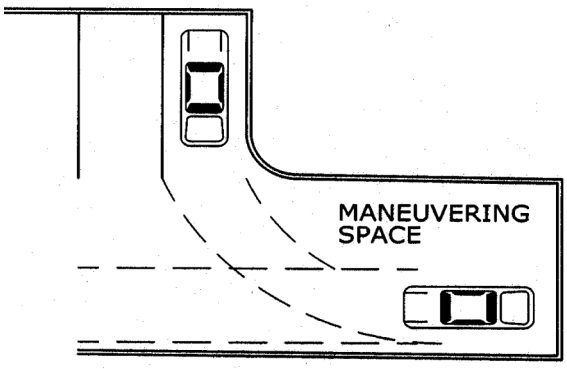


FIGURE 8

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

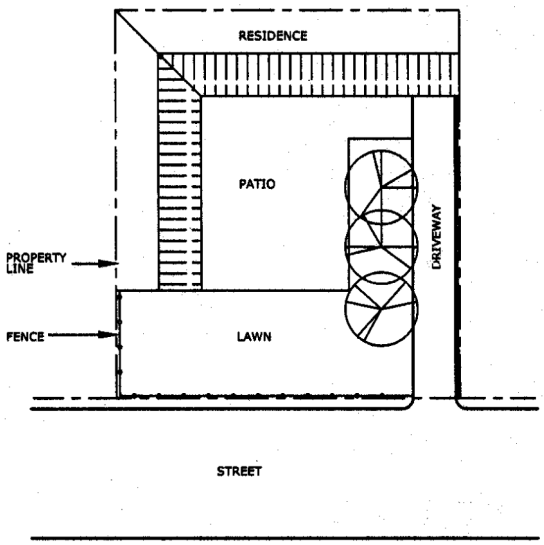


FIGURE 9

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

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

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

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

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

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

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

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

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

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

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

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

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

Portable. See Industrialized Buildings.

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

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

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

Privacy Fence. A sight-obscuring fence used to block the area enclosed by the fence from view from neighboring properties or public rights-of-way. Sight-obscuring shall mean opaque or having such qualities as to constitute a complete visual barrier to persons outside the perimeter of the sight-obscuring object. A fence which partially obscures sight shall not be considered sight-obscuring if the distance or open space between boards, slats, rails, stanchions, or balusters (which shall not exceed four (4) inches in width) equals or exceeds the width of said boards, slats, etc., measured at ninety (90) degree angles.

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

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

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

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

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

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

Residence. A dwelling unit.

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

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

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

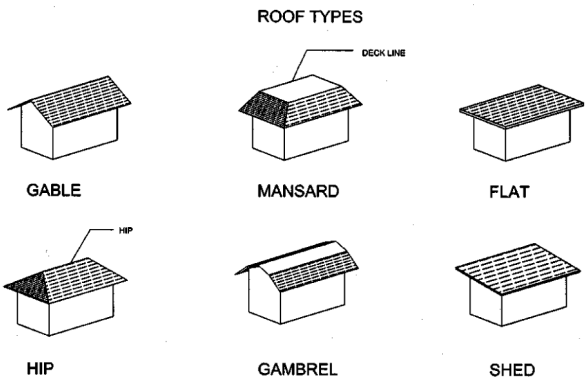
Retail Sales Establishment. A business principally engaged in offering a category of similar goods or products for sale to the general public, such as grocery store, hardware store, pharmacy, clothing shop, home furnishings store, office supplies store, and the like.

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

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

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

Roof. The outside top covering of a building.



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

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

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

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

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

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

Setback, Front Cul-de-Sac.

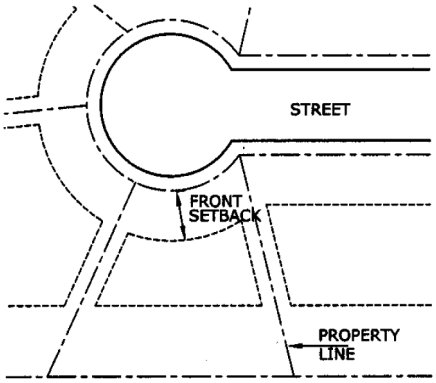


FIG 11

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

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

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

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

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

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

Smoke Shop and Tobacco Store. Any business premises dedicated to the display, sale, distribution, delivery, offering, furnishing, or marketing of tobacco, tobacco products, or instruments, vape products, or any combination thereof. Such businesses shall be located within a retail center and shall not be closer than 2,000 ft. to a school, religious institution, government building, park, residential dwelling or each other. Distance shall be measured by

the straight-line distance from premises to premises. "Smoke shop and tobacco store" shall not include any grocery store, supermarket, convenience store or similar retail use that only sells conventional cigars, cigarettes, vape or tobacco as an ancillary sale (ten percent (10%) or less of total sales).

Spa Services. A business that provides services requiring a customer to disrobe, which may include non-medical massage, other personal services such as skin, nail, hair treatments, hair removal/waxing, and may have the sale of associated retail products. Such business shall be located within a zoning category allowing retail use, shall not occupy more than 4,000 sq. ft. and shall not be closer than 2,000 ft. to a comparable business. The term "spa establishment" shall not include hospitals or other professional health care establishments separately licensed as such by the state.

It shall be unlawful to establish a spa establishment in the city, unless said establishment is located:

(1) At least 300 feet from State Route 9;

(2) At least 300 feet from State Route 120; and

(3) At least 300 feet from any parcel occupied by a house of worship, public or private elementary or secondary school, public park, state-licensed day care facility, or any residence.

The foregoing minimum distance requirements shall not apply to any spa establishment located within a mixed use development in the MU district. For the purpose of this subsection, measurements shall be made in a straight line in all directions without regard to intervening structures or objects, from the closest point on a boundary line of the spa establishment parcel to the closest point on the State Route 9 or State Route 120 right-of-way, or to the closest point on a boundary line of any parcel containing a house of worship, public or private elementary or secondary school, public park, or residence.

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

Special Event Facility. A public or privately owned structure or area used for the purposes of performances, sporting events, receptions or parties, or similar attractions that may generate heavy traffic. Facilities may include improvements to accommodate special events, such as access and circulation improvements, parking areas, gathering areas, and other physical improvements necessary to accommodate special events.

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

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

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

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

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

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

A. *Principal Arterials*—are those streets and highways which serve major activity centers and emphasize traffic service rather than access to abutting land access. Principal arterials include all limited access freeways, expressways or parkways, and carry a high proportion of total area travel on a minimum of mileage.

B. *Major Arterials*—are those streets which interconnect with the principal arterial system and provide service to trips of moderate length with emphasis on both traffic service and land access and generally do not penetrate identifiable single family residential neighborhoods.

C. *Minor Arterials*—provide intra-community continuity but should not penetrate identifiable neighborhoods.

D. *Collector Streets*—distribute trips from arterial street to their ultimate origin or destination. Collector streets provide a greater level of land access than arterial streets, may enter or traverse identifiable neighborhoods, and rarely serve significant volumes of through traffic.

E. *Local Streets*—comprise all facilities not classified as arterial or collector. Local streets provide land access with service to through traffic being actively discouraged.

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

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

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

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

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

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

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

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

Townhouse/Rowhouse. A building type consisting of at least three, but not more than eight independent units that are attached by common side walls in a linear arrangement. Each unit occupies the space from the ground to the roof and normally has at least two, but no more than four floors. Such units typically feature a

primary entrance on the front elevation and variations in materials, colors and/or windows to create a visual distinction between each of the attached units.

Tract. See "Lot."

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

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

Use, Accessory. See "Accessory Use."

Use, Conditional. See "Conditional Use."

Use, Principal. See "Principal Use."

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

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

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

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

Wireless Telecommunications Facilities. See Section 2.8 for definition of 'wireless tower.'

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

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

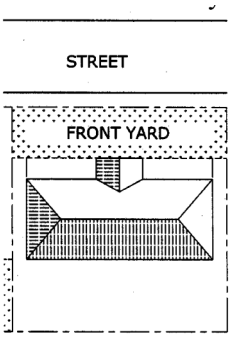


FIG 12

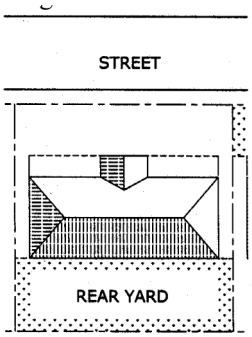


FIG 13

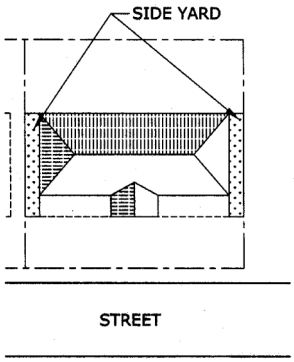


FIG 14

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

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

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

(Ord. No. 689, § 1, 6-2-2014 ; Ord. No. 702, § 1(Exh. A), 3-2-2015 ; Ord. No. 704, § 1, 6-1-2015 ; Ord. No. 715 , § 1, 9-28-2015; Ord. No. 718 , § 1, 12-14-2015; Ord. No. 730 , § 1, 12-5-2016; Ord. No. 741 , § 1, 6-5-2017; Ord. No. 744 , § 1, 7-10-2017; Ord. No. 749 , § 1, 9-18-2017; Ord. No. 772 , § 1, 2-4-2019; Ord. No. 778 , § 1, 6-17-2019; Ord. No. 786 , § 1, 9-23-2019; Ord. No. 787 , § 1(Exh. A), 10-28-2019; Ord. No. 804 , § 1(Exh. A), 8-10-2020; Ord. No. 807 , § 1(Exh. A), 9-8-2020; Ord. No. 808 , § 1(Exh. A), 9-8-2020)

2.2.17 L-I industrial.

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

1. Agricultural and Residential Uses.
    a. Greenhouse, Nursery.
2. Business Uses.
    a. Animal Hospital, small and large animals.
    b. Art Gallery.
    c. Automobile Service Station.
    d. Automotive Parts.
    e. Automotive Sales and Leasing.
    f. Automotive Service.
    g. Bakery.
    h. Bank, Savings and Loan.
    i. Book Store.
    j. Bowling Alley.
    k. Brewery.
    l. Broadcasting Studio (radio or TV).
    m. Building Materials with Outdoor Storage.
    n. Building Materials, Retail with enclosed storage.
    o. Car Wash.
    p. Carpenter Shop, Woodworking.
    q. Carpet and Rug Sales.
    r. Check Cashing.
    s. Church, Synagogue.
    t. Commercial Parking Lot.
    u. Congregate Housing.
    v. Contractor's Office with and without outside storage.
    w. Convenience Market with or without gas pumps.
    x. Dance Studio.
    y. Day Care Center.
    z. Discount Store.
    aa. Distillery.

bb. Drug Store.

cc. Dry Cleaning Pick-up Station.

dd. Fireworks Sales.

ee. Funeral Home.

ff. Greenhouse, Nursery.

gg. Grocery Store.

hh. Hardware and Garden Center.

ii. Home, Elderly, Children, Nursing.

jj. Heliport.

kk. Home Improvement Store.

ll. Kennel.

mm. Laboratory, Research or Commercial.

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

oo. Liquor Store.

pp. Massage Therapy (see Sec. 2.7).

qq. Office Building or Office Park.

rr. Pawn Shop.

ss. Pest Control.

tt. Pet Day Care.

uu. Pet Grooming.

vv. Print Shop.

ww. Radio or TV, Transmitter or Studio.

xx. Recreation Facilities (Indoor).

yy. Rental Services Establishment with outside storage.

zz. Rental Services Establishment without outside storage.

aaa. Restaurant.

bbb. Restaurant, Drive-In or Fast-Food.

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

ddd. Retail Establishment, Mixed Sales.

eee. Shop or Studio, Craftsman/Artist.

fff. Small Appliance Repair Shop.

ggg. Smoke Shop and Tobacco Store.

hhh. Spa Services.

iii. Special Event Facility.

jjj. Storage, Inside.

kkk. Tattoo Parlor, Body Piercing.

lll. Taxidermist.

mmm. Tire Retreading.

nnn. Vehicle for Hire Company.

3. Wholesale, Storage and Industrial Uses.

a. Bottled Gas, storage and distribution.

b. Builder's Equipment.

c. Concrete Plant.

d. Dry Cleaning Plant.

e. Locker, Frozen Food or Cold Storage.

f. Machine Shop.

g. Manufacturing, Light.

h. Mini-Warehouse.

i. Septic Tank Sales, Construction.

j. School, Commercial.

k. Storage, Outside.

l. Warehouse.

m. Welding Shop.

n. Wholesale Trade Establishment.

4. Semipublic Uses, Utilities.

a. Athletic Facility—Outdoor.

b. Amphitheater.

c. Auditorium.

d. Park or Playground.

e. Hospital.

f. School, Academic.

g. Switching Station, Telecom.

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

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

1. Privacy and decorative fences and walls.

2. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.

3. Signs, subject to all of the requirements regulating signage herein.

4. Retaining walls and other site improvement structures approved as part of the development permit.

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

1. Site design.

2. Property access.

3. Hours of operation of the business.

4. Vehicular trips generated by the use.

5. Impact of the use on surrounding properties.

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

A property in the L-I district may be used for any of the following only upon approval as a conditional use by the City Council:

1.0 *Business Uses.*

a. Adult Entertainment Establishment (see Sec. 2.7).

b. Airport, Public/Private.

c. Boutique Hotel.

d. Extended Stay Hotel.

e. Golf Driving Range.

f. Glass Fabrication.

g. Medical Cannabis or Marijuana Dispensary

h. Taxidermist.

i. Tire Retreading.

j. Theater, Cinema.

2.0 *Wholesale, Storage and Industrial Uses.*

a. Asphalt Plant.

b. Dry Cleaning Plant.

c. Concrete Plant.

d. Indoor Shooting Range (see Sec. 2.7).

e. Junk or Salvage Yard.

f. Laundry Industrial.

g. Manufacturing, Heavy.

h. Power Station.

i. Recycling Center.

j. Salvage Yard.

k. Sawmill.

l. Sewage Disposal Plant.

m. Transfer Station.

3.0 *Semipublic Uses, Utilities.*

a. Airport, public or private.

b. Reserved.

c. Church, Synagogue, or other religious institutions.

d. Museum and Library.

e. Power Station.

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

g. Wireless Tower.

4.0 *Transfer Station.* Any facility associated with waste or a facility used to transfer solid waste from one transportation vehicle to another for transportation to a disposal facility or processing operation.

4.1 *General Standards.*

a. No access to transfer station facility shall be allowed from streets that primarily access residential developments;

b. Access streets shall be paved and shall be able to withstand maximum load limits established by the State of Georgia as approved by the Engineering Director;

c. No portion of a new transfer station shall be located within a three-mile radius of the property lines of an existing transfer station;

d. A minimum 200 foot undisturbed buffer and ten-foot improvement setback shall be required along all property lines except public rights-of-way;

e. A minimum 50 foot buffer and ten-foot improvement setback shall be required along all public rights-of-way;

f. A minimum six foot high solid fence or wall shall be located on property lines or interior to the required buffers and improvement setback;

g. Operation of the facility shall be limited to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday; 9:00 a.m. to 7:00 p.m., Saturday; 12:00 p.m. to 5:00 p.m., Sunday (for routine maintenance and other non-operational facility activities).

h. Only municipal solid waste is accepted at the facility. No treated or untreated regulated medical waste, treated and destroyed medical waste or asbestos waste debris shall be accepted;

i. All solid waste is removed from the transfer station within 24 hours of receipt;

j. A transfer station with permanent operating mechanical equipment must have an attendant on duty whenever the facility is open;

k. The facility shall be designed and constructed in a manner to ensure that odor will not be emitted from the site;

l. The transfer facility must be cleaned at least once every 24 hours;

m. The entrance and exit shall be cleaned at a frequency which prevents the tracking or off-site migration of waste materials;

n. The operator shall take adequate measures to minimize the creation, emission, or accumulation of excessive dust and particulates;

o. The operator shall take adequate steps to control or prevent the propagation, harborage and attraction of pests;

p. All floors must be free from standing water. All drainage from cleaning areas must be discharged to sanitary sewers, authorized cleaning areas must be discharged to sanitary sewers, authorized sanitary waste treatment facilities, or a corrosion-resistant holding tank;

q. The facility shall provide fire suppression equipment as directed by the City of Alpharetta Fire Department;

r. All solid waste passing through the transfer station must be ultimately treated or disposed of at an authorized facility;

s. The transfer station must have adequate storage space for incoming solid waste;

t. Operational records must be maintained at facilities with permanent operating mechanical equipment. These records must include a daily log of the quantity of solid waste received and transported, specifying the origin by hauler and the destination of the solid waste transported daily;

u. The facility shall not generate more than 150 total vehicle trips per day;

v. An annual report must be submitted to the Community Development Department which summarized the information gathered in (t), above;

w. The facility shall be developed, operated and maintained in a safe, nuisance-free manner; and

x. The facility and its operation must be in compliance with GA EPD requirements.

4.2 *Additional Permit Application Requirements.*

a. Application requirements. An application for a solid waste transfer station permit must confirm to the requirements set forth herein. Applications for initial permits to construct and operate a solid waste transfer station must include the following:

(1) Regional plan or map. The regional plan or map must delineate the service area of the proposed transfer station.

(2) Site plan. The site plan must include:

(a) Site conditions and projected site utilization, including all site structures (such as buildings, fences, gates, entrances and exits, parking areas);

(b) Property boundaries, access roads, the locations of all surface water bodies, and 100-year floodplain boundaries;

(c) All proposed structures and areas designated for unloading, sorting, storage, and loading, including dimensions, elevations and floor plans of these structures and areas, and the general process flow; and

(d) Adjacent properties, including the location of public and private water supplies on these properties.

(3) Engineering report. The engineering report must include:

(a) A description of the general operating plan for the proposed facility, including the origin, composition, and expected weight or volume of all solid waste to be accepted, the maximum time any such waste will be stored, where all waste will be disposed of, and the proposed capacity operating hours, and the expected life of the facility;

(b) A description of all machinery and equipment, including the design capacity;

(c) A proposed transfer plan specifying the transfer route, the number and type of transfer vehicles to be used, and how often solid waste will be transferred to the disposal site;

(d) A description of the facility's drainage system and water supply system; and

(e) A contingency plan that details an alternative solid handling system for periods when not operating, or for delays in transporting solid waste due to undesirable conditions, such as delivery of unauthorized waste, fires, dust, odor, vectors, unusual traffic conditions, equipment breakdown or other emergencies.

4.3 *Design Standards.* All transfer stations must meet minimum design requirements as follows:

a. Unloading and loading areas.

(1) The unloading area must be adequate in size and design to facilitate efficient unloading from the collection vehicles and the unobstructed movement of vehicles;

(2) The unloading and loading pavement areas must be constructed of concrete or asphalt paving material and equipped with adequate drainage structures;

(3) Processing, tipping, sorting, storage, and compaction areas must be located within an enclosed building;

(4) Provisions must be made for weighing or measuring all solid waste transferred to the facility;

(5) Sufficient internal storage areas must be provided for incoming solid waste;

(6) Exhaust removal systems must be installed in enclosed areas; and

(7) The facility must be designed to accommodate expected traffic flow in a safe and efficient manner.

4.4 *Expansion or Modification of Existing Facilities.* No transfer station facility existing as of 12/06/04 may make modifications which require a permit, make changes that require a permit modification from the GA EPD or increase the square footage of any buildings on site without City Council approval. When reviewing modification or expansion plans, the Council may consider the extent to which the proposed modification or expansion meets the standards established in Sections 4.1 and 4.3, herein; however, any existing buildings which do not meet setback requirements shall be considered non-conforming and shall remain, but may not be expanded with regard to the setback non-conformity pursuant to UDC Sec. 2.4.2.

D. *District Regulations.*

Minimum lot size—one acre.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

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

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

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—35%.

Maximum Building Height—35 feet.

Development on property over 25 acres in size requires masterplan approval through a Public Hearing process.

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

(Ord. No. 708 , § 1, 8-10-2015; Ord. No. 715 , § 3, 9-28-2015; Ord. No. 718 , §§ 7, 10—12, 12-14-2015; Ord. No. 741 , §§ 2, 3, 6-5-2017; Ord. No. 744 , §§ 2, 3, 5, 6, 7-10-2017; Ord. No. 808 , § 2(Exh. B), 9-8-2020)

TABLE 2.2 LIST OF PERMISSIBLE AND CONDITIONAL USES

On the following table, an open circle "O" means that the use will be permitted in that district only if a Conditional Use Permit is granted by the City Council. An "X" means that the use is permitted in the zone district subject to the general provisions of the Unified Development Code. For uses not included in this list or when the Director of Community Development is unable to determine placement, application shall be made to the Board of Appeals for interpretation.

USES	AG	RE	R	R-22	R-15	R-12	R-10	R-4A	R-4D	R-8A/D	R-10M	CUP*	OI*	OP	C-1	C-2	PSC	LI	OS-R	SU	MU
Adult Entertainment Establishment																		O			
Airport, Public/Private	O											O						O		X	
Amphitheater												O	O					X	O	X	
Animal Hospital, Small Animal (Veterinarian)	O											O	O		O	O	O	X			
Animal Hospital, Large Animal	O																	X			
Art Galleries												O	O	O	X	X	O	X			O
Asphalt Plant																		O			
Associations, (Clubs and Lodges)	O			O	O	O	O	O	O	O	O	O	O	O	X	X	O			X	
Athletic Facilities/Fitness Studio	O											O	O	O	X	X	O	X			O
Auditorium	O											O	O	O	O	O	O	X			
Auto Sales and Leasing (Trucks,												O				O		X			

Vans, Cars and Accessories)																						
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	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									
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					O				O

Dwelling, 'For-Sale', Detached	X	X	X	X	X	X	X		X	X		O					O				O
Dwelling, 'For-Rent'											X	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							X	
Golf, Miniature												O	O		O	O	O				
Greenhouse, Nursery	O															O		X			
Grocery Store												O			O	X	O	X			O

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

Locker, Frozen Food or Cold Storage												O						X			
Machine Shop																		X			
Manufacturing, Heavy, General																		O			
Manufacturing, Light, Limited												O	O					X			
Massage Therapy																O		X			
Medical Cannabis or Marijuana Dispensary																		O			
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	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
Special Event Facility	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	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	

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

* Uses under the CUP and OI Zoning Districts shall be permissible through an approved master plan amendment and statement of intent.

SECTION 2.2 a. CONDITIONAL USE REVIEW CRITERIA When reviewing a conditional use, consideration shall be given to factors associated with the use including, but not limited to, the following:	
1. Site design	4. Vehicular trips generated by the use
2. Property access	5. Impact of the use on surrounding properties
3. Hours of operation of the business	6. Impact of the use on the natural features of the site