



PLANNING COMMISSION MEETING

MAY 5, 2022

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

- I. CALL TO ORDER
- II. ROLL CALL
- III. SWEARING-IN OF FRANCIS KUNG'U
- IV. SERVICE AWARD FOR DANA DAVIS
- V. APPROVAL OF MEETING MINUTES
 - a. Approval of meeting minutes from April 14, 2022
- VI. ITEMS FROM BOARD MEMBERS
- VII. ITEMS FROM STAFF
- VIII. PUBLIC HEARING
 - a. **MP-22-02 / CU-22-01 / Bright Path Academy of Georgia**
Consideration of a master plan amendment and conditional use to allow a 'School, Academic' for Bright Path Academy. A master plan amendment is requested to the Immco Inc. Master Plan to add the proposed use and a conditional use to allow a 'School, Academic' for Bright Path Academy. The property is located at 12395 Morris Road and is legally described as being located in Land Lot 1189, 2nd District, 2nd Section, Fulton County, Georgia.
 - b. **MP-21-11 / Bridge Road Holdings**
DEFERRED: This item has been deferred. It will not be heard or considered during the May 5, 2022 Planning Commission meeting.
Consideration of a master plan amendment to add a 2.45-acre property to the Preston Ridge Master Plan Pod M to allow for a 2-story, 19,000 square foot retail and medical office building and a 1-story, 1,950 square foot medical office building. The property is located at Old Milton Parkway and 11505 Morris Road and is legally described as being located in Land Lots 855 & 856, 1st District, 2nd Section, Fulton County, Georgia.
 - c. **MP-21-10 / Z-21-12 / CU-21-14 / V-21-29 / Continuum**
DEFERRED: This item has been deferred. It will not be heard or considered during the May 5, 2022 Planning Commission Meeting.
Consideration of a master plan amendment, rezoning, conditional use and variances to allow for mixed-use development consisting of 1,545,899 SF office (517,399 SF is existing), 77,600 SF of retail/restaurant use, 82 'For-Sale' townhome units, 488 'For-Rent' units, 218-room hotel and parks and greenspace on 51.9 acres. A master plan amendment is requested to the Oxford Green Master Plan Phase 2 to add Dwelling, 'For-Rent', Residential, Dwelling, 'For-Sale' Attached and Hotel. A rezoning is requested from O-I (Office-Institutional) to MU (mixed Use) and a conditional use is requested to allow Dwelling, 'For-Rent' Residential, Dwelling, 'For-Sale' Attached, and Hotel. A variance is requested to reduce and internal landscape strip requirement. The property is located at 5555 Windward Parkway and is legally described as being located in Land Lots 1186, 1187, 1190 & 1191, 2nd District, 2nd Section, Fulton County, Georgia.
- IX. OLD BUSINESS

a. Z-22-02 / V-22-08 / 116 + 126 North Main Street

NOTE: This item was tabled by the Planning Commission on Thursday, April 14, 2022. This item must be removed from the table by a majority vote of the Planning Commission prior to discussion or consideration.

Consideration of a rezoning and variances to allow for 2, 4-story mixed-use buildings on 1.43 acres. The mix of uses includes 32,000 square feet of office, 4,000 square feet of retail, 8,000 square feet of restaurant and 4 'For-Sale' condominium units. A rezoning is requested from C-1 (Neighborhood Commercial) to DT-MU (Downtown Mixed Use) and variances are requested to reduce setbacks for a dumpster enclosure and to eliminate stream buffers. The property is located at O Christine Drive and 116/126 North Main Street and is legally described as being located in Land Lot 1252, 2nd District, 2nd Section, Fulton County, Georgia.

X. ADJOURNMENT



Planning Commission Meeting April 14, 2022

Community Development

ALPHARETTA CITY HALL | 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 Planning Commission, but not quoted or paraphrased. This document includes limited presentation by Planning Commission and invited speakers in summary form. The public is advised that the tapes recorded at said meeting are a matter of public record and are available upon request.

I. CALL TO ORDER

- Planning + Zoning Coordinator Alexandra Callum called the meeting to order at 6:31 P.M.

II. SWEARING-IN CEREMONY

- Mike Stacy, the City Attorney, swore in Commissioners Fergal Brady, Dana Davis, William Perkins, and Martine Zurinskas.

III. ROLL CALL

- **Planning Commissioners present:**

- Fergal Brady (Vice-Chair)
- Jill Reynolds
- Todd Stratton
- Dana Davis
- William Perkins
- Martine Zurinskas

- **Planning Commissioners Absent**

- Francis Kung'u
- Jamie Bendall (Alternate)
- Valerie Manley (Alternate)

- **Staff present:**

- Michael Woodman, Planning + Development Services Manager
- Eric Graves, Senior Engineer, Development Services
- Jill Bazinet, Stormwater Engineer
- Mike Stacy, Attorney for the City of Alpharetta

- Alexandra Callum, Planning + Zoning Coordinator

IV. APPROVAL OF MEETING MINUTES

- ❖ Commissioner Perkins offered a motion to approve the Planning Commission Meeting Minutes from March 3, 2022.
 - Commissioner Stratton second the motion.
 - The motion was approved unanimously (6-0).

V. ITEMS FROM BOARD MEMBERS

VI. ITEMS FROM STAFF

VII. PUBLIC HEARING

A. E-22-01 / Founders Hall / 63 South Main Street Parking Exception

- Manager Woodman came forward to present this item.
 - The applicant, South Main Development Partners, LLC, is requesting a parking special exception to allow the balance of required parking to be met off-site on a nearby property located at 91 South Main Street. Up to fourteen (14) off-site parking spaces are proposed. The subject property is located at 63 South Main Street.
 - The applicant intends to redevelop the property with a three (3) story, 28,124 square foot building called Founders Hall, which includes retail, restaurant, and office uses.
 - The applicant provided a draft parking agreement allowing for the use of up to fourteen (14) parking spaces at 91 South Main Street. The subject property is less than 150' away from 91 South Main Street, which is the Surcheros restaurant currently under construction. The Surcheros property is developed with 50 parking spaces, of which approximately ten (10) parking spaces are required for the use. Sufficient excess parking is available to accommodate the applicant's off-site parking request.
 - The subject property has an unusual shape. On-site parking on smaller downtown parcels is often difficult to accommodate, which is why encouraging shared parking and off-site parking agreements is important to a thriving downtown. Downtowns are walkable, which can take advantage of creative solutions to parking.
 - If approved, a condition is recommended requiring retail and restaurant employees from businesses located at 63 South Main Street to utilize the off-site parking spaces.
 - The CZIM was held on March 9, 2022. There were no public comments.
 - Approve E-22-01 Founders Hall/63 South Main Street Parking Special Exception, subject to the following conditions:
 1. Prior to the 1st TCO/CO for the building, developer shall provide a recorded parking agreement allowing for the use of up to 14 off-site parking spaces at 91 South Main Street. Parking agreement shall be reviewed and approved by Staff.
 2. Retail and restaurant leases at 63 South Main Street shall require that employees use the off-site parking spaces located at 91 South Main Street.
 3. The 14 off-site parking spaces shall be reserved for the applicant's building between

the hours of 7:00 AM – 5:00 PM, Monday through Friday.

4. Prior to the 1st TCO/CO, applicant shall dedicate a permanent easement for the Alpha Loop along the north side of the building, as depicted on site plan prepared by Tracy Ward, revised 3/11/2022. Easement shall extend to the west property line and shall allow for necessary construction activities to connect to an off-site alignment of the Alpha Loop.
- The applicant, Dan Connor, came forward to speak on behalf of this application
 - We reviewed the conditions with Staff and agree with them.
 - The Planning Commission discussed the following:
 - What do you mean “if” for the third floor? The applicant would like the flexibility to have an office tenant on the third floor, which would require the additional 14 spaces.
 - Regarding off-site parking- does it have actual square footage? People walk from 300-600 feet in downtown with no issue. This one is 150 feet, so we believe it is reasonable.
 - How many other buildings asked for a waiver like this? At least two have been approved.
 - Is the agreement still enforced if it is sold? We would want to make sure the agreement is for a sufficient time frame that correlates with the lease. 10 Roswell Street had 5-year parking agreements that had to be removed
 - If for some reason the parking agreement was broken, they could come back for parking in-lieu fees.

Public Comment:

- There were no public comments for this item.
 - ❖ Commissioner Davis offered a motion to approve the item, subject to the following conditions as set forth by Staff:
 1. Prior to the 1st TCO/CO for the building, developer shall provide a recorded parking agreement allowing for the use of up to 14 off-site parking spaces at 91 South Main Street. Parking agreement shall be reviewed and approved by Staff.
 2. Retail and restaurant leases at 63 South Main Street shall require that employees use the off-site parking spaces located at 91 South Main Street.
 3. The 14 off-site parking spaces shall be reserved for the applicant’s building between the hours of 7:00 AM – 5:00 PM, Monday through Friday.
 4. Prior to the 1st TCO/CO, applicant shall dedicate a permanent easement for the Alpha Loop along the north side of the building, as depicted on site plan prepared by Tracy Ward, revised 3/11/2022. Easement shall extend to the west property line and shall allow for necessary construction activities to connect to an off-site alignment of the Alpha Loop.
 - Commissioner Zurinkas seconded the motion.
 - The motion was approved 5-1, with Commissioner Perkins opposed.

B. Z-22-03 / V-22-02 / Toll Brothers / Kimball Bridge Road

- Manager Woodman came forward to present this item.
 - The applicant, Toll Brothers, is requesting a rezoning and variances to allow for the construction of a 41-lot 'For-Sale' single-family detached subdivision on 22.77 acres. A rezoning is requested from AG (Agriculture) to R-15 (Dwelling, 'For-Sale' Residential) and variances are requested to reduce front setbacks on interior streets and reduce setbacks along Kimball Bridge Road and Buice Road. The subject property is located at 0 Kimball Bridge Road at the northeast corner of Kimball Bridge Road and Buice Road.
 - Variances are requested to reduce the front yard setback for lots along a new interior street from 35' to 25' and reduce setbacks on lots along Kimball Bridge Road and Buice Road from 65' to 45'. The request to reduce front setbacks on interior streets is requested for Lots 1 – 25. According to the applicant, setback variances are requested to provide greater separation between homes in the proposed development and homes in the adjacent Park Brooke subdivision. As shown in the table below, the applicant's variance requests are consistent with setbacks at adjacent and nearby subdivisions along Kimball Bridge Road.
 - The submitted site plan depicts 41 single-family detached lots on 22.77 acres. Access to the property is proposed at the existing signalized intersection at Kimball Bridge Road and Buice Road. Lots are oriented interior to the site along a new internal loop street.
 - A 45' setback is proposed along Kimball Bridge Road and Buice Road. Lots on the outer edge of the loop street are depicted with a 25' front setback and lots on the inner edge have a 35' front setback.
 - A small section of stream is located in the northeast corner of the site. The applicant proposes to fill 0.20-acres of wetlands south and east of the stream, as depicted on Lot 15 and the detention lot. Detention ponds are proposed in the vicinity of the stream and in the northwest corner of the property.
 - There is an existing violation on the property related to the geotechnical investigation of the property in which a temporary access trail was created. Trees, as well as a small wetland area were impacted. The applicant is in compliance with the violation letter, dated February 7, 2022, which required payment of a fine, planting plan to replant 728" of trees, mitigation plan for impacted trees and mitigation plan for impacted wetlands. Whether or not the applicant's zoning proposal is granted, planting and mitigation plans will be required to be implemented.
 - The applicant provided several examples of home elevations and renderings from various Toll Brothers communities, including Shirley Estates on Webb Bridge Road. The examples reflect a mix of exterior primary materials, including brick, stone, board and batten, shake, and siding. According to the applicant, homes are two (2) stories and a minimum 3,000 square feet (heated), excluding basements, porches and garages. A mix of front-facing and side-facing garages are proposed. The applicant provided architectural and material conditions which propose to allow up to ten percent (10%) of homes to use siding as the primary front façade material and up to 45% of homes to use up to 50% siding on the front façade.

- The proposed project, consisting of 41 single-family detached homes, would generate approximately 35 AM Peak Hour trips and 45 PM Peak Hour trips.
- The zoning proposal would be suitable as it relates to the use and development of adjacent or nearby properties. The R-15 zoning district would result in lots that are larger than Park Brooke lots, which have minimum 11,500 square foot lots and a minimum lot width of 80'.
- The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent, as well as Park Brooke Community Association, Pinewalk Homeowners Association and Avery Square Homeowners Association. The report states that the applicant met with Park Brooke on February 2, 2022, February 15, 2022 and March 31, 2022. The applicant received a letter from the Park Brooke Community Association outlining their concerns. The applicant noted the following concerns and requests from Park Brooke homeowners: surface water runoff, increase building setbacks adjacent to Park Brooke (100' setback with a 50' buffer requested), do not disturb wetland area, relocate detention ponds, fencing and landscaping between the proposed development and Park Brooke, landscaping and tree saves along Kimball Bridge Road, and concern over the applicant requesting smaller lots than the minimum 15,000 square foot lots in the R-15 zoning district.
- The City has received correspondence from Park Brooke residents with similar concerns, as noted above and including impacts to wildlife.
- The CZIM was held on March 9, 2022. There were questions and comments regarding if the subdivision would be gated, stormwater runoff, traffic, variances, perimeter fencing, wetland impacts, setbacks and detention ponds adjacent to Park Brooke, 100' buffer adjacent to Park Brooke, align Buice Road through the development, flooding, tree removal, and violation.
- Approve Z-22-03/V-22-02 Toll Brothers/Kimball Bridge Road, subject to the following conditions:
 1. The site, consisting of approximately 22.77 acres, shall be zoned R-15 and developed substantially similar to site plan prepared by McFarland-Dyer & Associates, Inc., revised 4/5/2022, except for modifications required to comply with the conditions below. Site plan modifications shall be permitted to allow interparcel access with the properties to the west and northwest, with final approval by Staff. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
 2. Home elevations shall be substantially similar to the submitted elevations, labeled Exhibit A, with final approval by Staff. No more than 50% of homes shall have siding as the primary (more than 50%) material on the front façade. Homes utilizing more than 25% siding on the front façade shall include a covered front porch element that is at least 100 square feet in size and a minimum 6' deep. Homes with garages facing a street shall have carriage style garage doors. Roofing material shall be cedar shake, architectural/dimensional asphalt shingles or metal. Homes shall have 3-sided architecture and materials, except those rear elevations visible from Kimball Bridge Road shall have similar architectural details and materials as the front façade, as approved by Staff.

3. Minimum 20' decorative landscape strip shall be provided along Kimball Bridge Road, consisting of trees, shrubs and ground cover, as approved by Staff. Landscape strip shall include decorative knee walls and berms and landscaping shall be a mix of evergreen and deciduous material. Existing tree groupings and trees of quality shall be saved in the landscape strip, as approved by Staff.
4. A 10' no access easement shall be recorded on the final plat along the road frontage on Buice Road, Kimball Bridge Road, and project entrance road adjacent to Lots 1 and 25.
5. Minimum 10' landscape strip shall be provided along Buice Road, consisting of trees, shrubs and ground cover, as approved by Staff.
6. Building setbacks shall be 25' front, 10' side and 25' rear, except that lots backing up to Park Brooke shall have a 30' rear setback. Building setback along Kimball Bridge Road and Buice Road shall be 45'.
7. Project entrance shall include ornamental plantings, as approved by Staff.
8. Minimum 10' planted buffer, and no access easement, shall be provided along the common property line with Park Brooke and shall be planted with a mix of evergreen trees and shrubs to provide a visual screen, as approved by Staff. Existing trees shall be saved in the buffer where not in conflict with site balancing and utility installation. Detention facilities shall not encroach on the planted buffer.
9. Detention facilities shall be developed with a natural appearance and improved as a neighborhood amenity, as approved by Staff.
10. Developer shall plant street trees in the 6' planter, as approved by Staff.
11. Pocket park with mail kiosk shall be developed with decorative landscaping, hardscape, pedestrian lighting and on-street parking, as approved by Staff.
12. Developer shall improve Kimball Bridge Road frontage with a minimum 6' sidewalk, 6' planter planted with street trees, and decorative pedestrian lighting matching the City's recent improvements, as approved by Staff. Streetscape modifications shall be permitted for the purpose of tree preservation or utility conflicts, with final approval by Staff.
13. Developer shall dedicate approximately 5' of right-of-way and improve Buice Road frontage with a minimum 6' sidewalk and 6' planter (planted with street trees), as approved by Staff.
14. Developer shall remove exotic and invasive trees and shrubs within stream buffers and tree save areas and replant where sparse, as approved by Staff.
15. Unfinished wood fences and decks shall not be visible from Kimball Bridge Road and Buice Road.
16. Developer shall complete remediation measures outlined in the February 7, 2022 notice of violation letter prior to the final site CO.
17. Planting plan shall be implemented substantially similar to the plan prepared by Ironwood, dated 4/6/2022, as approved by Staff.

18. Trees shall be preserved as depicted on the plan prepared by O'Leary Design Group, dated 3/29/2022.
 19. Developer shall identify and save additional tree groupings and/or trees of quality outside of required stream buffers, as approved by Staff.
 20. All required permits and variances related to the 0.20-acre wetland encroachment shall be approved prior to the issuance of a land disturbance permit.
 21. Developer shall be responsible for all costs associated with upgrading the signal to accommodate new development. Traffic signal modification to be complete prior to final plat.
 22. Streets less than 24' wide shall be marked "No Parking".
 23. Widths/lengths of fire department access road shall comply with Appendix D – Fire Apparatus Access Roads.
 24. Developer shall provide an eastbound left-turn lane on Kimball Bridge Road at the signalized entrance to the site, as approved by Staff.
 25. Utility structures, headwalls, etc. shall be finished with decorative stone, if visible from Park Brooke.
 26. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
- Manager Woodman also suggested an additional condition: "As agreed to by the developer, a fence shall be erected adjacent to the Webb property prior to construction."
 - The applicant, Don Rolader, came forward to speak on behalf of this application.
 - Toll Brothers is the nation's leading builder of luxury homes.
 - Shirley Estates is Toll Brothers' most recent development in Alpharetta.
 - The lot is 22.74 acres and intersects with Buice Road
 - There are no structures currently on the property.
 - We have agreed to improve the traffic signal and create a left turn to not create a negative impact on traffic.
 - HOA will be required to tend to the detention system regularly
 - The landscape strip will be a no access strip.
 - We will heavily plant along Kimball Bridge Road.
 - If there were concrete walls at the back of the detention ponds, we will cover in stone, brick, or a combination and will provide the plans to Staff.
 - There is a possibility water flow will be reduced or redirected.
 - Traffic generation is minimal.
 - We would like a condition to build a fence along the west boundary.

- Staff asked that we dedicate five feet of right of way and landscape it along Buice Road. This is the only condition we have an issue with.
- The Planning Commission discussed the following:
 - When we talk about buffers and setbacks, residential is different from commercial. What does that look like? The city's code does not require buffers between residential developments. Only a 5' landscape strip is required, a decorative one.
 - Can you define a buffer? A buffer is supposed to create an opaque screen. A landscape strip is for aesthetics. A buffer should be planted so that in two years, it will form an opaque strip. Residential on residential usually means the developer meets with the adjacent property and they come to an agreement on buffers.
 - What is planted to make it opaque? Typically, evergreen plants that are good through all seasons.
 - Windward HOA and Toll Brothers had an agreement prior to of 25'. Is that correct? Yes, with Shirley Estates
 - Regulation can't necessarily be imposed by the city, correct?
 - Regarding engineering/hydrology- the developer would be responsible for any additional runoff. They are not responsible for runoff that is occurring today. They are responsible to ensure that if this is developed, the rate of flow does not increase. There will be more water flow because the lot is impervious. They would do a hydrology study. They would look at the detention ponds to make sure they are properly sized.
 - We don't ask them to do the study beforehand because it is rather expensive, correct? Yes. It is not required by Georgia law to be conducted before.
 - On the detention facilities, can you describe the vision? Manager Woodman provided some example pictures.
 - We won't know how big the detention ponds will need to be until the study, correct?
 - Why is the pond where the site plan is showing? What are the limitations of moving it? Stormwater Engineer Bazinet: the detention ponds are typically located at the lowest points because we are working with gravity to allow the water to flow to the lowest points. So it's not feasible to move the ponds? That is correct.
 - There are significant water issues with the current topography (lots 10-14). I believe they would want to help with current issues if possible. Are there any alternatives that pipes the water from the back of the property to either side of the two ponds? That depends on the full design when they start doing the calculations to see what they can get to drain in natural directions. That would be something their engineers might have looked at, but I can't speak on that at this time.
 - We encourage there to be discussion between neighbors to tie detention flow into the pipes. We cannot force a downstream neighbor to allow a developer to come install pipes. We require them to look at the outflow of their point.
 - This would be more like an amenity where you could have benches and possibly a fountain. Once they complete their study, they can determine if they can hold the water in the pond, or if it is holding water at certain times.

- If the water is piped into the next neighborhood and there's a problem, whose liability is it? Their engineer will design a series of pipes that will capture the water from the property and take it to the detention ponds. Most will be in the roads. Some will runoff into the side properties. Most will drain towards the road. The detention ponds will hold back the water and slowly release the water.
- On the lot that has the pipe over, we are okay with them piping over it. They will get approval to impact the wetlands.
- There is a lower area and some of the water has backed up in this area.
- This does not go to DRB.
- We don't generally say to an applicant that you have to build a three-sided brick home, correct? There are times when rezoning situations do have conditions like this, but it is not usually recommended by staff.
- Waters road to old Milton- is there any work going on? Not currently.
- Describe the entry to the community. It would be a constructed entryway with brick or stone. There would be heavy landscaping, which is on the landscaping plan.
- When you say HOA, are you meaning both the new neighborhood and Park Brooke? No, this is only our HOA that will be responsible.
- It's a little disappointing there isn't an agreement that happened. It seems like we could increase the buffer to make Park Brooke residents a little more satisfied. We are wanting to provide the people purchasing these homes reasonable backyards. The difference with Shirley Estates is it negotiated with Windward to become members of the Windward Association. It was a give and take.
- What if you moved the home to the front five feet? You get into a topography problem. It depends on how they slope from the street. Chances are, there will be an incline or decline.
- We are going to build a landscape strip that will have to stay there
- We will continue to work with Park Brooke in discussion.
- I like the idea of the detention pond looking more like a pond than a square box.
- With the fence possibly going up on Buice Road, is the construction entrance going to be up the whole time? No.
- How many times have you met with Park Brooke? Three times.

Public Comment:

- Belinda Kasmiersky – 3910 Brookline Drive – in opposition
 - We are not opposed completely, but we did ask for things in the very beginning because we felt they were a little skimping on the backside. We asked for a large undisturbed buffer (100', 50' of it undisturbed).
 - Buffers help prevent erosion. We are concerned with the erosion on our properties.
 - The City is aware of the flooding that is currently happening.

- Concern for the wildlife in the area
- They are proposing three-sided brick homes- we are asking for three-sided brick and to be painted.
- We don't think it matches with the north side of Alpharetta.
- Madhav Gokhlau – 3930 Brookline Drive – undecided
 - I am not against but want to ensure Toll Brothers takes care of storm water flow.
 - I believe removing the trees will have adverse impact on the land.
 - I am asking for a 25' setback buffer, undisturbed.
- Franklin Lemond – 4645 Park Brooke Trace
 - Secretary of Park Brooke Community Association
 - The amended variance request included reducing setbacks on Kimball Bridge Road.
 - We don't feel we've seen an accurate depiction of what this will look like.
 - Condition 2 is a concern.
 - Our most recent request was to raise the 30' setback to 40'- the more distance we can create will give water runoff a greater chance to dissipate in the ground.
 - We have a concern about the potential piping into the Park Brooke subdivision.
 - It might be worth tabling this so we can have further discussions with Toll Brothers.
- Judy Webb – 11155 Buice Road
 - We were asking for inner parcel access.
 - We are concerned about safety for the travelling public.
 - We do not want to set the entire tract.
- **Applicant Rebuttal**
 - We have a buffer and a fence established to cooperate.
 - The density is low.
 - We understand that we do not intend to purchase Ms. Webb's land.
 - We try to take concerns of all our neighbors.
 - All lots meet the minimum 15,000 square foot frontage.
 - We are trying to create luxury housing in a market so hot with the technology industry in the area.
 - There will be no increase in the flow of water.
 - We want to give homeowners a quality, sizable backyard.
- The Planning Commission discussed the following:
 - In the hydrology study, part of what you agreed to is that the current piping in Park Brooke is adequate. Yes, this is to determine sizing without violating their private rights. We can share the results with the Park Brooke HOA.

- We are all committed to the best product possible.
- A resident said the City is aware of the flooding. I believe she was referring to the Big Creek Greenway flooding. It is within the 100-yard flood zone. It is expected to flood frequently. It has nothing to do with this particular property.
- Regarding low impact development, is that in our development code? We do have conservation communities and we did discuss with Toll Brothers the possibility. You can do a conservation subdivision where you set aside more natural areas with smaller lots, which gives a greater amount of open space. It does require a minimum of 100 acres, in which they would need a variance.
- Can you provide staff comments on the applicant's changes to the conditions? Ms. Webb does not want the sidewalk on Buice Road to be improved. I do not have an issue to the applicant's markup to condition 13.
- On condition 12, is that site plan the latest plan? That is correct.
- The fence would be built prior to construction. "As agreed to by the developer, a fence shall be erected adjacent to the Webb property prior to construction."
- The process of hydrology for water flow is significant. It will go on for months.
- You can add a condition that they have to put in a berm to redirect water. It is not necessarily a requirement in the storm water ordinance.
- Staff will review the LDP against any code conditions.
- ❖ Commissioner Perkins offered a motion to approve the item subject to the following conditions as noted by Staff, including adding:
 - For Condition # 8- a 5' decorative aluminum fence shall be built in the 10' buffer
 - The HOA shall be required to maintain the stormwater detention facility on a scheduled basis.
 - For Condition # 13- The developer shall dedicate approximately 5' right of way on Buice Road frontage.
 - As agreed to by the developer, a fence shall be erected adjacent to the Webb property prior to the construction on the property.
- Commissioner Stratton seconded the motion.
- The motion was approved 4-2, with Commissioners Davis and Reynolds in opposition.
- The following conditions were approved:
 1. The site, consisting of approximately 22.77 acres, shall be zoned R-15 and developed substantially similar to site plan prepared by McFarland-Dyer & Associates, Inc., revised 4/5/2022, except for modifications required to comply with the conditions below. Site plan modifications shall be permitted to allow interparcel access with the properties to the west and northwest, with final approval by Staff. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.

2. Home elevations shall be substantially similar to the submitted elevations, labeled Exhibit A, with final approval by Staff. No more than 50% of homes shall have siding as the primary (more than 50%) material on the front façade. Homes utilizing more than 25% siding on the front façade shall include a covered front porch element that is at least 100 square feet in size and a minimum 6' deep. Homes with garages facing a street shall have carriage style garage doors. Roofing material shall be cedar shake, architectural/dimensional asphalt shingles or metal. Homes shall have 3-sided architecture and materials, except those rear elevations visible from Kimball Bridge Road shall have similar architectural details and materials as the front façade, as approved by Staff.
3. Minimum 20' decorative landscape strip shall be provided along Kimball Bridge Road, consisting of trees, shrubs and ground cover, as approved by Staff. Landscape strip shall include decorative knee walls and berms and landscaping shall be a mix of evergreen and deciduous material. Existing tree groupings and trees of quality shall be saved in the landscape strip, as approved by Staff.
4. A 10' no access easement shall be recorded on the final plat along the road frontage on Buice Road, Kimball Bridge Road, and project entrance road adjacent to Lots 1 and 25.
5. Minimum 10' landscape strip shall be provided along Buice Road, consisting of trees, shrubs and ground cover, as approved by Staff.
6. Building setbacks shall be 25' front, 10' side and 25' rear, except that lots backing up to Park Brooke shall have a 30' rear setback. Building setback along Kimball Bridge Road and Buice Road shall be 45'.
7. Project entrance shall include ornamental plantings, as approved by Staff.
8. Minimum 10' planted buffer, and no access easement, shall be provided along the common property line with Park Brooke and shall be planted with a mix of evergreen trees and shrubs to provide a visual screen, as approved by Staff. Existing trees shall be saved in the buffer where not in conflict with site balancing and utility installation. Detention facilities shall not encroach on the planted buffer. A 5' decorative aluminum fence shall be built in the 10' buffer.
9. Detention facilities shall be developed with a natural appearance and improved as a neighborhood amenity, as approved by Staff. The HOA shall be required to maintain the stormwater detention facility on a scheduled basis.
10. Developer shall plant street trees in the 6' planter, as approved by Staff.
11. Pocket park with mail kiosk shall be developed with decorative landscaping, hardscape, pedestrian lighting and on-street parking, as approved by Staff.
12. Developer shall improve Kimball Bridge Road frontage with a minimum 6' sidewalk, 6' planter planted with street trees, and decorative pedestrian

lighting matching the City's recent improvements, as approved by Staff. Streetscape modifications shall be permitted for the purpose of tree preservation or utility conflicts, with final approval by Staff.

13. Developer shall dedicate approximately 5' of right-of-way and improve Buice Road frontage with a minimum 6' sidewalk and 6' planter (planted with street trees), as approved by Staff.
14. Developer shall remove exotic and invasive trees and shrubs within stream buffers and tree save areas and replant where sparse, as approved by Staff.
15. Unfinished wood fences and decks shall not be visible from Kimball Bridge Road and Buice Road.
16. Developer shall complete remediation measures outlined in the February 7, 2022 notice of violation letter prior to the final site CO.
17. Planting plan shall be implemented substantially similar to the plan prepared by Ironwood, dated 4/6/2022, as approved by Staff.
18. Trees shall be preserved as depicted on the plan prepared by O'Leary Design Group, dated 3/29/2022.
19. Developer shall identify and save additional tree groupings and/or trees of quality outside of required stream buffers, as approved by Staff.
20. All required permits and variances related to the 0.20-acre wetland encroachment shall be approved prior to the issuance of a land disturbance permit.
21. Developer shall be responsible for all costs associated with upgrading the signal to accommodate new development. Traffic signal modification to be complete prior to final plat.
22. Streets less than 24' wide shall be marked "No Parking".
23. Widths/lengths of fire department access road shall comply with Appendix D – Fire Apparatus Access Roads.
24. Developer shall provide an eastbound left-turn lane on Kimball Bridge Road at the signalized entrance to the site, as approved by Staff.
25. Utility structures, headwalls, etc. shall be finished with decorative stone, if visible from Park Brooke.
26. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
27. As agreed to by the developer, a fence shall be erected adjacent to the Webb property prior to the construction on the property.

Vice-Chair Brady adjourned the meeting for a recess at 9:16 p.m.

Vice-Chair Brady called the meeting to order at 9:25 p.m.

C. Z-22-02 / V-22-08 / 116 + 126 North Main Street

- Manager Woodman came forward to present this item.
 - The applicant, Market District Crabapple, LLC, is requesting to rezone 1.43 acres from C-1 (Neighborhood Commercial) to DT-MU (Downtown Mixed-Use) to allow for the construction of two (2), four (4) story mixed-use buildings, including 32,000 square feet of office, 4,000 square feet of retail, 8,000 square feet of restaurant and four (4) 'For-Sale' condominium units with structured parking. 116 North Main Street is on the City's Contributing Historic Buildings list and is proposed to be saved and re-used as a restaurant. Variances are requested to eliminate stream buffers and reduce setbacks for a dumpster enclosure. The subject property is located at 116 and 126 North Main Street and 0 Christine Drive on the west side of North Main Street across from the intersection with Cumming Street.
 - The Downtown Master Plan promotes a system of connected streets, including the extension of Cumming Street from North Main Street to Canton Street along an alignment with Lily Garden Place.
 - Access to the site is depicted from a new driveway off North Main Street. The applicant has removed vehicular access to the site from Violet Garden Walk, except that a dumpster would be accessed from Violet Garden Walk.
 - Variances are requested to eliminate stream buffers in order to pipe an intermittent stream and to reduce setbacks for a dumpster enclosure.
 - Parking is not required for the historic building at 116 North Main Street since it is on the City's Contributing Historic Buildings list.
 - The site plan does not reflect any tree saves. The submitted tree assessment indicates that all trees are non-specimen based on their health or structural condition. However, the City Arborist recommends a resistograph full assessment be conducted on two (2) boundary trees #787 (46" Water Oak) and #788 (37" Willow Oak) in order to determine the condition of those trees. In addition, a 14" Oak located west of the existing shed should be saved.
 - The submitted renderings reflect a Mercantile/Mill architectural style, which is approved for use in the Downtown Overlay.
 - The maximum building height allowed in the DT-MU district is 4-stories and 60'. The tallest buildings in the vicinity of the subject property are three (3) stories, including West of Main townhomes and 100 North Main Street which was limited by zoning condition to no more than three (3) stories and 46'. As shown in the table below, the only four (4) story buildings in the Downtown are located in the Central Business District, which is the Downtown Core.
 - The applicant provided a trip generation report, which shows that the proposed development would generate 87 AM Peak Hour trips and 169 PM Peak Hour trips.
 - The applicant commissioned a traffic impact study to determine specific impacts from the proposed development. The study recommends providing a fully signalized access with a dedicated left and a right/through lane. This recommendation modifies the

proposed site plan and changes the existing GDOT construction project. Implementation will require GDOT approval and permits. Analysis of the proposed improvement with projected future traffic conditions result in LOS B.

- The proposed rezoning to DT-MU would not adversely affect the existing use or usability of adjacent or nearby properties, which are primarily developed with a mix of office, retail and residential uses. However, the applicant's proposal impacts a stream and does not include any tree saves. Although DT-MU allows up to 60', the tallest buildings in the vicinity of the subject property are three (3) stories, including West of Main townhomes and 100 North Main Street which was limited by zoning condition to no more than three (3) stories and 46'.
- There are not extraordinary and exceptional conditions pertaining to the property due to its size, shape or topography. However, the property has public right-of-way on three (3) sides which limits placement of the dumpster enclosure. In addition, the zoning proposal saves and re-purposes a historic building and the applicant proposes to mitigate stream buffer impacts with additional runoff reduction/water quality or buffer enhancement. If approved, a condition is recommended to offset impacts requiring that the developer set aside greenspace equivalent to the 25' State stream buffer area.
- The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that the applicant was been contacted by surrounding property owners with questions and concerns over increased traffic and access from Violet Garden Walk, setbacks and landscaping on North Main Street and Violet Garden Walk, building architecture and height, uses in the rear building, and concerns over the Cumming Street extension.
- Staff has received emails from West of Main residents with concerns over traffic impacts from the Cumming Street extension, access to the lower deck through Lily Garden Place, building setbacks and landscaping on Violet Garden Walk, building height, and noise from outdoor (including rooftop) commercial activity.
- The CZIM was held on March 9, 2022. There were public comments with questions and concerns over building height, use of the rear building, whether traffic projections included re-use of the historic building, whether the lower parking deck will be open to the public, and setback/landscape along Violet Garden Walk.
- A resident suggested another condition: 26. Deliveries to the property shall be made from the driveway on North Main Street. There shall be no loading on Violet Garden Walk.
- Approve Z-22-02/V-22-08 116 & 126 NORTH MAIN STREET, subject to the following conditions:
 1. The site, consisting of approximately 1.43 acres, shall be zoned DT-MU and developed substantially similar to site plan prepared by AEC, dated 3/18/2022, except for modifications required to comply with the conditions below. Uses shall be limited to office, retail, restaurant and 'For-Sale' residential.
 2. Maximum building height shall be no greater than 3 stories and 46'.
 3. Building 'B' shall be limited to office and residential uses. Rooftop shall be limited to

residential amenity space.

4. A 15' building setback shall be provided on North Main Street and shall include a minimum 5' landscape strip located outside of any easements. A 20' building setback, as measured from the existing right-of-way, shall be provided on Violet Garden Walk and shall include a minimum 15' landscape strip.
5. Architecture and materials shall be developed similar to the submitted renderings, except for modifications required to comply with these conditions and in compliance with the Alpharetta Downtown Code, subject to approval by the Downtown Consultant and DRB. Openings in parking deck walls shall include decorative screens similar to Teasley Place, with final approval by DRB.
6. The historic building at 116 North Main Street shall be limited to office or restaurant use.
7. 116 North Main Street shall be saved on the property, restored, and designated under the City's Historic Preservation Incentive Ordinance. Restoration shall be completed by the 1st TCO/CO, subject to a Certificate of Appropriateness from the Historic Preservation Commission.
8. Lot coverage shall not exceed 80%. Lot coverage calculation shall be determined based on the land area not including the Cumming Street future right-of-way.
9. Parking deck shall be screened with a mix of landscape materials of varying heights, with final approval by DRB.
10. Decorative lighting and trees shall be placed on the upper deck, with final approval by DRB.
11. Although the road is not being built at this time, developer shall set aside land to accommodate future right-of-way for the Cumming Street extension (as established in a Development Agreement), as depicted on the site plan prepared by AEC, dated 3/18/2022. Area shall be maintained as greenspace until such time that it is improved for the road extension.
12. Final streetscape shall include decorative pedestrian lighting, as approved by Staff.
13. Street trees shall be required in the planter along North Main Street (as approved by GDOT) and Violet Garden Walk, as well as behind the sidewalks as a continuation of what has been previously planted or designed in the Downtown and outside of any utility easements, as approved by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
14. Amenity space shall be developed on building rooftops and limited to use by the occupants, invitees and guests of the development. Green space amenity areas shall be planted with decorative landscaping, hardscape, walls and seating. The landscape shall include plant selections promoting the historic district.
15. Foundation plantings, consisting of ornamental trees, shrubs, vines and/or grasses, shall be required for buildings with frontage along North Main Street, Cumming Street and Violet Garden Walk.

16. Developer shall conduct a resistograph full assessment for tree #787 (46" Water Oak) and #788 (37" Willow Oak). If trees are in Good condition they shall be saved, as approved by Staff.
 17. Developer shall save a 14" Oak tree located west of the existing shed, if the Cumming Street extension is not constructed.
 18. Decorative paver aprons shall be required at project driveways, as approved by Staff.
 19. 10' sidewalk requirement on Violet Garden Walk shall be reduced to 5' with the remaining 5' added to the landscape area.
 20. Developer shall construct a minimum 5' sidewalk along the Cumming Street extension connecting sidewalks on North Main Street and Violet Garden Walk, as approved by Staff.
 21. Developer shall screen car head lights with sufficient parking deck wall height and landscaping.
 22. Developer shall improve project driveway access to North Main Street based on the recommendations of the traffic study, with final approval by Staff. Access modification shall require a GDOT driveway permit, ICE study, and signal modification for both existing and future GDOT improved condition. If a CO is anticipated post GDOT construction, only final condition required).
 23. Site improvements shall not preclude a possible future vehicular connection between Violet Garden Walk and North Main Street.
 24. Greenspace shall be set aside, not including reserved right-of-way, equivalent to the area of the State 25' stream buffer for the purpose of off-setting impacts from piping the stream. Greenspace may be combined with tree save area.
 25. To mitigate stream buffer impacts, developer shall comply with one or a combination of the following measures, as approved by Staff:
 - a. Provide 50% additional runoff reduction or water quality volume above the standard city requirements.
 - b. Provide buffer enhancement on an agreed upon area equal to at least 2 times the area of encroachment / impact. These can include, removing fallen trees from inside the stream bed that are impeding flow, plant eroded or sparsely vegetated areas of stream banks with live stakes, add enhanced buffer plantings where sparsely vegetated, and remove invasive vines.
 - c. Obtain any necessary state and federal approvals for the stream and buffer impacts.
 - d. Or alternative mitigation measures, as approved by Staff.
- The applicant, Steve Rowe, came forward to speak on behalf of this application
 - After meeting with homeowners, we made the deck entrance on the bottom side and removed the access to the parking deck from Violet Garden.
 - The top story is very pulled in.

- We agree with most of the conditions.
- We're getting dinged twice for the same issue with having conditions 24 and 25.
- The Planning Commission discussed the following:
 - This plan is showing a driveway coming in off North Main Street.
 - There is confusion about the amenity space- there is a condition for trees on top of the parking deck. We require tree islands in parking decks.
 - The building in the back would be residential amenities only
 - Wasn't there a condition on 100 North Main that you couldn't build a permanent structure on the roof? Yes- I did not call that out in conditions.
 - So, it will feel like four stories? Yes.
 - We measure from street facing side.
 - Regarding condition 25, is one sufficient to piping this entire stream? It could be one of these or a combination of them. It would have to be final approval by Staff.
 - Can those stream buffers be achieved with the current structure? They cannot.
 - You said you met with the surrounding neighbors. Staff is continually telling you that you have three stories.
 - Do you not agree with condition 2 as written? We will work with the City.
 - We can use the upper level as residential.
 - Is this based on three or four story? It can be either
 - It will be the same footprint? We haven't gotten to that level yet.
 - With the tree saves, it says they will be saved if they are in good condition?
 - It doesn't seem very clear.
 - Would you like more time to work with staff? We are fine with condition 26.
 - 46 feet and three stories- did we have a condition that spoke to no vertical structures be built for 100 North Main? We did, and we could certainly add it. On condition 14, after the first sentence: there shall be no occupiable space on the top floor of the buildings.
 - Is there any construction penalty or fine? There is an ordinance which regulates times and days of the week, but no conditions on duration.
 - It feels like a rush. Maybe more time should be spent.

Public Comment:

- Larry Bracken – 208 Violet Garden Walk
 - Appointed representative.
 - The HOA is generally supportive of the application but opposed to several staff conditions.

- For the most part, we agree with the zoning change and most of the conditions.
- I am encouraging board members to go down to Lily Garden and Violet Garden and see how narrow the streets are. They are true residential streets.
- The issue with the extension- this is the fourth time I've addressed this issue. Our community has consistently opposed the extension. It cannot bear that kind of traffic
- What is the rooftop going to be like?
- What is the time of construction?
- Robert O'Donnell – 134 North Main Street
 - My biggest concern is I share 300 feet with the project.
 - I ask them to consider a side setback of at least 15'
 - I do not believe it is a stream- should be covered and piped.
 - There is a cost to keeping trees that should not be saved.
- Ray Appen – 12630 Charlotte Drive
 - The downtown is in good shape.
 - I Believe we should accommodate less.
 - You can't make Violet Garden wider.
 - We need to be mindful of parking and traffic.
 - I worry of a downtown with no parking spots.
 - I think they should consider not having a curb cut off Lily Garden.
 - Maybe the sanitation truck should come from Highway 9.
- Roy Roberts – 126 North Main Street
 - Mr. Roberts voiced some of his towards the City regarding the land use in Downtown.
- 46 feet and three stories- did we have a condition that spoke to no vertical structures be built for 100 North Main? We did, and we could certainly add it. On condition 14, after the first sentence: there shall be no occupiable space on the top floor of the buildings.
- Is there any construction penalty or fine? Noah's ordinance regulates times and days of the week, but no conditions on duration.
- It feels like a rush. Maybe more time should be spent.
- **Applicant Rebuttal**
 - There is zero setback required, but we are doing a 6' strip.
 - On the aerial where the dumpster is, there will be no vehicular access to the deck, but what about the complex? No. There will be a sidewalk if Cumming Street is extended.
 - Would you be opposed to having the garbage truck come up where the delivery truck would? If we didn't have to move the ramp there, there may have been, but I've run out of real estate on the upper side.

- ❖ Commissioner Stratton offered a motion to table the item until further notice.
 - Commissioner Davis seconded the motion.
 - The motion was approved unanimously (6-0).

D. CLUP-21-06 / Z-21-10 / PH-21-20 / V-22-04 / Alcovy Haynes Bridge + Jon Scott Drive

- Manager Woodman came forward to present this item.
 - The applicant, Alcovy, is requesting a comprehensive land use plan amendment, rezoning and variance to allow for the construction of ten (10) 'For-Sale' single-family detached homes, four (4) 'For-Sale' semi-detached units and five (5) 'For-Sale' townhomes on 2.84 acres in the Downtown. The subject property is located at 340, 350, and 360 Jon Scott Drive and 0 Haynes bridge Road at the southwest corner of Haynes Bridge Road and Devore Road.
 - A comprehensive land use plan amendment is requested to change the future land use designation from Medium Density Residential to Downtown Residential Density, as well as a request to bring the Haynes Bridge Road property into the Downtown Overlay. A rezoning is requested from C-2 (General Commercial) and R-12 (Dwelling, 'For-Sale', Residential) to DT-R (Downtown Mixed-Use) and variances are requested to reduce an undisturbed buffer and modify streetscape standards.
 - The property with frontage on Haynes Bridge Road is undeveloped and the three (3) lots on Jon Scott Drive are developed with single-family detached homes. Surrounding properties are zoned C-2 to the north, R-12 to the west, R-12 and O-I (Office-Institutional) to the south and R-8A/D (Dwelling, 'For-Sale', Attached/Detached – High Density) and O-I to the east. Quik Trip is located to the north, Alpha Park to the west and south, an undeveloped property to the south and, The Atley and Crème de la Crème daycare to the east.
 - The submitted site plan depicts 19 residential units, of which ten (10) are single-family detached homes, four (4) semi-detached units and five (5) townhome units. Dwelling units are two (2) and three (3) stories. The average lot size of the single-family detached lots is 5,393 square feet, 3,038 square feet for semi-detached units and 2,979 square feet for townhome units. Access to the development is from Jon Scott Drive by way of a new private street connecting to private alleys. A ten-foot (10') setback/landscape strip is depicted on Jon Scott Drive, Devore Road, and new internal street and a twenty-foot (20') setback/landscape strip is provided along Haynes Bridge Road. The Alpha Loop is depicted along Haynes Bridge Road and Devore Road, as well as a crossing at Jon Scott Drive and Devore. A six-foot (6') sidewalk is depicted along Jon Scott Drive.
 - Each dwelling unit will have two (2) side-by-side parking spaces within a garage, as well as a Code-compliant driveway accommodating two (2) additional cars. Nine (9) on-street, guest spaces are provided along the new street and alley. The Downtown Code requires 48 parking spaces for the proposed subdivision (2.5 parking spaces/unit), of which 85 spaces are provided.
 - The site plan depicts 21,273 square feet, or 17%, amenity space within the proposed

development, which includes a pocket park, tree save areas and common area with mail kiosk. The DT-R district requires a minimum 10% amenity space.

- The applicant submitted renderings of the single-family detached homes, which are depicted in the Colonial Revival style. Homes are proposed to be two (2) and three (3) story with chimneys and porches and balconies. According to the applicant, the semi-detached and townhome product will be in the same style. The City's Downtown Consultant had no comments on the applicant's renderings.
- The applicant's proposal is consistent with goals and policies of the Comprehensive Plan as it relates implementing a walkable, mixed-use environment in the Downtown.
- The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent, as well as notification of applicant-sponsored public participation meetings on February 7, 2022 and February 28, 2022. The report states that public feedback was received, which included support for the proposed development, questions regarding the size of homes, and concerns over stormwater runoff, traffic and tree removal.
- CZIM was held on February 9, 2022. There were several public comments with a few in favor and several in opposition with concerns over increased property taxes, density, attached product (should be detached homes only), impacts to tree canopy, traffic, redevelopment of Alpha Park (development should be limited to Haynes Bridge property), and lack of greenspace. There were also questions about price point and unit size, next steps, whether the plan meets the fire marshal's requirements, build-out timeline, and whether Devore Road would be repaved and width increased for bike lanes.
- Approve CLUP-21-06/Z-21-10/PH-21-20/V-22-04 ALCOVY ESTATES HAYNES BRIDGE ROAD, subject to the following conditions:
 1. Approximately 2.84 acres shall be zoned DT-R and developed substantially similar to site plan prepared by Engineering 303, dated 3/18/2022, 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 renderings prepared by Lew Oliver, labeled Exhibit A, subject to final approval by the Downtown Consultant and DRB. Single-family detached homes, semi-detached and townhomes shall have 4-sided architecture, materials and details.
 3. Density shall not exceed 6.7 dwelling units per acre and shall be limited to 'For-Sale' single-family detached, semi-detached and townhomes, with at least 10 single-family detached homes and no more than 5 townhome units, as depicted on the site plan prepared by Engineering 303, dated 3/18/2022.
 4. Developer shall provide a Downtown focal point feature at the southwest corner of Haynes Bridge Road and Devore Road, with final approval by the Cultural Arts Commission and installation prior to the 1st CO. Alcovy Estates HOA shall be responsible for regular maintenance of the focal point feature.
 5. Developer shall provide decorative entrance landscaping (ornamental tree, shrubs

and flowering planting bed) at the southeast and southwest corners of Devore Road and Jon Scott Drive, as approved by Staff. Alcovy Estates HOA shall be responsible for regular maintenance of the entrance landscaping.

6. Location of development signage shall be limited to the project entrance on Jon Scott Drive.
7. A minimum 20' planted buffer shall be provided along the south property line as depicted on the site plan prepared by Engineering 303, dated 3/18/2022, and planted with a mix of evergreen trees and shrubs. Existing trees within the buffer identified to be in Good condition shall be saved, as approved by Staff. Property owner acknowledges that development of the commercial property to the south shall not require a buffer adjacent to the subject property.
8. New internal street and alleys shall be constructed as depicted on the site plan prepared by Engineering 303, dated 3/18/2022, with final approval by Staff.
9. Developer shall improve the Jon Scott Drive streetscape as follows: minimum 6' planter planted with street trees, 6' 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.
10. Developer shall improve the Devore Road streetscape as follows: minimum 4' planter (existing 2' planter to be expanded by 2' into the existing sidewalk with tree grate to accommodate street trees) planted with street trees, 8' concrete sidewalk (Alpha Loop), and decorative pedestrian lighting, with final approval by Staff and construction completed prior to the 1st CO. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs. Alpha Loop improvements constructed by the developer exceeding the Downtown sidewalk requirements shall be eligible for impact fee credits, as approved by Staff.
11. Developer shall construct a 12' concrete, accessible multi-use trail (Alpha Loop) through the Haynes Bridge Road right-of-way as depicted on site plan prepared by Engineering 303, dated 3/18/2022, with final alignment, design and materials as approved by Staff and construction completed prior to the 1st CO. Alpha Loop shall include lighting (pedestrian and bollards), landscaping, hardscape and amenities. Wayfinding signage shall be provided at key location(s) along the Alpha Loop, as approved by Staff. Alpha Loop improvements constructed by the developer in excess of Downtown sidewalk requirements shall be eligible for impact fee credits, as approved by Staff.
12. Developer shall provide an enhanced Alpha Loop crossing at Devore Road and Jon Scott Drive, including pedestrian ramps, pavement markings, signage and rapid flashing beacons, as approved by Staff.
13. Developer shall remove the existing sidewalk along Haynes Bridge Road. The planter along Haynes Bridge Road (area between the road and Alpha Loop) shall be planted with street trees and shrubs, as approved by Staff.
14. Landscape strips along Haynes Bridge Road, Devore Road and Jon Scott Drive

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.

15. Project entrance shall include a decorative paver apron, landscaping and low wall.
 16. Front yards shall be framed with a decorative low wall, metal fencing or hedge with columns, as approved by Staff.
 17. Amenity areas shall be developed with a park-like setting with decorative landscaping, hardscape, low walls and seating, as approved by Staff.
 18. Creeping vines shall be planted to cover retaining walls and low walls, as approved by Staff.
 19. Tree save areas shall be saved as depicted on the landscape plan prepared by Frawley Associates, LLC, dated 4/6/2022, with final approval by Staff. Tree grouping of Oaks and Magnolias located at the southeast corner of Devore Road and Jon Scott Drive shall be saved, as approved by Staff. Tree save areas shall be thinned out, cleaned up and re-planted, as approved by Staff.
 20. Minimum 10' planted buffer planted with evergreen trees and shrubs of varying heights shall be provided where the property abuts 370 and 380 Jon Scott Drive, as approved by Staff.
 21. Fences and walls visible from the public right-of-way shall be decorative and shall compliment the architecture of the dwelling, as approved by Staff.
 22. Unfinished wood fences and decks shall not be visible from the street.
 23. HVAC and similar equipment shall not be visible from the public right-of-way.
 24. Fire access shall meet IFC 2018 Appendix D and Fire Hydrants.
 25. Garbage pickup shall be from within the development.
 26. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
- Ethan Underwood came forward to speak on behalf of this application.
 - We worked with Staff on the position of the homes.
 - We do understand this is taking a significant amount of C-2 zoned land.
 - Lots 2-15 are rear, alley-fed homes.
 - We only need the variance deviation on the north side.
 - The biggest concern that we heard from neighbors is that the homes are not like theirs.
 - The Planning Commission discussed the following:
 - In the recent Comp Plan, the Alpha neighborhood did change. The applicant submitted this application before the 2040 plan was adopted.
 - Regarding the tree save on the corner of the property – I was under the impression the

applicant was okay with those conditions.

- For conditions 10 and 12, there are some amendments to those- will those be read into the official record?
- The sewer issue- if it's Fulton County, are these being tied into new lines or existing lines?
- It doesn't seem like we are helping the current problem.
- We must rely on Fulton County for the sewers.
- Stormwater and storm sewers are separate from sanitary pipes. If there is a problem with sanitary sewer pipes, that is completely up to Fulton County. Stormwater will be released at grade.
- The applicant mentioned a fence on Jon Scott property- I didn't see that on the drawing. I am not aware, but we can add that. The applicant confirmed there is an existing fence.

Public Comment:

- Guy Carpenter – 469 Karen Drive
 - I am not too concerned about property value and taxes.
 - I am more concerned about density.
- Randy Blasch – 470 Karen Drive
- When zoning change for Alpha Park was approved it was told there would be no “piece meal”. Development
- I don't feel like enough conversation was had.

• **Applicant Rebuttal:**

- No one has come and spoken from Jon Scott Drive before tonight.
- We think this matches the use.
- Water will be released much slower than it is currently.

❖ Commissioner Perkins offered a motion to approve the item subject to the following conditions, including any amendments that were read into the public comment:

1. Approximately 2.84 acres shall be zoned DT-R and developed substantially similar to site plan prepared by Engineering 303, dated 3/18/2022, 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 renderings prepared by Lew Oliver, labeled Exhibit A, subject to final approval by the Downtown Consultant and DRB. Single-family detached homes, semi-detached and townhomes shall have 4-sided architecture, materials and details.

3. Density shall not exceed 6.7 dwelling units per acre and shall be limited to 'For-Sale' single-family detached, semi-detached and townhomes, with at least 10 single-

family detached homes and no more than 5 townhome units, as depicted on the site plan prepared by Engineering 303, dated 3/18/2022.

4. Developer shall provide a Downtown focal point feature at the southwest corner of Haynes Bridge Road and Devore Road, with final approval by the Cultural Arts Commission and installation prior to the 1st CO. Alcovy Estates HOA shall be responsible for regular maintenance of the focal point feature.

5. Developer shall provide decorative entrance landscaping (ornamental tree, shrubs and flowering planting bed) at the southeast and southwest corners of Devore Road and Jon Scott Drive, as approved by Staff. Alcovy Estates HOA shall be responsible for regular maintenance of the entrance landscaping.

6. Location of development signage shall be limited to the project entrance on Jon Scott Drive.

7. A minimum 20' planted buffer shall be provided along the south property line as depicted on the site plan prepared by Engineering 303, dated 3/18/2022, and planted with a mix of evergreen trees and shrubs. Existing trees within the buffer identified to be in Good condition shall be saved, as approved by Staff. Property owner acknowledges that development of the commercial property to the south shall not require a buffer adjacent to the subject property.

8. New internal street and alleys shall be constructed as depicted on the site plan prepared by Engineering 303, dated 3/18/2022, with final approval by Staff.

9. Developer shall improve the Jon Scott Drive streetscape as follows: minimum 6' planter planted with street trees, 6' 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.

10. Developer shall improve the Devore Road streetscape as follows: minimum 4' planter (existing 2' planter to be expanded by 2' into the existing sidewalk with tree grate to accommodate street trees) planted with street trees, 8' concrete sidewalk (Alpha Loop), and decorative pedestrian lighting, with final approval by Staff and construction completed prior to the 1st CO. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs. Alpha Loop improvements constructed by the developer exceeding the Downtown sidewalk requirements shall be eligible for impact fee credits, as approved by Staff.

11. Developer shall construct a 12' concrete, accessible multi-use trail (Alpha Loop) through the Haynes Bridge Road right-of-way as depicted on site plan prepared by Engineering 303, dated 3/18/2022, with final alignment, design and materials as approved by Staff and construction completed prior to the 1st CO. Alpha Loop shall include lighting (pedestrian and bollards), landscaping, hardscape and amenities. Wayfinding signage shall be provided at key location(s) along the Alpha Loop, as approved by Staff. Alpha Loop improvements constructed by the developer in excess of Downtown sidewalk requirements shall be eligible for impact fee credits, as approved by Staff.

12. Developer shall provide an enhanced Alpha Loop crossing at Devore Road and

Jon Scott Drive, including pedestrian ramps, pavement markings, signage and rapid flashing beacons, as approved by Staff.

13. Developer shall remove the existing sidewalk along Haynes Bridge Road. The planter along Haynes Bridge Road (area between the road and Alpha Loop) shall be planted with street trees and shrubs, as approved by Staff.

14. Landscape strips along Haynes Bridge Road, Devore Road and Jon Scott Drive 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.

15. Project entrance shall include a decorative paver apron, landscaping and low wall.

16. Front yards shall be framed with a decorative low wall, metal fencing or hedge with columns, as approved by Staff.

17. Amenity areas shall be developed with a park-like setting with decorative landscaping, hardscape, low walls and seating, as approved by Staff.

18. Creeping vines shall be planted to cover retaining walls and low walls, as approved by Staff.

19. Tree save areas shall be saved as depicted on the landscape plan prepared by Frawley Associates, LLC, dated 4/6/2022, with final approval by Staff. Tree grouping of Oaks and Magnolias located at the southeast corner of Devore Road and Jon Scott Drive shall be saved, as approved by Staff. Tree save areas shall be thinned out, cleaned up and re-planted, as approved by Staff.

20. Minimum 10' planted buffer planted with evergreen trees and shrubs of varying heights shall be provided where the property abuts 370 and 380 Jon Scott Drive, as approved by Staff.

21. Fences and walls visible from the public right-of-way shall be decorative and shall compliment the architecture of the dwelling, as approved by Staff.

22. Unfinished wood fences and decks shall not be visible from the street.

23. HVAC and similar equipment shall not be visible from the public right-of-way.

24. Fire access shall meet IFC 2018 Appendix D and Fire Hydrants.

25. Garbage pickup shall be from within the development.

26. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.

- Commissioner Davis seconded the motion.
- The motion was approved unanimously (6-0).

E. MP-22-01 / Bridge Road Holdings

This item was deferred by the applicant until the May 5, 2022 Planning Commission meeting. It was not heard or considered during the April 14, 2022 meeting.

VIII. ADJOURNMENT

- Vice-Chair Brady adjourned the meeting at 11:51 p.m.

Respectfully submitted,

Alexandra Callum

Alexandra Callum, Planning + Zoning Coordinator



PLANNING COMMISSION MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: BRIAN BORDEN

I. AGENDA ITEM TITLE: MP-22-02/CU-22-01 BRIGHT PATH ACADEMY OF GEORGIA

PLANNING COMMISSION: MAY 5, 2022

CITY COUNCIL: MAY 23, 2022

II. RECOMMENDATION:

Approve MP-22-02/CU-22-01 Bright Path Academy of Georgia, subject to the following conditions:

1. Add 'School, Academic' to the Professional Turf Supply Master Plan as a conditional use.
2. 'School, Academic' use shall be added as a conditional use at 12395 Morris Road and limited to no more than 11,150 square feet.
3. Conditional use approval shall be limited to Bright Path Academy of Georgia; no additional 'School, Academic' businesses or subleasing shall be permitted within the approved space.
4. In the future if an outdoor recreational area is contemplated, it shall be limited to the north side of the building and the 50' buffer adjacent to the residential property shall be maintained.
5. Prior conditions of approval related to the Professional Turf Supply Master Plan shall remain in effect.

III. REPORT IN BRIEF:

The applicant, Bright Path Academy of Georgia, is requesting a master plan amendment and conditional use to allow a 'School, Academic' use for Bright Path Academy in a 11,150 square foot existing office building on 1.4 acres. An amendment to the Professional Turf Supply Master Plan is requested to add the proposed use. The subject property is located at 12395 Morris Road.

DISCUSSION

The submitted request, if approved, will allow the applicant to operate a 'School, Academic' use in a 11,150 square foot existing office building on a 1.4-acre property. An amendment to the Professional Turf Supply Master Plan is requested to add the use and a conditional use is requested to allow the use by Bright Path Academy of Georgia. The subject property is located at 12395 Morris Road.

The property is zoned CUP (Community Unit Plan) and is subject to the Professional Turf Supply Master Plan. The property was developed in 2006 with a 1-story, 11,150 square foot office building. Surrounding properties are zoned O-P (Office-Professional) and CUP from the Windward Master Plan. A low-rise office building occupies the adjacent parcel to the north, to the south is the Little Sunshine's Playhouse and Preschool daycare facility while to the east is the Caravelle townhome community. West, across Morris Road from this site, is a large fitness center and multi-story office buildings.

The Professional Turf Supply Master Plan was approved in 1984 as a single parcel master plan, allowing the property to be operated as a turf supply business from a formerly residential

structure with a larger metal building to the rear of the site. The master plan was subsequently revised to allow for the construction of an office building and was limited to no more than 10,000 square feet per acre of developed area. With this revision, condition #5 limited the property's usage to "office and other permitted uses within the OP (Office-Professional) zoning category."

UDC Section 1.4.2 defines 'School, Academic' as, "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." The use is permitted by-right in the C-1 (Neighborhood Commercial), C-2 (General Commercial), LI (Light Industrial) and SU (Special Use) districts and as a conditional use in the CUP, O-I (Office-Professional), O-P and MU (Mixed-Use) districts. It can also be a Conditional Subordinate use in the PSC (Planned Shopping Center) district.

Bright Path Academy of Georgia is a not-for-profit school for children with special needs. The academy will provide educational services for students in grades 6-12 and will follow a typical school calendar year. The students will comprise mostly of non-verbal children with an autism diagnosis and sensory processing disorders. Initially expected enrollment will be approximately ten (10) students beginning in August 2022 with an eventual student population of approximately 30 children. School hours of operation will range from 8:00 AM to 4:00 PM, Monday through Friday. The student to teacher population is going to be one (1) teacher to three (3) students. The draft floor plan for utilizing the existing building shows a large open room for use as a recreational space for students.

TRAFFIC

Staff estimates that the 11,150 square foot private school would generate approximately fifteen (15) PM Peak Hour trips.

STANDARDS FOR MASTER PLAN AMENDMENTS

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

- 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 proposal would be suitable as it relates to the use and development of adjacent or nearby properties, which are developed with a daycare, fitness center, office buildings and townhomes. The site provides an existing 50-foot buffer between the proposed school and the townhomes.

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

Response: The zoning proposal should not adversely affect the existing use or usability of adjacent or nearby properties. The existing 50-foot buffer between the subject site and adjacent townhome community should help mitigate impacts between the uses.

- 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. The applicant proposes to occupy an existing building and does not propose any exterior changes to the site.

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

Response: The school intends to operate completely internal to the building with the play area also being internal to the building. A change of use from office to an academic school should not be noticeable.

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

Response: The zoning proposal should not have significant impacts on public facilities and services. The proposed use would generate fifteen (15) 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: Not applicable.

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

Response: The zoning proposal reflects a reasonable balance. The applicant's proposal would be compatible with surrounding uses and other locations for this business type, which are similarly situated in commercial and office environments.

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

Response: The subject property is approved for office use and other O-P uses. O-P does have daycare facility as a permitted use, which is similar to the requested use.

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

Response: The zoning proposal is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Mixed 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: The subject property was developed in compliance with site access development standards with access from one (1) driveway off Morris Road. The use should not impact vehicular and pedestrian access.

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

Response: The subject property is in compliance with regard to refuse areas, loading and service areas, off-street parking, and buffers and screening.

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

Response: The proposed use would be compatible with the surrounding uses and other locations for this business, which are similarly situated in commercial and office environments.

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

Response: Not applicable.

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

Response: The proposed use would be compatible with the surrounding uses and other locations for this business, which are similarly situated in commercial and office environments.

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

Response: The proposed use would be compatible with the surrounding uses and other locations for this business, which are similarly situated in commercial and office environments.

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 other schools that cater to students with special needs, notably The Lionheart School and Alexander Academy in Downtown which are approximately two (2) miles from the applicant's site. There are no conflicting uses in the immediate vicinity of the applicant's property.

CONCURRENCES

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 proposed use would be compatible with surrounding uses and other locations for this business type, which are similarly situated in commercial and office environments. If approved, it is recommended that conditions be established as part of this application that regulate and limit any expansion of the business.

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

The CZIM was held on April 13, 2022. There were no public comments.

IV. ATTACHMENTS:

- Site Plan
- Building Floor Plan

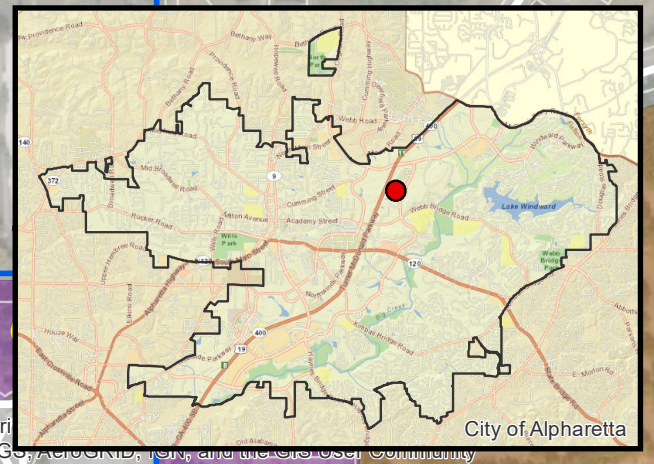
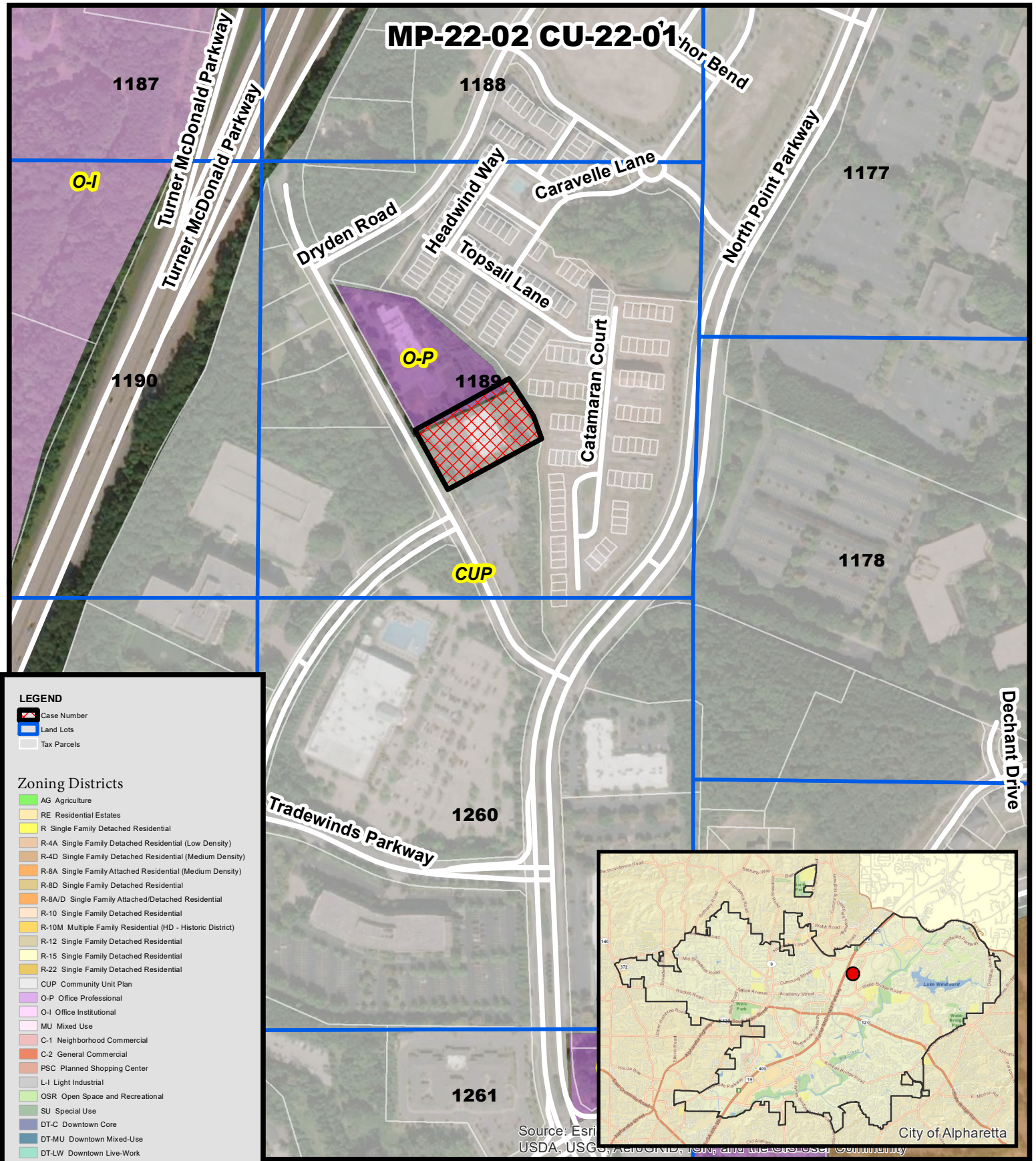


Aerial Map
Bright Path Academy of Georgia
12395 Morris Rd

MP-22-02 CU-22-01
D/LL: 2/2/1189
PC: 5/5/22
CC: 5/23/22



Location Map Provided by:
Community Development - GIS

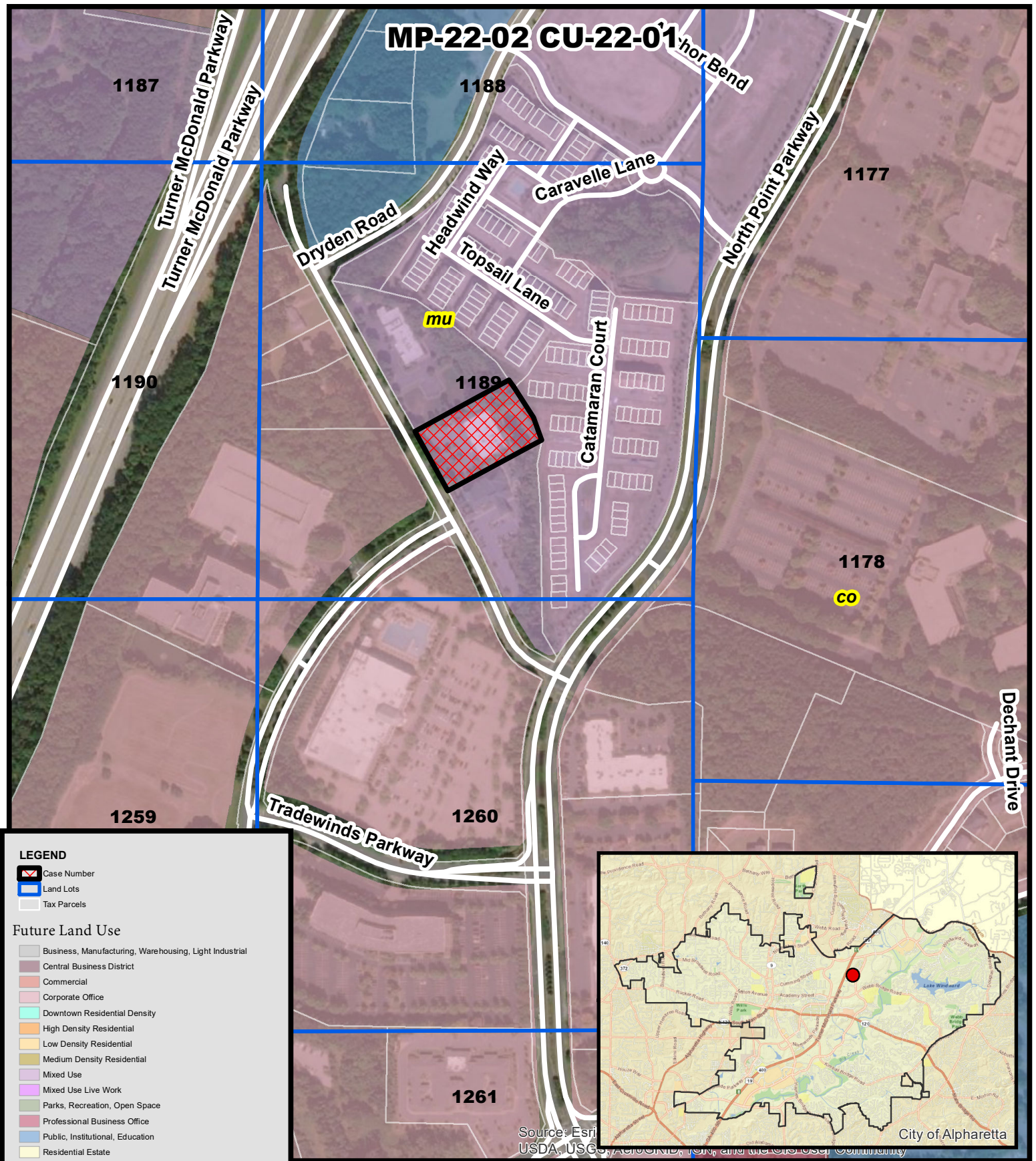


Zoning Map **Bright Path Academy of Georgia** **12395 Morris Rd**

MP-22-02 CU-22-01
D/LL: 2/2/1189
PC: 5/5/22
CC: 5/23/22

Location Map Provided by:
Community Development - GIS



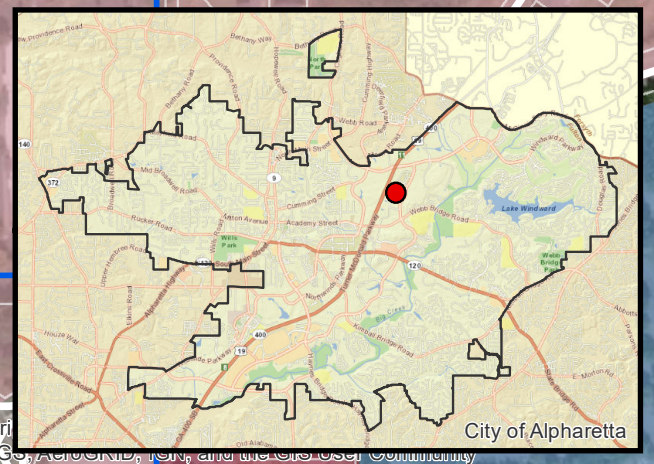


LEGEND

- Case Number
- Land Lots
- Tax Parcels

Future Land Use

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



Source: Esri, USGS, USDA, USGS, and the City of Alpharetta

Future Land Use Bright Path Academy of Georgia 12395 Morris Rd

MP-22-02 CU-22-01

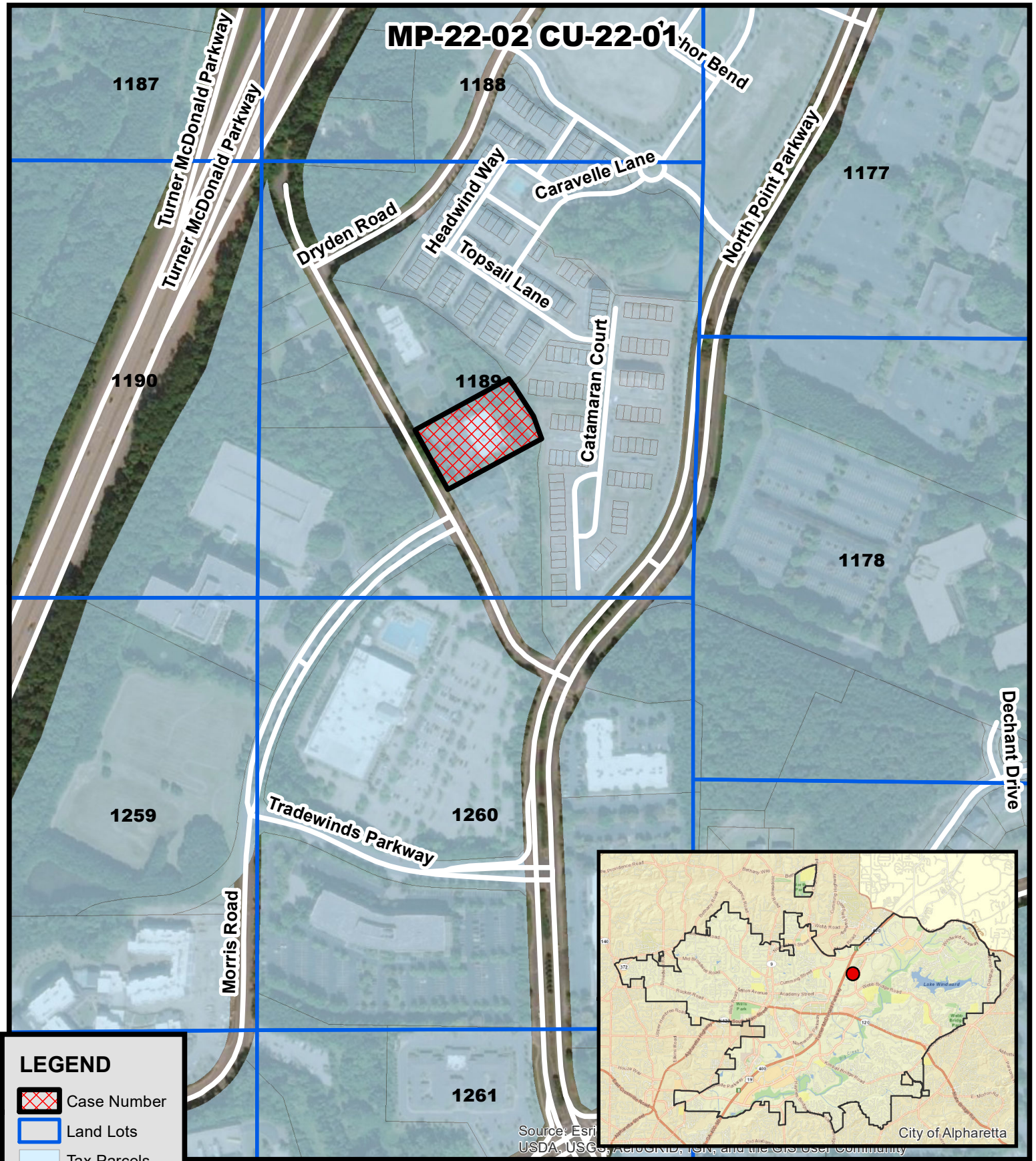
D/LL: 2/2/1189

PC: 5/5/22

CC: 5/23/22



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



Location Map
Bright Path Academy of Georgia
12395 Morris Rd

MP-22-02 CU-22-01
D/LL: 2/2/1189
PC: 5/5/22
CC: 5/23/22

Location Map Provided by:
Community Development - GIS



Community Zoning Information Meeting
April 13, 2022
Department of Community Development
Via Zoom
6:00 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 Planning Commission, but not quoted or paraphrased. This document includes limited presentation by Planning Commission and invited speakers in summary form. The public is advised that the tapes recorded at said meeting are a matter of public record and are available upon request.

- a. Michael Woodman, Planning + Development Services Manager
- b. Alexandra Callum, Planning + Zoning Coordinator
- c. Nikisha Mistry, GIS Specialist

II. Items:

- a. MP-22-02 / CU-22-01 / Bright Path Academy of Georgia
 - i. BJ Martin presented the item on behalf of the applicant.
 - ii. Private school for special education.
 - iii. Requiring a conditional use and master plan amendment.
 - iv. Mostly renovations that will be done over the next year.

III. Chat Comments:

There were no chat comments for this item.

IV. Meeting Ended at: 6:06 p.m.

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: Bright Path Academy of Georgia

Contact Name: Thane Brooks Telephone: 770-480-1347

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

No responses were 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.*

- | | |
|--|---|
| ☒ 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: 4-6-22

Print Form

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

PH #: _____

☐ Property Taxes & Code Violations Verified

☐ 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." 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: Thane Brooks Telephone: 770-480-1347

Address: 6505 Shiloh Road Suite: 100

City: Alpharetta State: GA Zip: 30005 Fax: 678-648-7479

Mobile Tel: 770-480-1347 Email: thane@therapyland.net

Subject Property Information:

Address: 12395 Morris Road, Alpharetta, GA 30005 Current Zoning: CUP

District: 2 Section: 2 Land Lot: 1189 Parcel ID: 22-545011890371

Proposed Zoning: CUP Current Use: Office

This Application For (Check All That Apply):

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

APPLICANT REQUEST AND INTENT

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

The property is currently developed in compliance with the original construction documents and the master plan revision (MP-05-05) dated March 27, 2006. The proposed use for this property is a small, private (not-for-profit) school for special needs children.

Applicant's Request (Please itemize the proposal):

The property is currently zoned as a Community Unit Plan and is subject to the master plan (MP-05-05) with condition #5 limiting the use to office and other permitted uses within the O-P (Office-Professional) zoning district. A school is listed as a conditional use in the O-P district. Therefore, we are requesting approval of an amendment to the master plan and approval for a school as a conditional use at this location.

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

Approval as requested would allow the establishment of Bright Path Academy of Georgia to locate in Alpharetta and begin educating young kids with special needs starting this August for grades 6-12. The vision and purpose of Bright Path Academy of Georgia is to provide opportunities in our education system for children who do not fit into the typical high functioning autism/ADD mold. The focus is on children who need the daily support of relationship-based interdisciplinary academic education and emotional based therapeutic interventions. Approval to allow Bright Path Academy of Georgia to operate will provide opportunities for many young kids with severe autism (mostly non-verbal) and sensory processing disorders to receive personalized instruction so they can grow and develop their unique strengths.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Ramesh Iyer, Managing Member of IMMCO HOLDINGS, LLC

Telephone: 678-478-3780

Address: 12395 Morris Road

Suite: _____

City Alpharetta

State: GA

Zip: 30005

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: Thane Brooks

Telephone: 770-480-1347

Address: 6505 Shiloh Road

Suite: 100

City Alpharetta

State: GA

Zip: 30005

So Sworn and Attested:

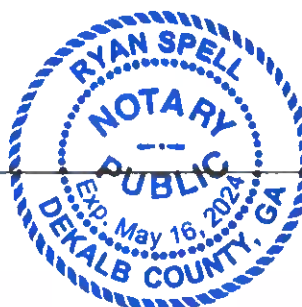
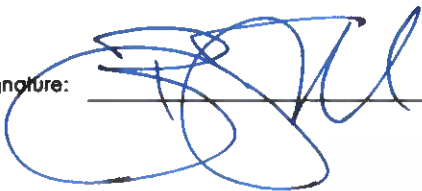
Owner Signature: _____



Date: 3-1-2022

Notary:

Notary Signature: _____



Date: 3-1-2022

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: **Thane Brooks**

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: _____ 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-3.

Signature: _____

Date: _____

2-28-2002

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The proposed use of "school" would be consistent and compatible with surrounding properties. One adjacent building to the north is a single story office/medical building. The adjacent building to the south is Little Sunshine's Playhouse and Daycare facility.

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

This proposed use will not negatively affect the use or values of the surrounding properties.

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

N/A. Property is already developed.

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

None. Only small peaks in traffic would be around drop-off and pick-up.

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

No impact to schools or utilities.

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

This use is consistent with both the Comprehensive Plan and Future Land Use.

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

There are no changes at this time to the developed property for operations of a school to begin in August 2022.

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: Bright Path Academy of Georgia

Contact Name: Thane Brooks Telephone: 770-480-1347

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.

MARTA 2424 Piedmont Rd NE, Atlanta, GA 30324-3330

Skaliy Family Assoc LLLP, 271 Chastain Commons NE, Atlanta, GA 30342

Opus Woods Owners Assoc, 12380 Morris Rd, Alpharetta, GA 30005

Lennar Georgia Inc, 1000 Holcomb Woods Pkwy, Bldg/ste 200 200, Roswell, GA 30076

Anderson Burma J, 12420 Morris Rd, Alpharetta, GA 3005-4166

BRE COH GA LLC, PO Box #A-3879, Chicago, IL 60690-3879

Jackson Larry Junior, 133 Buck Trail, Dawsonville, GA 30534

Vaughan Darlene J & William A, 12410 Morris Rd, Alpharetta, GA 30005

NSHE TX TAU 1031 Exchange LLC, 60 E Rio Salado Pkwy, Ste 1103, Tempe, AZ 85281

SNH LTF Properties LLC, 400 Centre St, Newton MA 02458

DAFC Lessee, 55 Glenlake Pkwy, Atlanta, GA 30328

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

☒

Letter

☐

Personal Visits

☐

Telephone

☐

Group Meeting

☐

Email

☐

Other *(Please Specify)*

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

Communication by phone or email will be accepted as stated in the letter.

MARTA
2424 PIEDMONT RD NE
ATLANTA GA 30324-3330

SKALIY FAMILY ASSOC LLLP
271 CHASTAIN COMMONS NE
ATLANTA GA 30342

OPUS WOODS OWNERS ASSOCIATION INC
12380 MORRIS RD
ALPHARETTA GA 30005

LENNAR GEORGIA INC
1000 HOLCOMB WOODS PKWY BLDG/STE 2
00 200
ROSWELL GA 30076

ANDERSON BURMA J
12420 MORRIS RD
ALPHARETTA GA 30005-4166

BRE COH GA LLC
P.O. BOX #A-3879
CHICAGO IL 60690-3879

JACKSON LARRY JUNIOR
133 BUCK TRL
DAWSONVILLE GA 30534

VAUGHAN DARLENE J & WILLIAM A
12410 MORRIS RD
ALPHARETTA GA 30005-4166

NSHE TX TAU 1031 EXCHANGE LLC
60 E RIO SALADO PKWY SUITE 1103
TEMPE AZ 85281

SNH LTF PROPERTIES LLC
400 CENTRE ST
NEWTON MA 02458

DEVELOPMENT AUTHORITY OF FULTON CO
UNTY LESSEE
55 GLENLAKE PKWY
ATLANTA GA 30328

IMMCO HOLDINGS LLC
12395 MORRIS RD
ALPHARETTA GA 30005-4000

February 28, 2022

To whom it may concern:

This Letter of Intent is in support of approval for both a Conditional Use Permit and a Master Plan Amendment for parcel 22-545011890-371 currently owned by IMMCO Holdings LLC. The request is for Bright Path Academy of Georgia to occupy the existing building for the purposes of operating a not-for-profit school for kids with special needs. It is our intent to use the facilities as currently developed to open the doors for approximately 10 kids this coming school year in August 2022.

Bright Path Academy of Georgia will be for grades 6-12 and will follow a typical school year calendar. Our student population will comprise mostly of children that are non-verbal with an autism diagnosis and sensory processing disorders. It is anticipated that we will enroll approximately 10 kids this coming school year and over time estimate around 30 kids at full capacity. The hours of operation will be either an 8 AM-3 PM or a 9 AM-4 PM (Monday through Friday). We will have some after school social programs for small groups of children. The student to teacher population is going to be a 1-3 ratio (1 teacher to 3 students). The goal is to combine a high-quality, accredited education with the therapeutic assistance to help each student reach his or her potential. The school will offer a highly personalized educational experience for children with learning and communication difficulties, such as those with autism spectrum disorder (ASD). Taking a holistic approach to education, Bright Path Academy of Georgia Inc. will use both traditional curriculum subjects and innovative resources designed to help each child flourish, learn, and grow. Highly qualified teachers and therapists, small class sizes, and flexible extracurriculars encouraging interdisciplinary learning will ensure that Bright Path Academy of Georgia can provide personalized instruction to help students grow and develop their unique strengths.

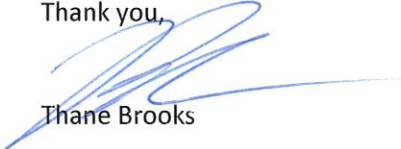
The vision of Bright Path Academy of Georgia is to provide opportunities in the educational system for children who do not fit into the typical high functioning autism/ADD mold and focus on children who need the daily support of a relationship-based interdisciplinary academic education and emotional based therapeutic interventions. With the wide variety of communication and learning differences, it can be difficult or impossible for a child with special needs to receive quality education within the standardized curriculum required by the public school system. Most children with autism and sensory processing disorders are not able to function under the structure of a typical school system, even those classrooms dedicated for children with autism, because their sensory needs and communication needs require special attention. Bright Path Academy of Georgia Inc. will teach important life skills in combination with the traditional curriculum, using such interactive spaces to impart lessons about math, science, and reading comprehension while empowering students with the skills to conduct real-world activities. These best practices curriculum infuses the creative arts as well as problem solving, social skills, critical thinking, and decision-making skills. The curriculum aims to develop and enhance abilities, giving appropriate guidance with realistic expectations. The curriculum promotes helping students develop strategies to earn in an environment that calms the senses that can overwhelm the body while relieving the stress and anxiety, all while helping to motivate the student to assert themselves in a positive way while respecting others. Getting out-of-the-box truly means to work with the student that best fits the current environment of their senses. One of the biggest struggles is when child senses are overstimulated in the moment and being able to have the appropriate environment that can regulate these senses is key to the success of each student.

There is an increasing attention to those individuals with Autism and their benefit to our workforce. Their attention to detail and unwavering focus has demonstrated increases to the corporate bottom line.

by over 30%. Securing satisfying employment is difficult for anyone, but for individuals with an autism spectrum disorder it's even more of a challenge. An estimated 1% (<https://www.cdc.gov/ncbddd/autism/data.html>) of the world's population has an autism spectrum disorder, but approximately 80% of people in this group are unemployed. Others are doing menial jobs far below their skill and testing level. These statistics can be blown up with a qualified program to education and support the employment of those with autism spectrum disorder.

Approval of this Conditional Use Permit and Master Plan Amendment would provide opportunities and value to the Alpharetta Community. Kids with Autistic Spectrum Disorder need the special attention and care to prepare them for post educational opportunities.

Thank you,



Thane Brooks

LEGAL DESCRIPTION

The Land is described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1189 OF THE 2ND DISTRICT, 2ND SECTION OF FULTON COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF OLD MORRIS ROAD WITH THE LAND LOT LINE IN COMMON WITH LAND IS 1189 AND 1260, SAID DISTRICT SECTION AND COUNTY; THENCE RUNNING ALONG, SAID CENTERLINE OF OLD MORRIS ROAD THE FOLLOWING THREE (3) COURSES AND DISTANCES: NORTH 27 DEGREES 25 MINUTES 11 SECONDS WEST 53.99 FEET TO A POINT; NORTH 41 DEGREES 07 MINUTES 32 SECONDS WEST 192.51 FEET TO IT POINT; NORTH 64 DEGREES 05 MINUTES 37 SECONDS WEST 121.27 FEET TO AN IRON PIN FOUND LOCATED ON THE NORTHEASTERLY RIGHT OF WAY LINE OF MOMS ROAD (60 FOOT RIGHT OF WAY), BEING THE TRUE POINT OF BEGINNING; FROM SAID TRUE POINT OF BEGINNING, THUS ESTABLISHED, THENCE RUNNING ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF MOMS ROAD NORTH 28 DEGREES 44 MINUTES 00 SECONDS WEST 192.63 FEET TO AN IRON PIN FOUND; THENCE DEPARTING SAID RIGHT OF WAY LINE AND RUNNING NORTH 64 DEGREES 10 MINUTES 58 SECONDS EAST 326.40 FEET TO AN IRON PIN FOUND; THENCE SOUTH 32 DEGREES 44 MINUTES 05 SECONDS EAST 107.71 FEET TO AN IRON PIN FOUND; THENCE SOUTH 19 DEGREES 46 MINUTES 39 SECONDS EAST 72.17 FEET TO AN IRON PIN FOUND; THENCE SOUTH 61 DEGREES 44 MINUTES 57 SECONDS WEST 322.27 FEET TO AN IRON PIN FOUND LOCATED ON THE NORTHEASTERLY RIGHT OF WAY LINE OF MOMS ROAD AT THE TRUE POINT OF BEGINNING; SAID PROPERTY BEING DEPICTED AS 1.40 ACRES ON A CERTAIN SURVEY FOR DARRELL SCOTT AND:MELODY SCOTT DATED JULY 29, 1993, PREPARED BY. DAVID BEETLE SURVEYORS, LTD, DAVID W. BEALLE, R.L.S. NO 1872; SAID PROPERTY BEING KNOWN. AS 12395 MORRIS ROAD ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN ALPHARETTA, FULTON COUNTY, GEORGIA.



Real Estate Search Results

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4 Found

bill years 2001 to 2023 only

Property Address	Unit	Owner	Parcel ID	Tax Year	Bill Type	
12395 BERAGIO PL		AKINSANMI AFOLAMI	22 -4010-1207-259-5	2021	REGULAR/ORIGINAL - REAL ESTATE	View Bill
12395 BROOKHILL CROSSI LN		HAYNIE CAROLYN L	22 -4012-1208-150-3	2021	REGULAR/ORIGINAL - REAL ESTATE	View Bill
12395 MORRIS RD		IMMCO HOLDINGS LLC	22 -5450-1189-037-1	2021	REGULAR/ORIGINAL - REAL ESTATE	View Bill
12395 GREENMONT WALK		RUMFELT SEAN	22 -4504-1247-046-1	2021	REGULAR/ORIGINAL - REAL ESTATE	View Bill



Real Estate

[View Bill](#)

[View bill image](#)

As of	2/15/2022
Bill Year	2021
Bill	2121475
Owner	IMMCO HOLDINGS LLC
Parcel ID	22 -5450-1189-037-1

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2021	\$3,444.26	\$3,444.26	\$0.00	\$0.00	\$0.00
TOTAL		\$3,444.26	\$3,444.26	\$0.00	\$0.00	\$0.00



Real Estate

[Return to view bill](#)

Payments/Adjustments

As of 2/15/2022

Bill Year	2021
Bill	2121475

Activity	Posted	Paid By/Reference	Amount
Payment	11/19/2021	Jana Iyer	\$3,444.26

[Return to view bill](#)



No Code Violations

Filters

Code Enforcement

Filters

Styling

Filter as map moves ⓘ



Location ⓘ

12395

Select attribute filters (8)

☐ Type Description
3 values

TT

☐ Number
92 values

TT

☐ Tag
61 values

TT

☐ Status Code
1 values

TT

☐ Assigned To
2 values

TT

Showing 25 of 106 rows

Type Description	Number	Tag	S
Code Enforcement-Complaints	CE170033	Accessory Structures	C
Code Enforcement-Trees	CE190025	Stop Work Order - Trees	C
Code Enforcement-Complaints	CE190036	Business vehicle in residentia...	C
Code Enforcement-Complaints	CE190043	Business vehicles in residenti...	C
Code Enforcement-Complaints	CE190053	Tree removal without permit	C
Code Enforcement-Complaints	CE190081	High Grass and Weeds-Rotti...	C
Code Enforcement-Complaints	CE190088	Stop Work Order	C
Code Enforcement-Complaints	CE190099	Structual Issues	C
Code Enforcement-Complaints	CE190100	Drainage Violation	C
Code Enforcement-Complaints	CE190107	Stop Work Order	C
Code Enforcement-Complaints	CE190108	Stop Work Order	C
Code Enforcement-Complaints	CE200004	Stop Work Order	C
Code Enforcement-Complaints	CE200008	Inoperable Vehicles	C



Filters

Code Enforcement

Filters

Styling

Filter as map moves

☐

Location

12395

Select attribute filters (8)

☐ Type Description
3 values

☐ Number
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☐ Tag
61 values

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1 values

☐ Assigned To
2 values

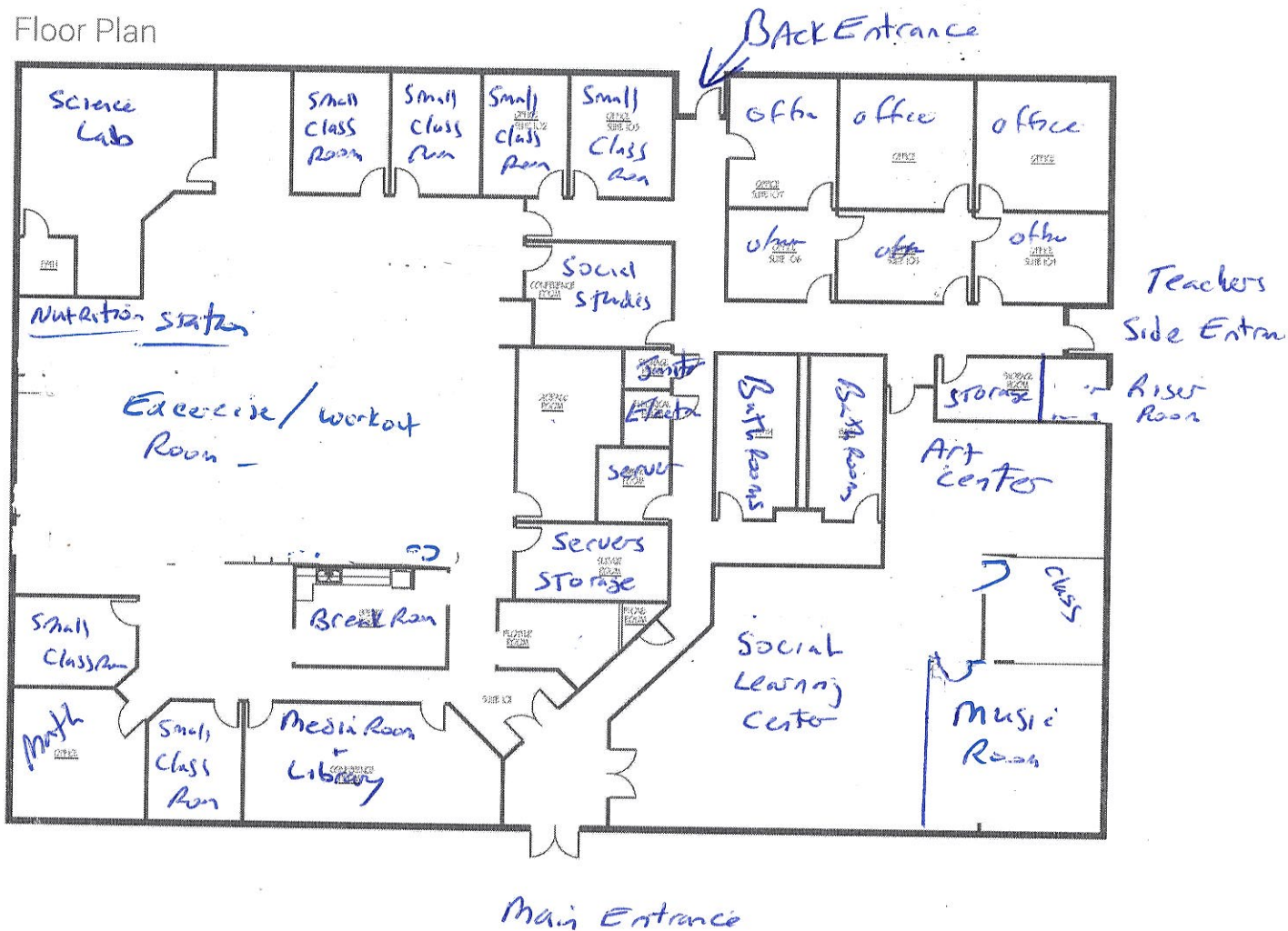
No Code Violations

Code Enforcement-Complaints	CE200011	Stop Work Order	(
Code Enforcement-Complaints	CE200065	Deck in a State of Disrepair	(
Code Enforcement-Complaints	CE200074	R/W trashcan overflowing	(
Code Enforcement-Complaints	CE200084	Complaint	(

12395 Morris Road
Alpharetta, GA 30005

Current Floor Plan

Floor Plan



Justin Carswell
678.385.2715
jlc@mcwrealty.com

Dan Buyers
770.596.2629
tdb@mcwrealty.com

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www.mcwrealty.com

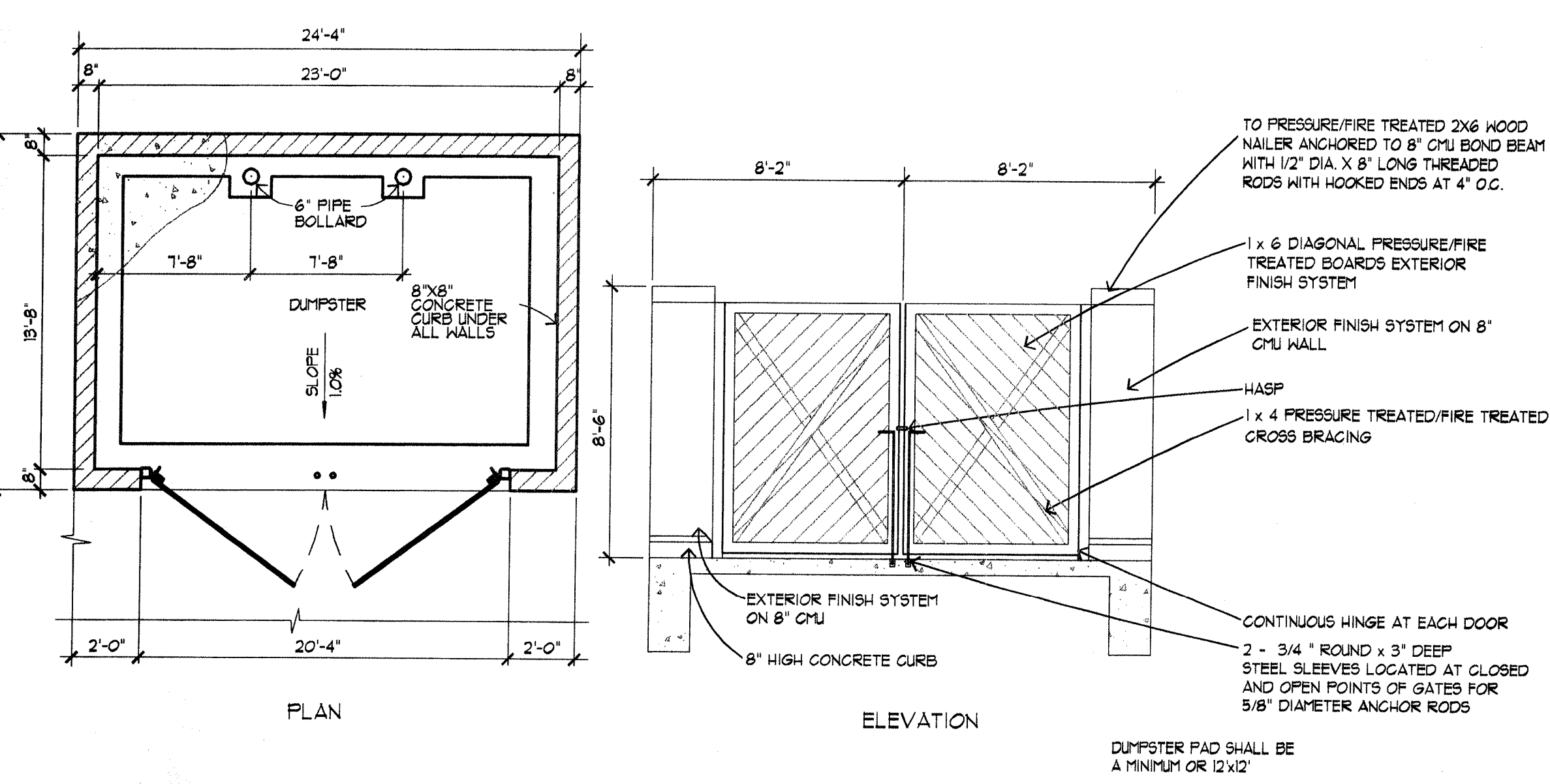
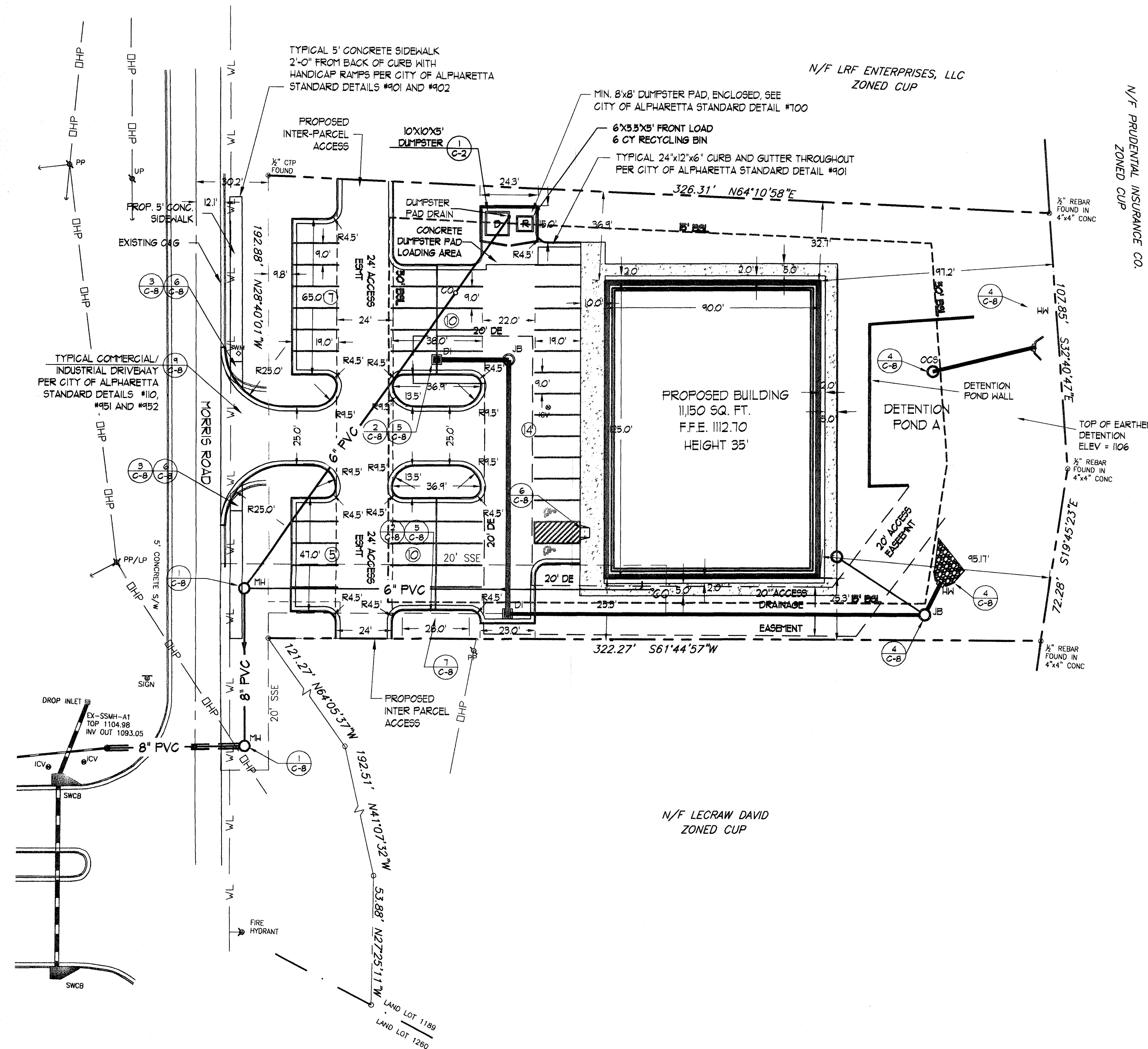


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TRIP GENERATION

Land Use	Land Use Code	Intensity	Independent Variable	Daily			AM			PM		
				Total	Entering	Exiting	Total	Entering	Exiting	Total	Entering	Exiting
Existing												
General Office	710	11150	Square Feet	172	86	86	25	22	3	27	5	22
Proposed												
Private School	532	10	Students	25	12	13	22	14	8	2	1	1
Private School	532	6	Employees	99	49	50	29	18	11	5	2	3
Proposed Future												
Private School	532	30	Students	74	37	37	37	23	14	5	2	3
Private School	532	12	Employees	197	98	99	58	35	23	10	4	6



1 DUMPSTER ENCLOSURE
C-2 NTS

- GENERAL NOTES:**
1. SITE AREA: 1.404 ACRES
 2. FIELD DATA WAS OBTAINED ON 12-21-2005.
 3. F.I.R.M. MAP NUMBER 13121C0059E, EFFECTIVE 06-22-1998, INDICATES THAT THIS TRACT DOES NOT LIE IN AN AREA DESIGNATED AS HAVING FLOOD HAZARD.
 4. ELEVATIONS DETERMINED BY A LEICA GPS GX1230 AND ELEVATIONS ADJUSTED TO GEOID03 ~ NAD83.
 5. REFERENCES:
A. PLAT BY DAVID BEALLE SURVEYORS DATED 7-29-1993 FOR DARRELL AND MELODY SCOTT.

DEVELOPMENT STATISTICS SUMMARY CHART		
DESCRIPTION	SQUARE FEET	PERCENTAGE
TOTAL AREA	61147.44	100
BUILDINGS	11,150.00	18.23 (INC. IN IMP)
PARKING	20311.06	33.31 (INC. IN IMP)
TOTAL IMPERVIOUS	31521.06	51.54%
LANDSCAPING	0	0
FLOOD PLAIN	0	0
UNDEVELOPED	0	0
TOTAL OFFICE	11,150	0
TOTAL WHOUSE	0	0
	0	0

- NOTES:**
1. ALL SILT BARRIERS AND CONSTRUCTION ENTRANCE PADS MUST BE PLACED PRIOR TO ANY CLEARING AND/OR GRUBBING. NO GRADING SHALL BE DONE UNTIL SILT BARRIER INSTALLATION IS COMPLETE.
 2. NO ADVERTISING SIGNS, DISPLAYS, OR ANY OTHER STRUCTURES, WHICH ARE DESIGNED, INTENDED, OR USED TO ADVERTISE OR INFORM, ARE PERMITTED IN CITY RIGHT-OF-WAYS.
 3. ALL CURBED ISLANDS SHALL BE FILLED WITH TOPSOIL AND GRASSED.
 4. ALL OPEN DRAINAGE SWALES MUST BE GRASSED, AND RIPRAP MUST BE PLACED AS REQUIRED TO CONTROL EROSION. A MINIMUM OF 10 SQUARE YARDS OF 40 LB. STONE SHALL BE PLACED AT ALL HEADWALLS.
 5. NO ADDITIONAL DRAINAGE AREAS SHALL BE DIVERTED ON TO CITY RIGHT-OF-WAY.
 6. ALL CORRUGATED METAL STORM DRAINPIPE SHALL BE FULLY BITUMINOUS-COATED GALVANIZED STEEL OR ALUMINIZED TYPE II WITH RE-ROLLED ENDS AND BANDS.
 7. THESE CONSTRUCTION DRAWING APPROVALS DO NOT ALLOW ANY WORK ON CITY RIGHT-OF-WAY IN CONNECTION WITH THE UTILITY LINES (SANITARY SEWER, WATER, POWER, TELEPHONE, GAS, ETC.) CITY DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK PERFORMED WITHIN THE CITY RIGHT-OF-WAY. CONTACT CITY OF ALPHARETTA DOT 770-641-3773 FOR ADDITIONAL INFORMATION.
 8. THESE CONSTRUCTION DRAWINGS ARE APPROVED WITH THE UNDERSTANDING THAT ALL EASEMENTS AND RIGHT-OF-WAY ARE GRANTED TO THE CITY OF ALPHARETTA ALONG ALL ROAD FRONTS FOR THE PURPOSE OF SLOPING CUTS AND FILLS AS FOLLOW.
0' TO 5' - NOT LESS THAN 3 TO 1 SLOPE.
5' OR MORE - NOT LESS THAN 2 TO 1 SLOPE.
 9. ALL HANDICAP RAMPS SHALL BE A MINIMUM OF 3' IN WIDTH AND AS A MAXIMUM 12:1 SLOPE.
 10. ANY NEW SECTION OF ROADWAY TO BE DEDICATED TO THE CITY MUST BE TESTED FOR THICKNESS OF CRUSHER RUN BASE AND ASPHALT AND THE ASPHALT MUST BE CORED, TO DETERMINE PERCENTAGE OF COMPACTION. CORES SHALL BE TAKEN NO LESS THAN THREE HUNDRED FEET APART AT STAGGERED INTERVALS.
 11. THE ISSUANCE OF THESE CONSTRUCTION DRAWINGS DOES NOT ASSURE SEWER AVAILABILITY. SEWER IS PROVIDED BY FULTON COUNTY, NOT THE CITY OF ALPHARETTA.
 12. A HORIZONTAL SEPARATION OF AT LEAST 10 FEET MUST BE MAINTAINED BETWEEN THE WATER MAIN AND THE EXISTING OR PROPOSED SANITARY SEWER. WHEN WATER MAINS CROSS SEWERS, A MINIMUM VERTICAL SEPARATION OF 18 INCHES MUST BE PROVIDED BETWEEN THE TWO (2) PIPES (MEASURED EDGE TO EDGE). AT CROSSINGS, ONE FULL LENGTH OF WATER PIPE MUST BE LOCATED SO THAT BOTH JOINTS ARE AS FAR FROM THE SEWER AS POSSIBLE.
 13. ANY PIPE SOLDER OR FLUX USED IN THE INSTALLATION OR REPAIR OF THE WATER LINES MUST BE LEAD-FREE.
 14. ALL ROAD AND STORM STRUCTURES SHALL CONFORM TO GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
 15. CONSTRUCTION WILL BE ALLOWED MON-SAT. BETWEEN THE HOURS OF 7:00 AM AND 7:00 PM ONLY. BUILDER SHALL BE RESPONSIBLE FOR INSTALLATION OF SIDEWALK AND THE C.O. WILL NOT BE ISSUED UNTIL SIDEWALK IS INSPECTED AND ACCEPTED.
 16. COMPACTION REPORTS SHALL BE FURNISHED TO THE CITY ON ALL UTILITY EXCAVATIONS WITHIN ROADWAY.
 17. CONTRACTOR MUST NOTIFY LAND DEVELOPMENT INSPECTOR (678-297-6200) 24 HOURS PRIOR TO BEGINNING CONSTRUCTION. IN ADDITION, ALL BACKFLOW DEVICES, VAULTS, BLOCKING AND HYDROSEED EQUIPMENT MUST BE INSPECTED BY THE WATER DEPARTMENT (678-297-6200).
 18. ALL GATE VALVES SHALL BE EPOXY COATED WITH RESILIENT-SEATED GATES.
 19. ALL EXTERIOR LIGHTING SHALL BE PLACED SO AS NOT TO DIRECTLY ILLUMINATE ADJACENT PROPERTY.
 20. THE OWNER/DEVELOPER IS RESPONSIBLE TO COORDINATE WITH THE US ARMY CORPS OF ENGINEERS CONCERNING PERMITS OR REQUIREMENTS WHEN WETLANDS ARE PROPOSED TO BE DISTURBED ON THE PROPERTY. FAILURE TO REQUEST A DETERMINATION OF PERMIT REQUIREMENT BEFORE DISTURBING ANY WETLANDS COULD RESULT IN PENALTIES BEING IMPOSED BY THE CORPS OF ENGINEERS.
 21. ALL WATER LINES DEDICATED TO THE CITY OF ALPHARETTA SHALL BE CLASS 50 DIP.
 22. AS-BUILT PLANS OF ALL STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED TO THE CITY OF ALPHARETTA PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. AS-BUILT PLANS SHALL BE CERTIFIED BY A PROFESSIONAL ENGINEER.

DAILY WASTE CALCULATIONS:

TOTAL BUILDING AREA: 11,150 SF
OFFICE USE WITH NO VENDING MACHINE
1 lb/100sf
11,150 / 100 = 111.5 lb PER DAY

STORAGE VOLUME CALCULATION:
150 lbs. / CUBIC YARD
111.5 lb = 0.74 CUBIC YARD
40 lbs. / CUBIC YARD (LOOSE)
111.5 lb = 2.78 CUBIC YARDS

TOTAL 3.52 CUBIC YARDS
1 CUBIC YARD = 205 GALLONS
3.52 X 205 = 721.6 GALLON

5 BUSINESS DAYS WITH ONCE A WEEK PICKUP
5 X 721.6 = 3,608 GALLONS PER WEEK

DUMPSTER 10' X 10' X 5' = 500 CUBIC FEET
500 / 27 = 18.5 CUBIC YARDS

18.5 X 205 = 3,792.5 GALLON CAPACITY
3,792.5 > 3,608 DUMPSTER SIZE SUFFICIENT FOR ONCE PER WEEK PICKUP

25% OF 3.52 = 0.88 CY
5 BUSINESS DAYS X .88 = 4.4 CY PER WEEK
6 CY FRONT LOAD RECYCLE BIN REQUIRED

- COMMUNITY DEVELOPMENT NOTES:**
1. A 3-YEAR PERFORMANCE AND MAINTENANCE BOND WILL BE REQUIRED FOR ALL LANDSCAPING AND IRRIGATION.
 2. THE OWNER IS RESPONSIBLE FOR ANNUAL REPORTING OF THE WASTE GENERATION FOR THIS PROJECT ON AN ONGOING BASIS. THE WASTE GENERATION ANALYSIS MUST DEMONSTRATE A 25% OVERALL WASTE REDUCTION DUE TO RECYCLING.
 3. OFF STREET PARKING SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.
 4. ALL REVISIONS TO THESE PLANS MUST BE SUBMITTED TO THE CITY OF ALPHARETTA COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO CONTINUING CONSTRUCTION.
 5. ALL ROOFTOP APPURTENANCES, SATELLITE DISHES AND / OR OTHER COMMUNICATION DEVICES WILL BE SCREENED FROM ALL PUBLIC RIGHTS OF WAY.
 6. ALL TEMPORARY AND PERMANENT SIGNS TO BE PERMITTED SEPARATELY.
 7. CONTACT THE FOLLOWING DEPARTMENTS FOR APPROVAL OF THE PERMANENT CERTIFICATE OF OCCUPANCY: COMMUNITY DEVELOPMENT, ENGINEERING, ARBORIST, TRAFFIC AND FIRE. ALLOW A MINIMUM OF 3 DAYS NOTICE FOR A SITE INSPECTION APPOINTMENT.
 8. ON-SITE BURIAL IS NOT ALLOWED.
 9. AN ENGINEER'S CERTIFICATION WILL BE REQUIRED FOR ALL RETAINING WALLS PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. ALL RETAINING WALLS GREATER THAN 4-FEET IN HEIGHT MUST OBTAIN A BUILDING PERMIT.
 10. IRRIGATION NOTES:
A. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT OF WAY.
B. IRRIGATION SPRAY ONTO PUBLIC ROADWAYS IS NOT ALLOWED.
C. IRRIGATION SYSTEMS MUST BE SHUT OFF OR OPERATED MANUALLY DURING WINTER MONTHS TO PREVENT UNNECESSARY ICE ON ROADS.

- ALPHARETTA FIRE & EMERGENCY SERVICES NOTES:**
- NFPA 241
- ACCESS FOR FIRE FIGHTING**
5-4.1 A SUITABLE LOCATION OF THE SITE SHALL BE DESIGNATED AS A COMMAND POST AND PROVIDED WITH PLANS, EMERGENCY INFORMATION, AND KEYS. COMMUNICATIONS, AND EQUIPMENT, AS NEEDED. THE PERSON IN CHARGE OF FIRE PROTECTION SHALL RESPOND TO THE LOCATION COMMAND POST WHENEVER FIRE OCCURS.
- 5-4.2 WHERE ACCESS TO OR WITHIN A STRUCTURE OR AN AREA IS UNDOUBLY DIFFICULT BECAUSE OF SECURED OPENINGS OR WHERE IMMEDIATE ACCESS IS NECESSARY FOR LIFE-SAVING OR FIREFIGHTING PURPOSES, THE AUTHORITY HAVING JURISDICTION SHALL BE PERMITTED TO REQUIRE A KEY BOX TO BE INSTALLED IN AN ACCESSIBLE LOCATION. THE KEY BOX SHALL BE AN APPROVED TYPE AND SHALL CONTAIN KEYS TO GAIN ACCESS AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
- 5-4.3 EVERY BUILDING SHALL BE ACCESSIBLE BY FIRE DEPARTMENT APPARATUS BY MEANS OF ROADS HAVING ON ALL WEATHER DRIVING SURFACE OF NOT LESS THAN 20 FT (6M) OF UNOBSTRUCTED WIDTH, HAVING THE ABILITY TO WITHSTAND THE LIVE LOADS OF FIRE APPARATUS, AND HAVING A MINIMUM OF 13 FT 6 IN (4M) OF VERTICAL CLEARANCE. DEAD-END FIRE DEPARTMENT ACCESS ROADS IN EXCESS OF 150

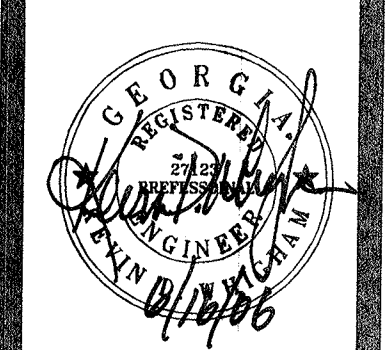
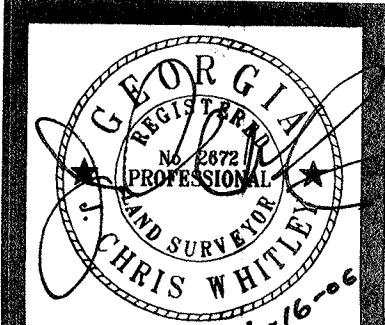


PARKING SUMMARY:

REQUIRED 1 SPACE PER 250 SF OF BUILDING AREA
11,150 / 250 = 44.6
45 SPACES REQUIRED
46 SPACES PROPOSED

WETLANDS STATEMENT:

THERE ARE NO KNOWN WETLANDS LOCATED ON THIS SITE



McFarland-Dyer & Associates, Inc.

Land Planning Landscape Architecture Civil Engineering Land Surveyors

Edward D. Seagle, PE

6174 Silver Peak Parkway
Buckley, Georgia 30024
Phone (770) 932-6860
Fax (770) 932-6861

OWNER:

IMMCO HOLDINGS LLC

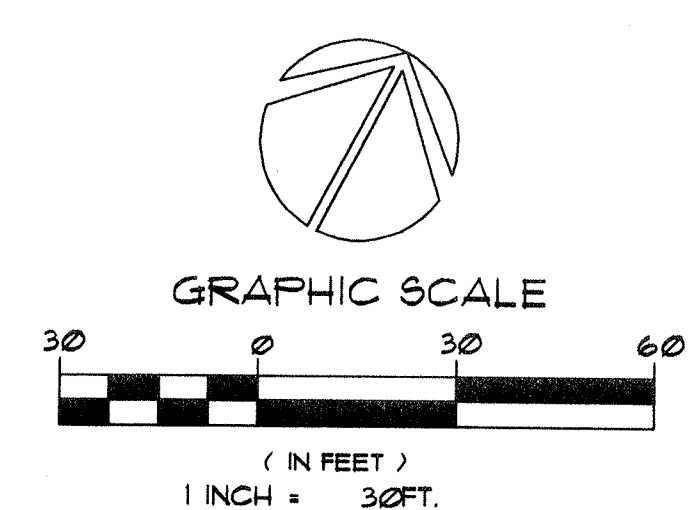
11138 STATE BRIDGE ROAD
ALPHARETTA, GEORGIA 30022
(678) 794-5435

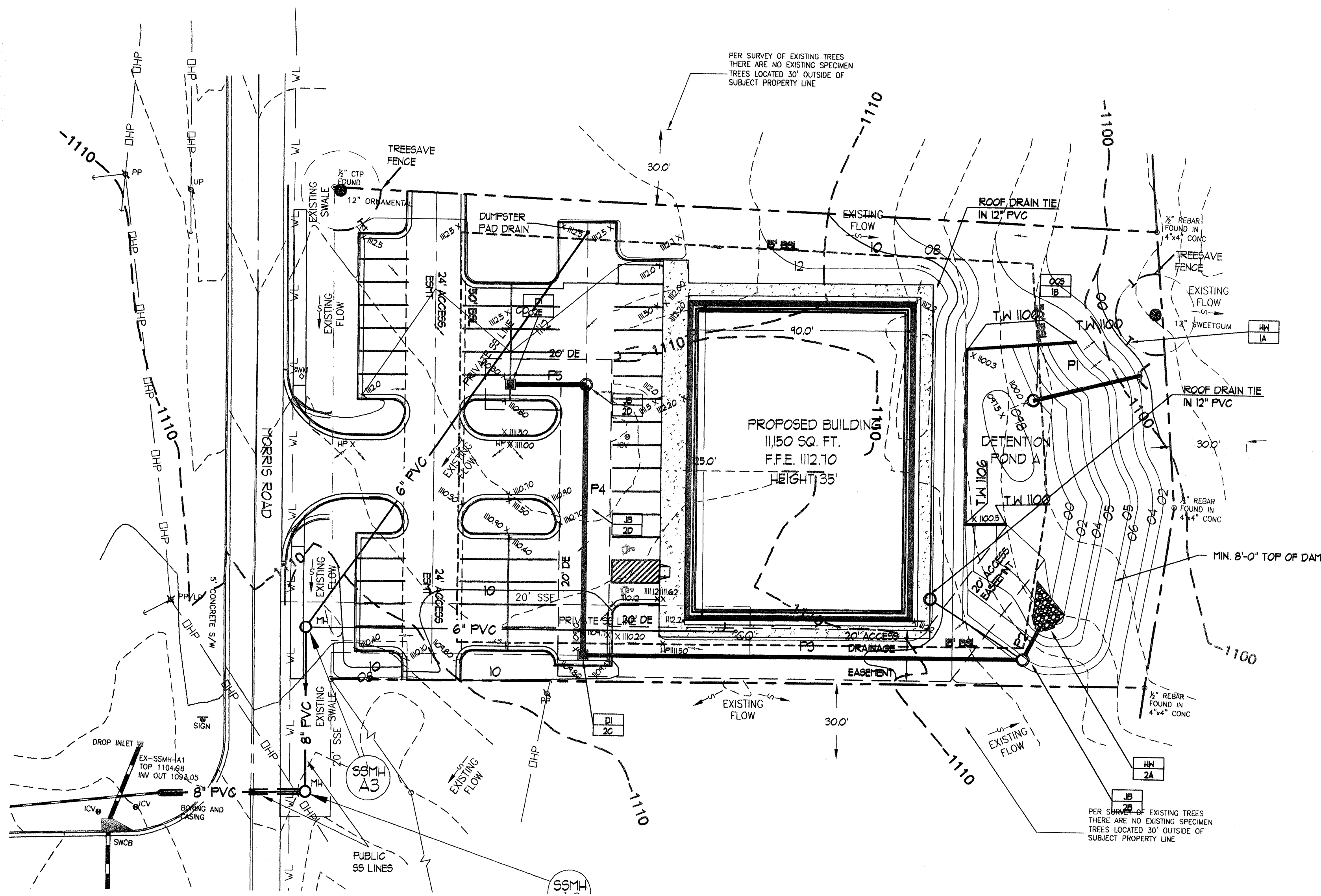
PROJECT:

IMMCO HOLDINGS LLC

LAND LOT: 1189
2nd DISTRICT, 2nd SECTION
12395 MORRIS ROAD
FULTON COUNTY
GEORGIA

JOB NO: 05-1011
DRAWN BY: RWHLDS
CHECKED BY: JCW
DATE: 11-17-2005
EDITION: PERMIT
DATE: 02-16-2006
EDITION: SUBMITTAL
DATE: 03-27-2006
EDITION: REVISION
DATE: 06-1-2006
EDITION: REVISION
DATE: 06-16-2006
EDITION: SUBMITTAL
SITE PLAN





"THE INSTALLATION OF EROSION & SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES".

"EROSION & SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION".

"MAINTENANCE OF ALL EROSION & SEDIMENTATION CONTROL MEASURES AND PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE PROPERTY OWNER.

CONTRACTOR SHALL INSTALL ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES AS IS REQUIRED BY ADJUSTMENTS TO GRADES & DRAINAGE PATTERNS.

"I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENT & POLLUTION CONTROL PLAN PROVIDES AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES MEET THE DESIGN REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR-100003."

ADDITIONAL NOTES:

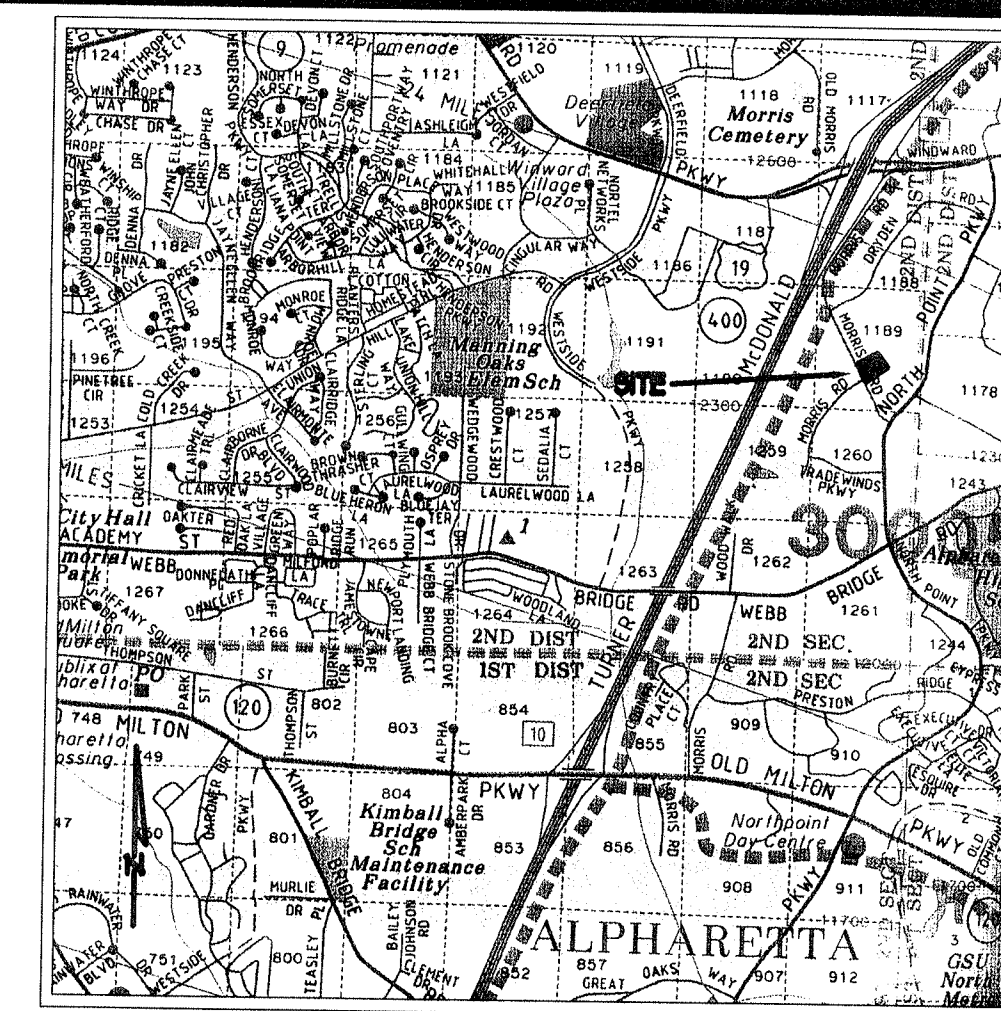
1. ALL AREAS TO RECEIVE STRUCTURAL FILL TO BE CLEARED, STRIPPED AND FREE OF TOPSOIL, ROOTS, STUMPS, AND ALL OTHER DELETERIOUS MATERIAL. STRUCTURAL FILL TO BE GLEAN FROM ORGANICS AND ALL OTHER DELETERIOUS MATERIAL. FILL TO BE PLACED IN MAXIMUM 8' LIFTS AND COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DENSITY AND TO WITHIN 3% OF THE OPTIMUM MOISTURE CONTENT, UNLESS OTHERWISE SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT OR BY THE PROJECT GEOTECHNICAL ENGINEER. ALL FILL SOILS TO BE PLACED UNDER THE OBSERVATION OF THE PROJECT GEOTECHNICAL ENGINEER. DOCUMENTATION OF COMPACTION TESTING SHALL BE PROVIDED TO LAND DISTURBANCE ACTIVITY INSPECTOR FOR ALL ROADWAY CONSTRUCTION IN RIGHT-OF-WAY, (INCLUDING DECLARATION LAM) CONTACT LAND DISTURBANCE ACTIVITY INSPECTOR PRIOR TO CONSTRUCTION FOR FURTHER TESTING REQUIREMENTS.
2. FAILURE OF THE CONTRACTOR TO PERFORM THE PRESCRIBED EROSION CONTROL PRACTICES SHALL RESULT IN THE IMMEDIATE ISSUANCE OF A STOP-WORK ORDER FOR THE PROJECT SITE PURSUANT TO SECTION 5-103(B) OF THE CITY CODE.
3. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE THE RESPONSIBILITY OF THE OWNER.
4. ALL DISTURBED AREA MUST BE VEGETATED WITHIN 14 DAYS OF FINAL GRADE.
5. ALL FILL SLOPES SHALL HAVE SILT FENCE AT THE TOE OF THE SLOPE.
6. THIS SITE DOES NOT CONTAIN ANY STATE WATERS OR WETLANDS.
7. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
8. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR THE EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
9. THE CONTRACTOR SHALL REMOVE SEDIMENT ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE SILT FENCE USED FOR EROSION CONTROL.
10. MAXIMUM CUT OR FILL SLOPES ARE 2 HORIZONTAL : 1 VERTICAL.
11. ANY DISTURBED AREA LEFT EXPOSED FOR 14 DAYS SHALL BE TEMPORARILY STABILIZED WITH SEED AND MULCH.
12. ALL SILT FENCE SHALL BE TYPE "C".
13. THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND. (ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY OR INTO STORM DRAIN SYSTEM MUST BE REMOVED IMMEDIATELY BY SWEEPING).
14. ALL STORM DRAINS AND DROP INLETS WILL HAVE 4" PERMANENT POLLUTION PREVENTION MARKERS INSTALLED PRIOR TO INSPECTION. MARKERS ARE AVAILABLE AT CITY OF ALPHARETTA ENGINEERING / PUBLIC WORKS DEPARTMENT 678-241-6200.
15. THE OWNER WILL MAINTAIN STORM WATER RUNOFF CONTROLS AT ALL TIMES. ADDITIONAL CONTROLS WILL BE INSTALLED IF DETERMINED BY CITY INSPECTION.
16. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY.

NOTE:

THE UNDERSIGNED CERTIFIES THAT:

1. THE PLAN DESIGNER HAS VISITED THE SITE PRIOR TO THE DESIGN OF THE EROSION & SEDIMENTATION CONTROL PLAN.

Ami Dufina 6/16/06
NAME DATE



VICINITY MAP
NOT TO SCALE

STORMWATER MANAGEMENT PLAN NOTES:

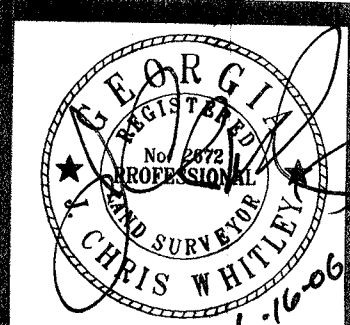
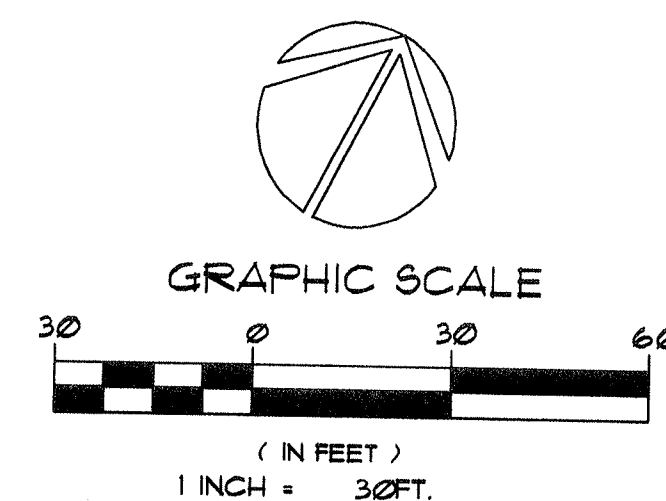
1. EROSION AND SEDIMENTATION CONTROLS WILL BE IN PLACE PRIOR TO ANY CONSTRUCTION ACTIVITIES.
2. BEST MANAGEMENT PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE 'MANUAL OF EROSION AND SEDIMENTATION CONTROL IN GEORGIA'.

NPDES NOTES:

1. PROVISIONS SHALL BE PROVIDED FOR TREATMENT OR CONTROL OF ANY SOURCE OF SEDIMENTS AND ADEQUATE SEDIMENTATION CONTROL FACILITIES TO RETAIN SEDIMENTS ON SITE OR PRECLUDE SEDIMENTATION OF ADJACENT WATERS BEYOND THE LEVELS SPECIFIED IN THE GENERAL NPDES PERMIT NO. GAR 100000.
2. CONTRACTOR MUST PROVIDE QUALIFIED PERSONNEL TO INSPECT AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.3 INCHES OR GREATER. ALL EROSION, SEDIMENTATION AND POLLUTION CONTROL MEASURES, AND COMPLY WITH THE REQUIREMENTS OF PART V.A.6. IN THE GENERAL NPDES PERMIT NO. GAR 100003.
3. NON-STORM WATER DISCHARGES SUCH AS FIRE HYDRANT FLUSHING, POTABLE WATER SOURCES INCLUDING WATER LINE FLUSHING, IRRIGATION DRAINAGE, AIR CONDITIONING CONDENSATE, SPRINGS, UNCONTAMINATED GROUND WATER, AND FOUNDATION OR FOOTING DRAINS ARE TO BE TREATED IN THE SAME MANNER AS STORM WATER DISCHARGES.
4. CONTRACTOR SHALL MONITOR, REPORT REQUIREMENTS, AND RETAIN RECORDS PER THE GENERAL NPDES PERMIT NO. GAR 100003.
5. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS AS SET FORTH IN THE GENERAL NPDES PERMIT NO. GAR 100003.

NOTES:

1. CONTRACTOR TO INSTALL TEMPORARY BERRIES ALONG THE TOP OF FILL SLOPES TO PREVENT THE FORMATION OF RILLS AND GULLIES. GRADE BERRIES AND TOP OF SLOPE TO DRAIN LATERALLY TO COLLECTION POINTS. INSTALL DOWN DRAIN TO ROUTE SEDIMENT AND FLOW TO TEMPORARY SEDIMENT PONDS LOCATED AT THE END OF EACH HEADWALL.
2. MAXIMUM CUT / FILL SLOPES SHALL BE 2' HORIZONTAL TO 1' VERTICAL (2:1)



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11138 STATE BRIDGE ROAD
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(770) 794-5435

PROJECT:

IMMCO
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LAND LOT: 1189
2ND DISTRICT, 2ND SECTION
12355 MORRIS ROAD
FULTON COUNTY
GEORGIA

JOB NO: 05-1011
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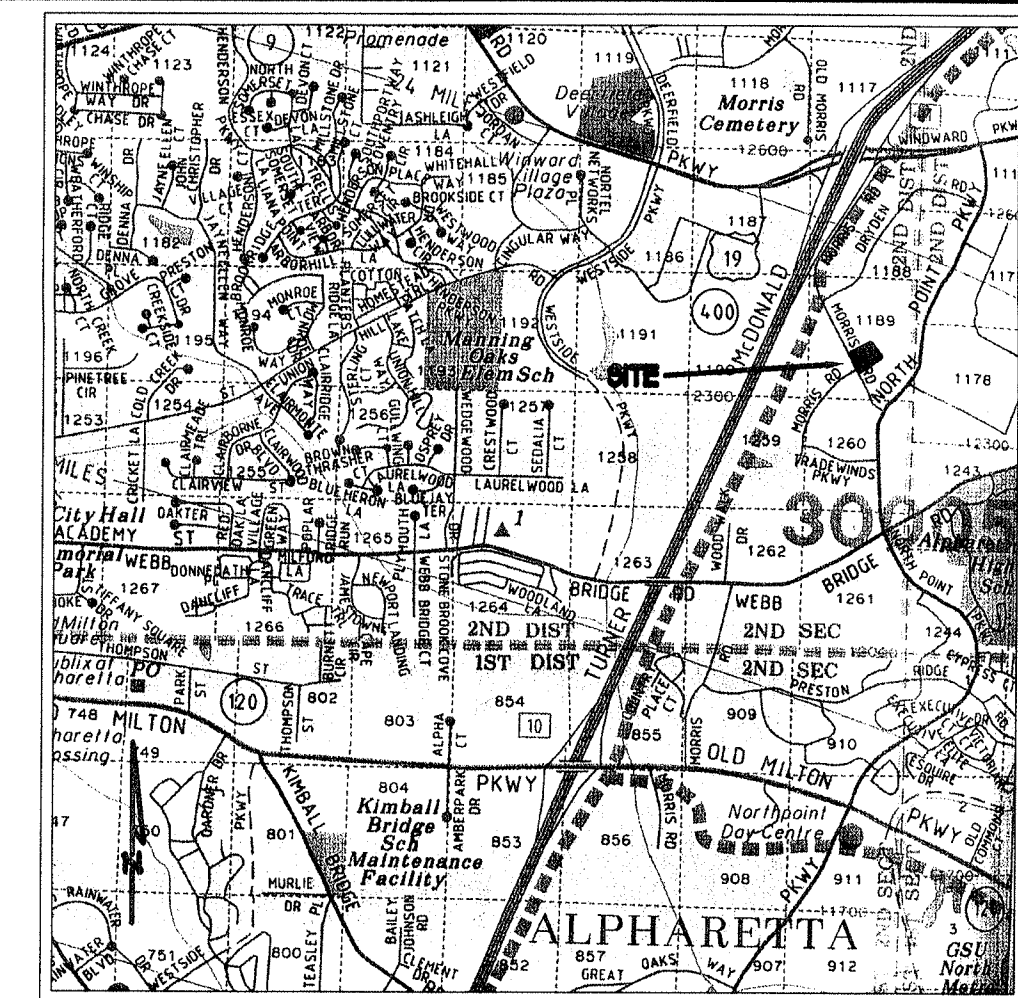
GRADING
&
DRAINAGE
PLAN

FULTON COUNTY HEALTH DEPARTMENT
ADDITIONAL DUMPSTER PADS AND/OR GREASE TRAPS MAY BE
REQUIRED BY THE FULTON COUNTY HEALTH DEPARTMENT
DEPENDING ON TENANTS (i.e. RESTAURANT AND GROCERY STORE).

NO COMMERCIAL FACILITIES ARE DESIGNED FOR THIS SITE THAT
WILL REQUIRE PRETREATMENT SYSTEMS SUCH AS OIL/WATER
SEPARATORS, SAND TRAPS OR GREASE TRAPS.

WATER UTILITY NOTES:

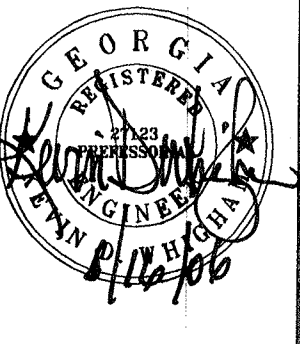
1. ALL WATER LINES UPON ACCEPTANCE SHALL BECOME THE PROPERTY OF FULTON COUNTY.
2. WATER VALVE MARKERS SHALL BE PLACED AT ALL LOCATIONS WHERE WATER VALVES ARE NOT IN THE STREETS. WATER VALVES THAT ARE IN THE STREET WILL BE CLEARLY MARKED ON THE CURB.
3. THE ISSUANCE OF THESE PLANS DOES NOT IN ANY WAY IMPLY THAT SEWER TAPS FOR BUILDING PERMITS WILL BE ISSUED.
4. ALL CONSTRUCTION METHODS AND MATERIALS USED IN THE FULTON COUNTY WATER SYSTEM MUST BE MADE OF DUCTILE IRON, AND COMPLY IN RESPECT TO ANS/AWWA A21.111/C111-85 STANDARD SPECIFICATIONS. GLANDS THAT DO NOT MEET THE SPECIFICATIONS IN ALL RESPECTS WILL NOT BE ACCEPTED.
5. INSPECTOR MUST BE NOTIFIED 24 HOURS BEFORE CONSTRUCTION BEGINS.
6. THRUST BLOCKING WILL BE USED AT ALL BENDS, PLUGS, TEES AND FIRE HYDRANTS.
7. FIRE HYDRANTS SHOWN IN THE RADIUS OF A CURVE SHALL BE FIELD ADJUSTED SO THAT THE ACTUAL INSTALLATION OF FIRE HYDRANTS WILL BE OUTSIDE OF CURVE RADIUS.
8. ALL LINES 6" OR GREATER MUST BE PRESSURE TESTED AT 250 PSI FOR A MINIMUM OF TWO (2) HOURS.
9. THE RESULTS OF THE TEST MUST BE FORWARDED TO THE FULTON COUNTY FIRE MARSHAL FOR PROPER RECORDING AND DISTRIBUTION. ALL THESE REQUIREMENTS WILL REMAIN IN EFFECT FOR PERPETUITY. IN THE EVENT THE HOMEOWNERS ASSOCIATION DISBANDS, THIS RULING WILL REMAIN IN EFFECT.
10. ANY CHANGES TO THE WATER DRAWINGS MUST BE APPROVED BY FULTON COUNTY.
11. WHEN CONNECTING TO A 10" WATER MAIN OR GREATER AND THE PROPOSED WATER LINE IS 600' LONG YOU MUST INSTALL 10" WATER LINE OR HAVE A LOOP SYSTEM.

VICINITY MAP
NOT TO SCALE

FULTON COUNTY SANITARY SEWER NOTES:

1. All wastewater pipe construction shown on these plans must conform to Fulton County's Standards and specifications, including Sanitary Sewer Regulations - latest copy.
2. All wastewater easements must be dressed and grouted to control erosion prior to acceptance. Trees shall not be planted in the permanent easement area.
3. As-built drawings and maintenance bond(s) must be submitted prior to inspection and acceptance.
4. Neoprene couplings with stainless steel bands and shear rings are required for joining different types of sanitary sewer pipes.
5. Low pressure air testing required for all wastewater pipe systems. This test must meet all requirements as outlined in ASTM C-828-80 or current revision. A Fulton County Inspector must be present during testing.
6. Compaction of the back fill of all trenches shall be compacted to 90% of the standard proctor density. Backfill material shall be free from roots, stumps, or other foreign debris, and shall be placed at or near optimum moisture. Correction of any trench settlement within a year from the date of approval will be the responsibility of the contractor.
7. Issuance of this permit does not in any way imply that wastewater taps for building permits will be issued. Contact the Department of Public Works at (404) 730-7400 for further information.
8. Contractor to field verify locations and invert elevations of wastewater pipes for a connection to existing wastewater systems.
9. Wastewater pipes crossing creeks or channels shall provide 4 feet minimum cover below invert of roadway.
10. For all projects utilizing individual on site wastewater systems design and provisions shall be in conformance with Fulton County Health Department regulations.
11. Eight inch (8") or larger pipe lines shall be TV inspected. A VHS tape and written inspection log certified by a Georgia Registered Engineer shall be provided when as-builts are submitted.
12. Sanitary sewer laterals should be marked with 4" x 4" post with min. 4' above ground. The top 1' should be painted green. Each lateral is to be brought to the ground surface in accordance with Fulton County Standard 909.

- THE FOLLOWING NOTES PERTAIN TO THE INSTALLATION OF PVC PIPE
13. Pipe shall be ASTM-3034, SDR35 in 12.5 foot laying lengths with elastomeric sealed joints in accordance with ASTM-D3212.
 14. Pipe bedding shall be #57, sharp, angular, crushed stone. Bedding shall extend a minimum of 4" below the pipe and extend to the top of the pipe. The bedding shall be compacted by "slicing with a flow shovel". The width of the ditch at the top of the pipe shall be a maximum of 3 feet.
 15. Initial backfill: After bedding, complete initial backfill with #57 stone. If no rock is encountered, initial backfill shall extend to a height 6" above the top of the pipe, otherwise initial backfill shall extend to 12" above the top of the pipe.
 16. Fittings for lateral connections shall be 45° wyes and bends. Provide PVC pipe stoppers for each lateral. Provide special water tight connections at manholes and transitions to ductile iron pipe as recommended by the pipe manufacturer.
 17. After installation a deflection test is required. Initial deflection shall be limited to 3% of the undeflected diameter. A second test shall be made at least 8 months after the installation but before final acceptance. At that time deflection shall be limited to 5% of the undeflected diameter.
 18. All manholes outside of roadways and right-of-ways shall be two feet above the ground. If a manhole is in a flood plain or highwater area, they shall have tight covers and extend above the ten year flood plain level.
 19. Pools shall not drain into wastewater pipe systems.
 20. Notify inspector 24-hours prior to construction.
 21. Maximum distance between manholes is 400 feet.
 22. USF 7635 Box required for cleanouts in paved area.
 23. All required off site easements shall be dedicated to Fulton County prior to LDP permitting. All public on-site easements for other than single family residential projects shall be dedicated to Fulton County as part of the as-built approval.
 24. There will not be ON-SITE FOOD PREPARATION.



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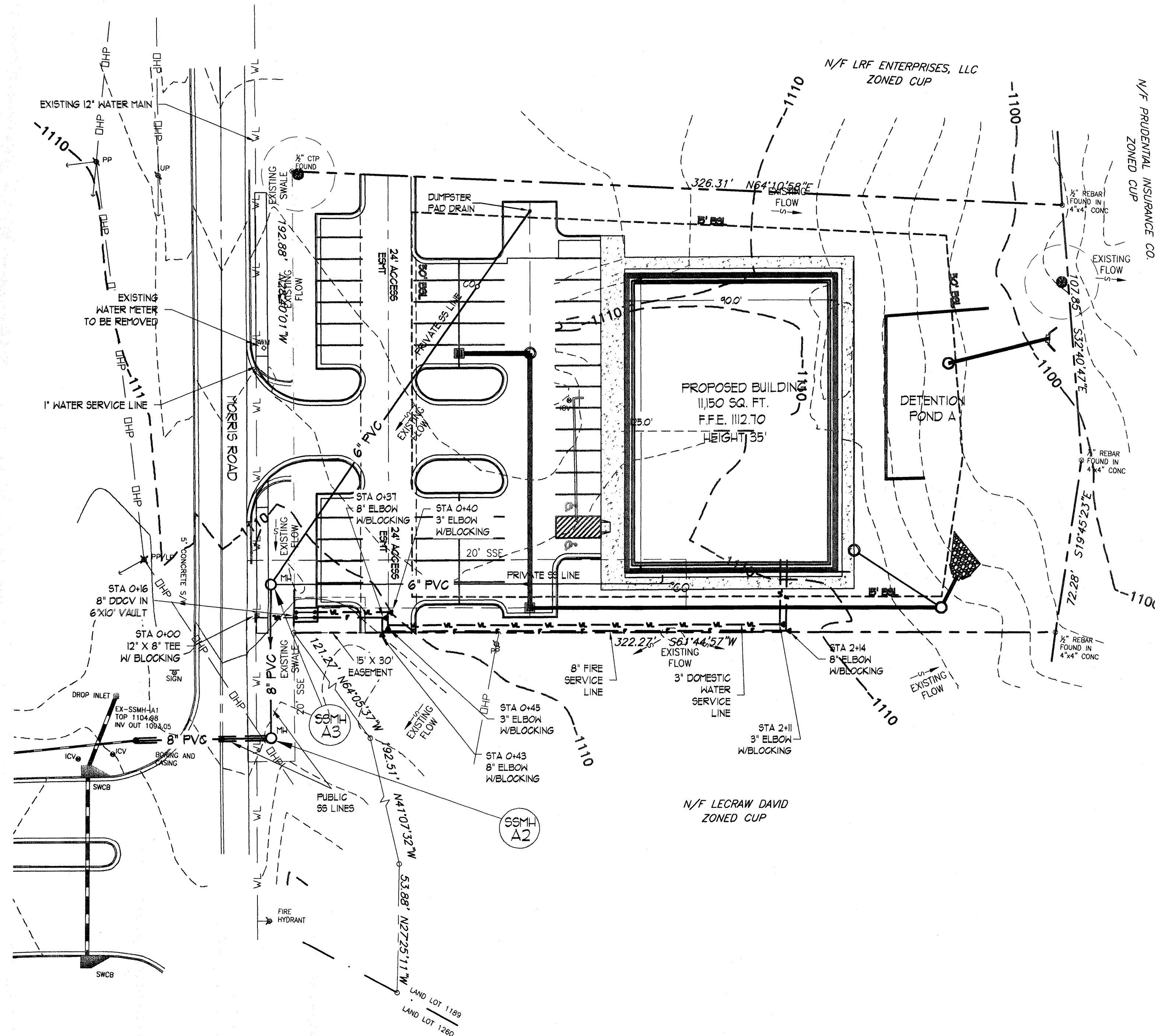
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DATE: 06-1-2006
EDITION: REVISION

DATE: 06-16-2006
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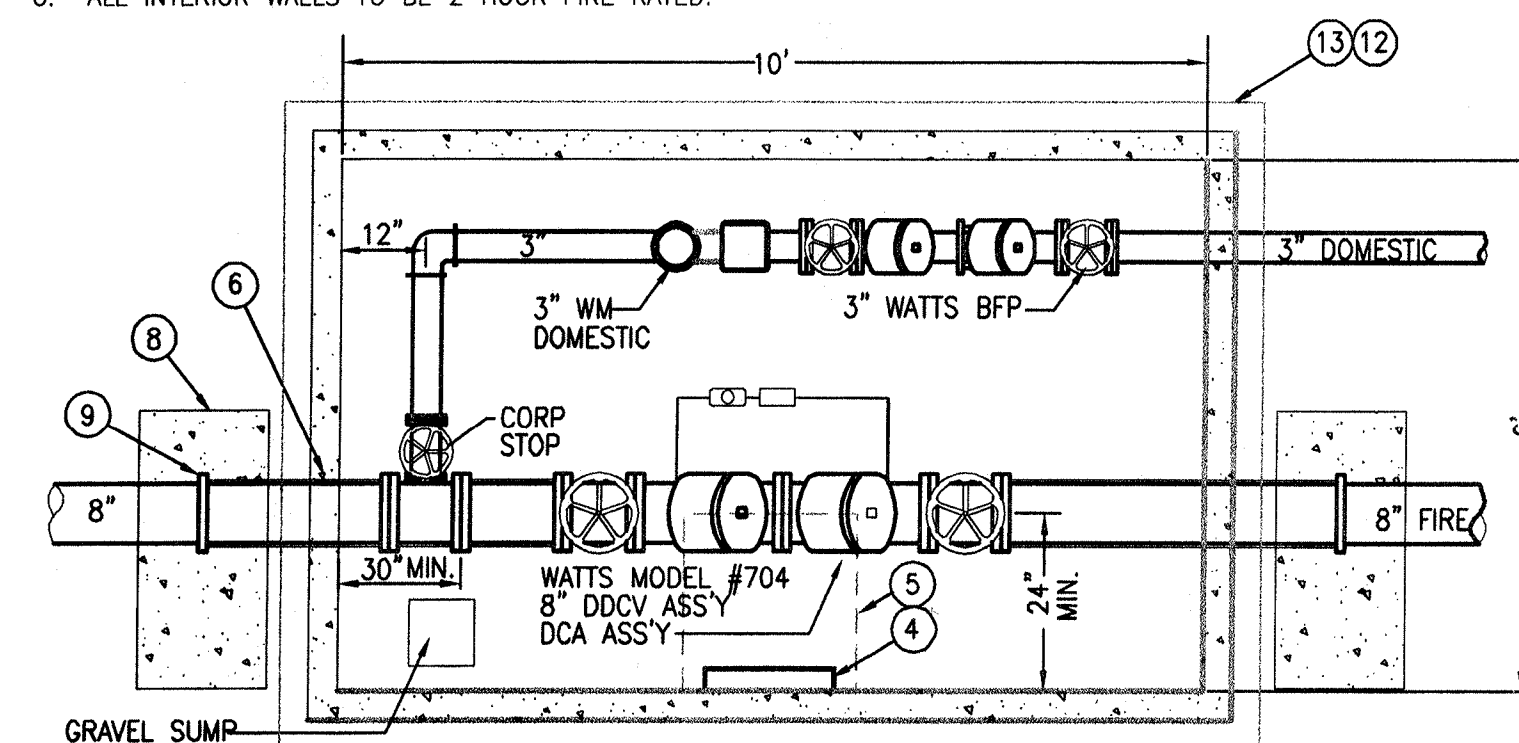
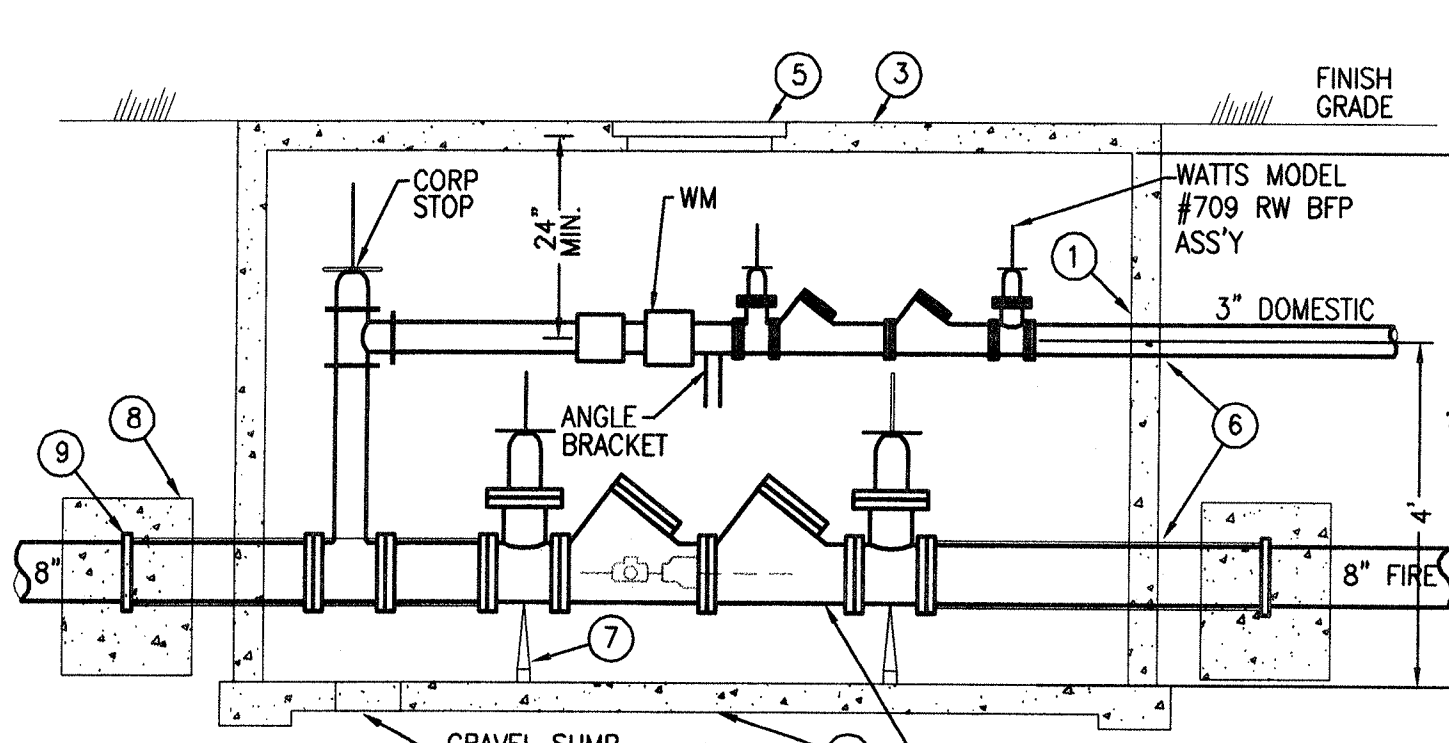
UTILITY
PLAN

C4



FIRE NOTES:

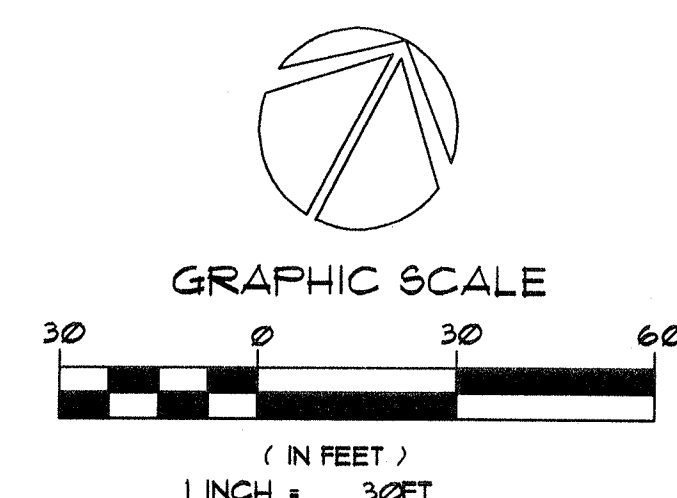
1. HYDRANTS ARE TO BE INSTALLED SO THAT THE LARGE FIRE DEPARTMENT CONNECTION FACES THE STREET. THAT SAME CONNECTION IS TO BE NO LESS THAN 18" OR MORE THAN 36" ABOVE FINISHED GRADE. FIRE HYDRANTS LOCATED IN PARKING AREAS SHALL BE PROTECTED BY BARRIERS THAT WILL PREVENT PHYSICAL DAMAGE BY VEHICLES. (NFPA 1141 3-6.5, 3-6.6 AND GCFD-37).
2. HYDRANTS AND MAINS SHALL BE INSTALLED AND UNDER PRESSURE BEFORE ANY COMBUSTIBLE CONSTRUCTION IS STARTED.
3. MAINTAIN ACCESS FOR EMERGENCY VEHICLES AROUND AND TO ALL BUILDINGS UNDER CONSTRUCTION. I.E., IN TIMES OF RAIN AND MUD, ROADS SHALL BE ABLE TO CARRY A FIRE TRUCK BY BEING PAVED OR HAVING A CRUSHED STONE BASE, ETC. WITH A MINIMUM WIDTH OF 20 FEET. THIS ACCESS TO BUILDINGS THAT HAVE SPRINKLER OR STANDPIPE SYSTEMS SHALL BE TO WITHIN 40 FEET OF THE FIRE DEPARTMENT CONNECTOR. (NFPA 1141 3-1 AND GCFD-15).
4. STAIRS AND HANDRAILS COMPLYING WITH THE REQUIREMENTS OF RULE 120-3-20, -20 SHALL BE PROVIDED. GEORGIA ACCESSIBILITY CODE.
5. A GEORGIA HOLDER FOR AUTOMATIC FIRE SPRINKLER SYSTEMS WILL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE UNDERGROUND SUPPLY PIPING.
6. ALL INTERIOR WALLS TO BE 2 HOUR FIRE RATED.

WATER VAULT
PLAN
N.T.S.

SECTION

WATER VAULT NOTES:

1. VAULT SHALL BE PRECAST REINFORCED CONCRETE.
2. VAULT BOTTOM 4" POURED CONCRETE SLAB, SLOPED TO GRAVEL SUMP. SLAB TO BE POURED ON 4" OF NO. 57 COMPACTED STONE.
3. VAULT TOP SHALL BE REINFORCED CONCRETE WITH 36"x36" ACCESS OPENING, OFFSET TO ONE SIDE.
4. ACCESS LADDER DOWELED TO WALL AND CENTERED AT ACCESS OPENING.
5. HATCH COVER: BILCO ALUMINUM SINGLE MODEL #J-44L OR EQUAL. APPROVED IN ADVANCE BY GWINNETT COUNTY. LOCATE HATCH/LADDER ON VAULT TO AVOID ACCESS CONFLICTS WITH APERTURES INSIDE VAULT.
6. VAULT INLET/OUTLET PIPE OPENINGS TO BE SEALED WITH GROUT OR MORTAR. PIPE MUST NOT SUPPORT VAULT.
7. BFP DEVICE TO BE SUPPORTED AT TWO (2) POINTS WITH PIPE.
8. STAND THRUST BLOCKING SHALL BE IN ACCORDANCE WITH AWWA STANDARDS.
9. THRUST TIE RODS SHALL BE BITUMASTIC COATED AND ALL PIPE FITTINGS OF DUCTILE IRON.
10. VAULT TO BE INSTALLED ON OWNERS PROPERTY. CUSTOMER TO PROVIDE A 15'X30' EASEMENT.
11. ALL MATERIAL TO BE FURNISHED BY CONTRACTOR.
12. * WATER VALVE IN FIRE LINE TO BE MONITORED BY F.A. SYSTEM.



TREE DENSITY CALCULATIONS FOR IMMCO HOLDINGS at MORRIS RD, ALPHARETTA, GEORGIA

TREE ORDINANCE REQUIREMENT SUMMARY

SDF (Site Density Factor)
14 acs x 20 UNITS/ACRE = 28 UNITS

EXISTING DENSITY FACTOR (EDF) CALCULATIONS

1 - 12" Ornamental (specimen) = 0.8 density units X 2 = 1.6
1 - 12" Sweetgum = 0.8

TOTAL EDF = 2.4

REPLACEMENT DENSITY FACTOR (RDF) CALCULATIONS

28 (SDF) - 2.4 (EDF) = 25.6 STANDARD REPLACEMENT DENSITY UNITS
25.6 / 1 = 36.97 OR (37) 5" CALIPER REPLACEMENT TREES

EXISTING SPECIMEN TREES TO BE REMOVED

(1) 34" PINE @ 5.0 (UNIT VALUE) X 3 = 15.0 REPLACEMENT UNITS
(1) 16" ORNAMENTAL @ 1.8 (UNIT VALUE) X 3 = 5.4 REPLACEMENT UNITS
TOTAL REPLACEMENT FOR SPECIMEN TREES = 20.4 RECOMPENSE DENSITY
20.4 / 1 = 24.1 OR (24) 5" CALIPER RECOMPENSE FOR SPECIMEN TREES

TOTAL REPLACEMENT DENSITY FACTOR (RDF) CALCULATIONS

25.6 STANDARD RDF + 20.4 SPECIMEN RECOMPENSE = 46.0 TOTAL RDF UNITS
46.0 / 1 = 65.1 OR (66) 5" CALIPER REPLACEMENT TREES

TREE RECOMPENSE REPLACEMENT LIST

Description	Qty.	Comments	RDF	% OF TOTAL
Shumard oak (Q5)	5"	11	8'-10", full and well branched	11/61 = 25.31%
Quercus shumardii	5"	11	8'-10", full and well branched	11/61 = 25.31%
Lacebark Elm (C2)	5"	11	8'-10", full and well branched	11/61 = 25.31%
Ulmus Parviflora	5"	11	8'-10", full and well branched	11/61 = 25.31%
Japanese Zelkova (Z5)	5"	11	8'-10", full and well branched	11/61 = 25.31%
Zelkova serrata	5"	11	8'-10", full and well branched	11/61 = 25.31%
Red Maple (AR)	5"	16	8'-10", full and well branched	16/61 = 26.23%
Acer Rubrum	5"	16	8'-10", full and well branched	16/61 = 26.23%
TOTAL	61			100%

61 (QTY) X 1 = 46.4 TOR

28 (SDF) - 2.4 (EDF) = 25.6 (STANDARD REPLACEMENT UNITS) + 20.4 (SPECIMEN RECOMPENSE) = 46.0 TDF

46.4 (TOR) X 25.6 (SDF) + 20.4 (SPECIMEN DF) = 46.0 TDF, THEREFORE DENSITY SATISFIED

LANDSCAPE STRIP REQUIREMENTS (MORRIS ROAD) FRONTAGE=183' FRONTAGE

1 TREES PER 25' REQ. (183/25) = 7.32 (8)
TOTAL TREES PLANTED = 4
TOTAL SHRUBS PLANTED = 60

SHRUBS & GROUND COVER

EA	ILEX CORNUTA "BURFORD NANA"	DWARF BURFORD HOLLY	3 GALLON	15" Min. Ht.	95	CONTAINER	FULL, WELL FORMED TO GROUND
IV	ILEX vomitoria "Stokes Dwarf"	STOKES DWARF HOLLY	3 GALLON	15" Min. Ht.	118	CONTAINER	FULL, WELL FORMED TO GROUND
SOD	FESTUCA ARUNDINACEA	FESCUE SOD	50QFT.		2850	SOD	
SEED	FESTUCA ARUNDINACEA	K31 FESCUE	50QFT.		10238	SEED	

" MULCH ALL PLANTING BEDS WITH A MINIMUM OF 3" OF PINE STRAW MULCH

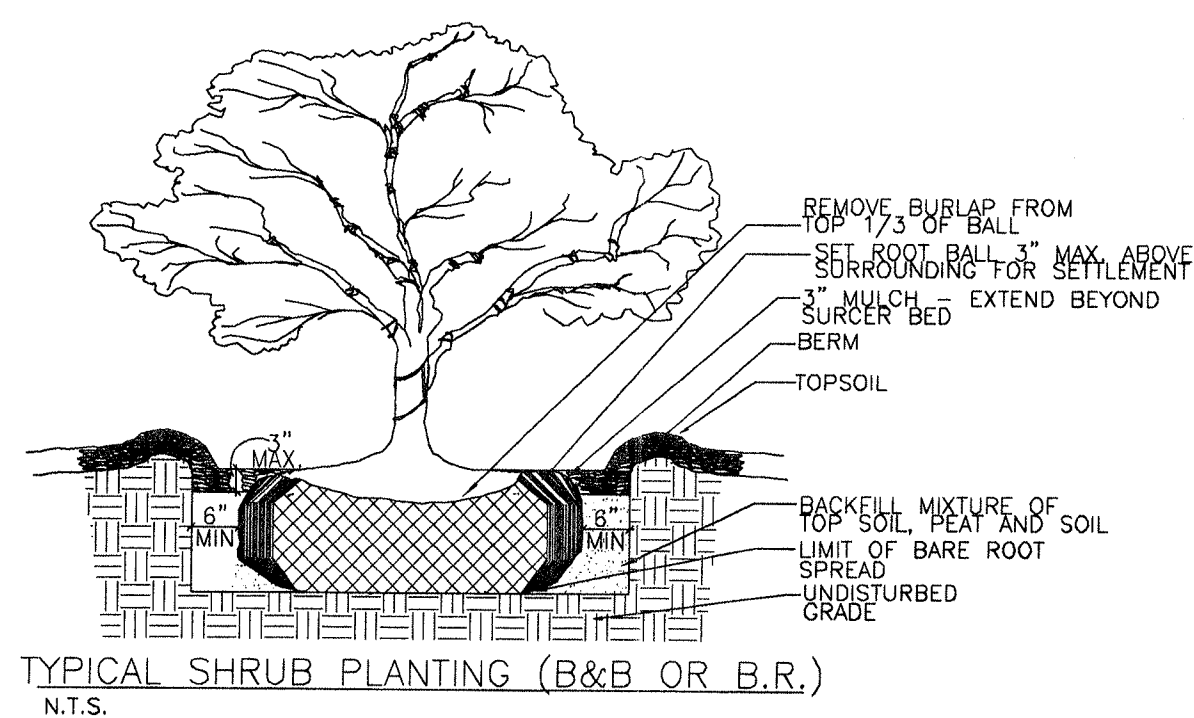
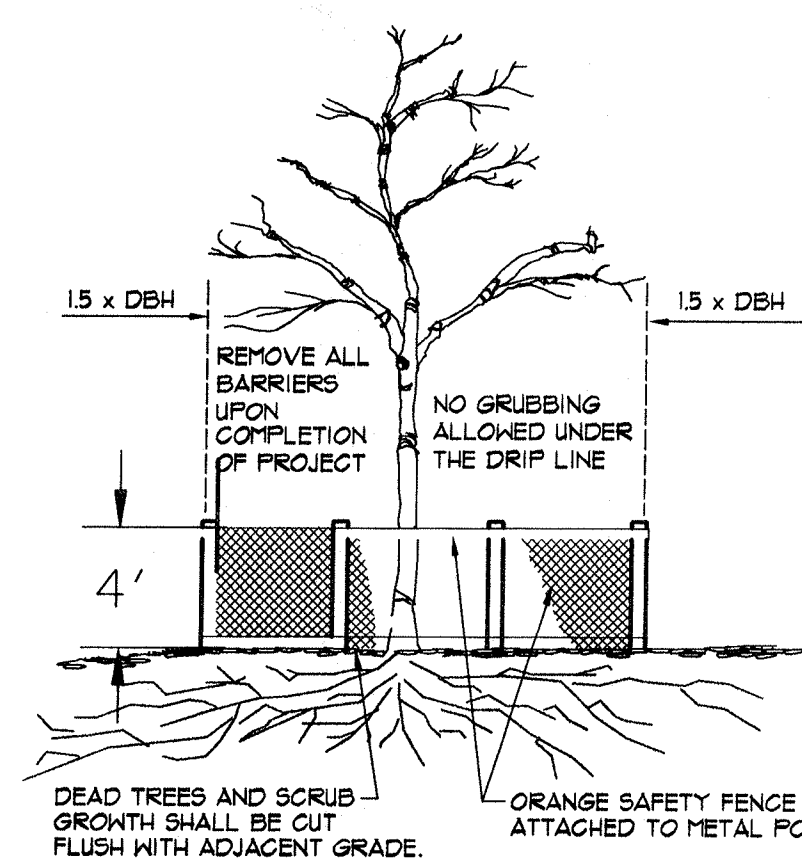
GENERAL NOTES- TREE PROTECTION

1. NOTE: NO SOIL DISTURBANCE OR COMPACTION CONSTRUCTION MATERIALS, TRAFFIC TRENCHING, BURIAL PITS OR OTHER LAND DISTURBING ACTIVITY ARE ALLOWED IN THE TREE PROTECTION ZONE.

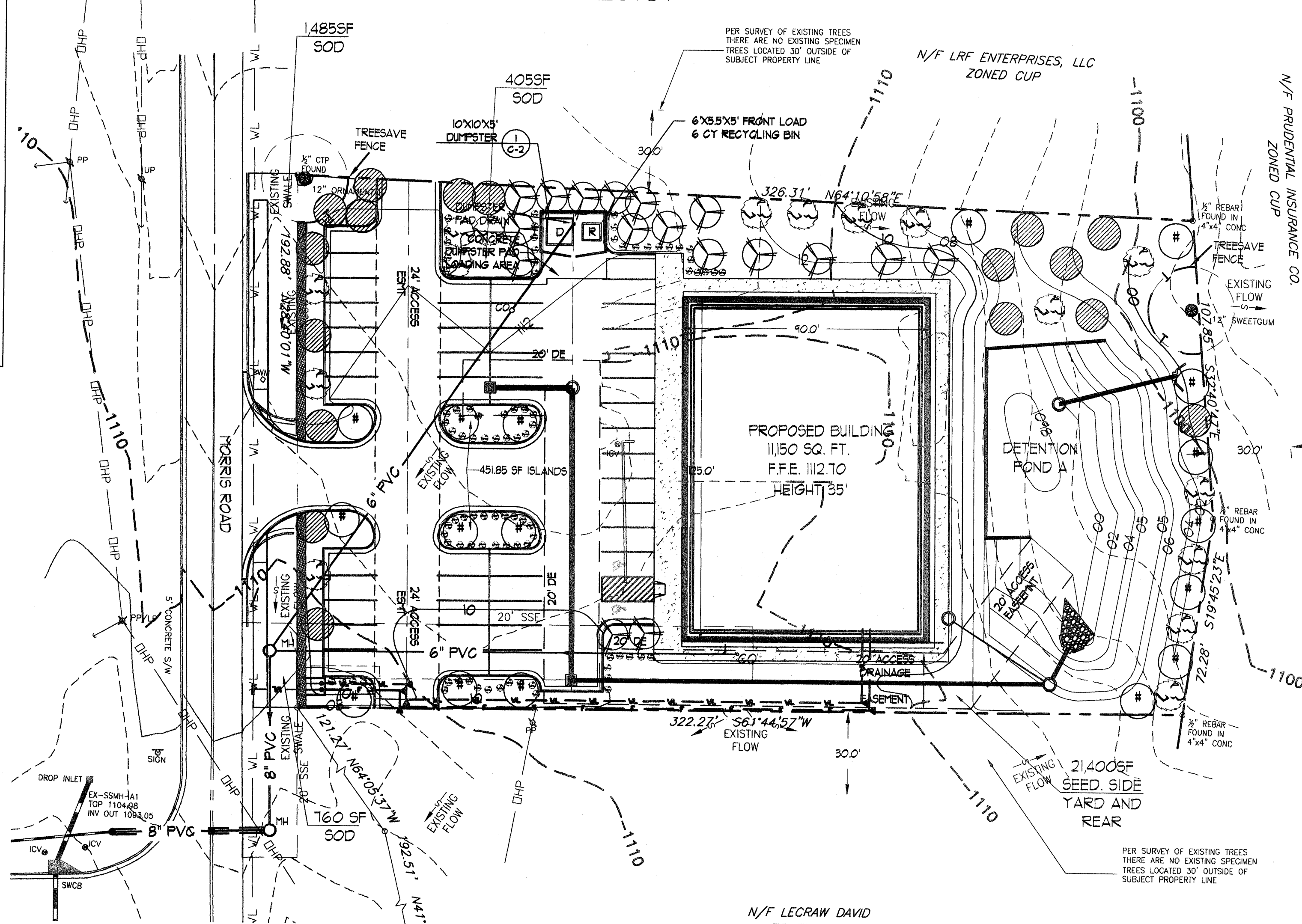
2. TREE PROTECTION BARRIERS SHALL EXTEND AROUND THE TREES WITH A RADIUS 15 x DBH

3. ALL TREE PROTECTION BARRIERS SHALL BE INSTALLED PRIOR TO ANY GRADING, CONSTRUCTION OR OTHER LAND-DISTURBING ACTIVITY. THEY SHALL BE CONSTRUCTED USING ORANGE SAFETY FENCING ON METAL POSTS.

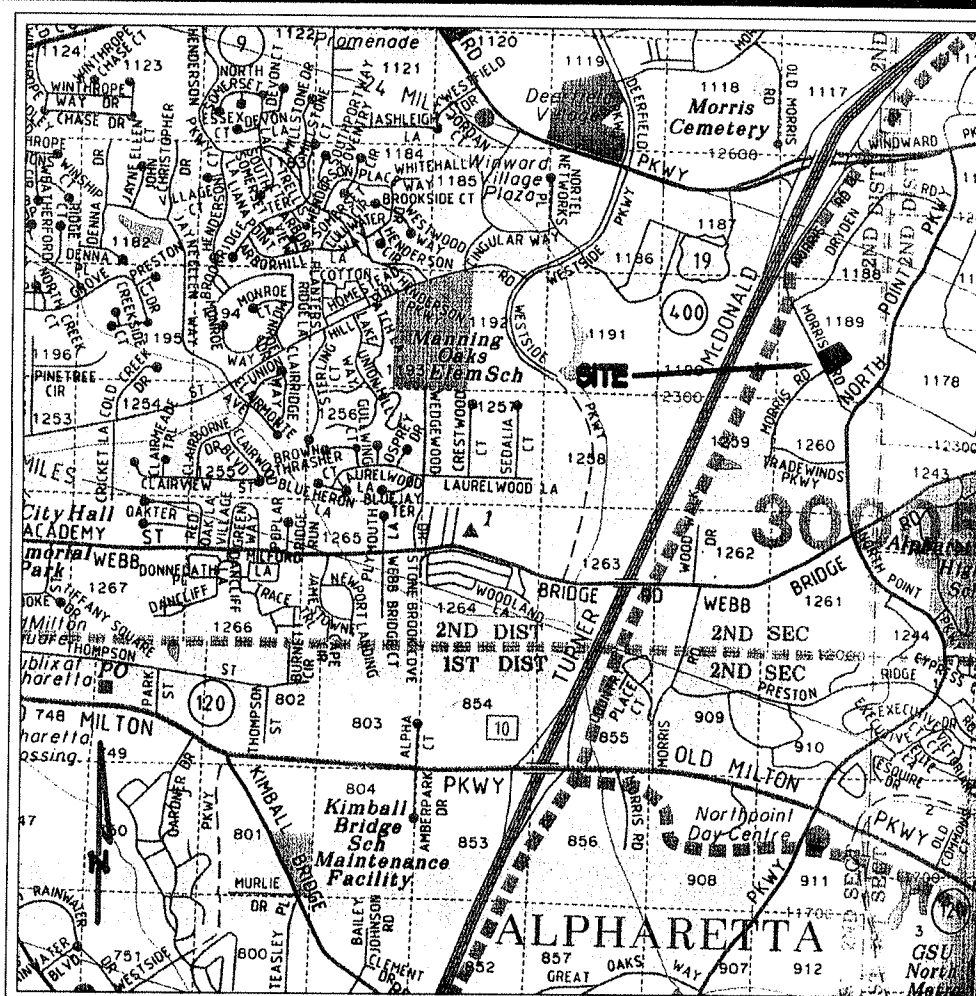
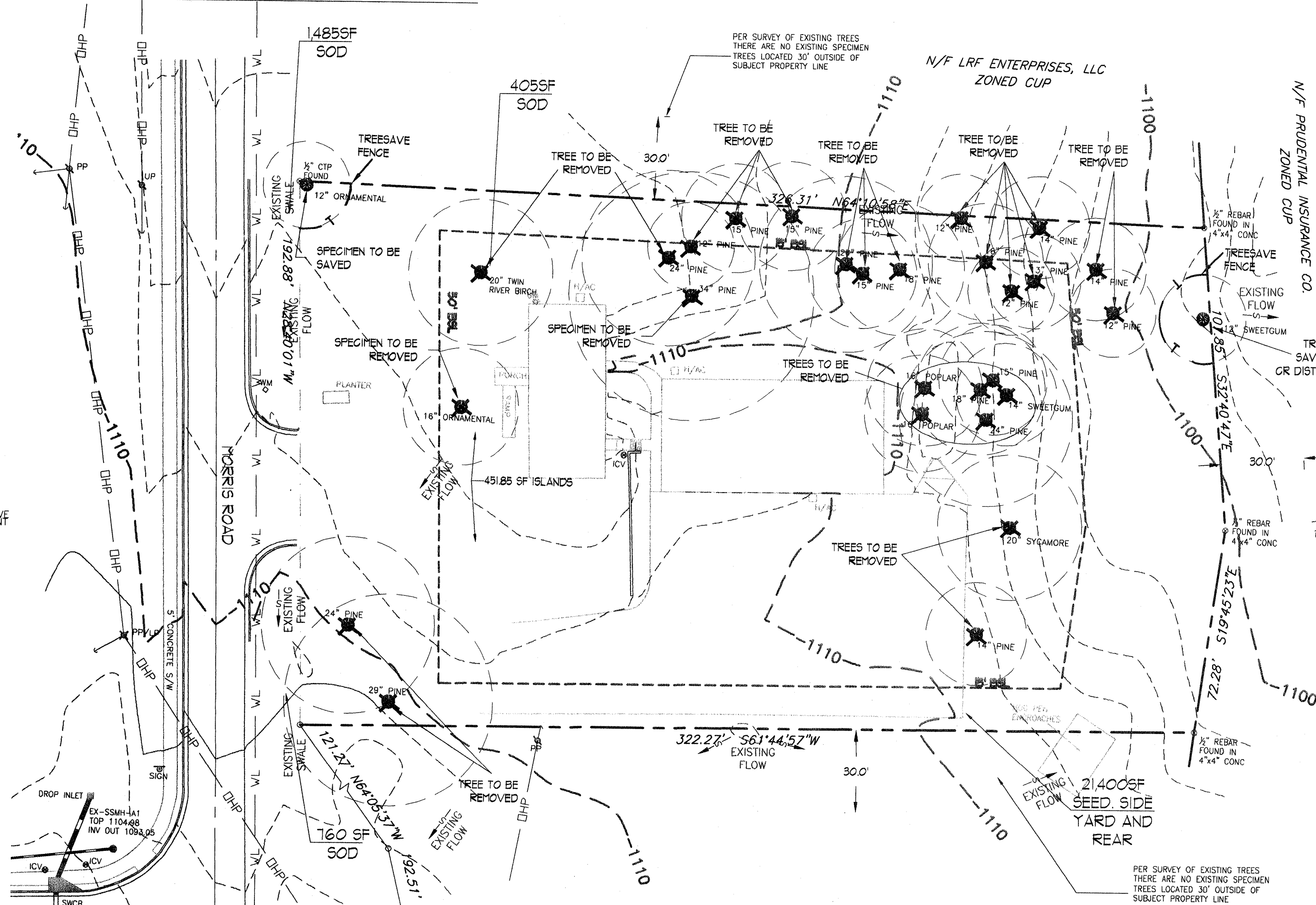
4. MULCH STORAGE MUST COMPLY WITH THE FOLLOWING SECTION OF THE STANDARD FIRE CODE SECTION 502.3.1. NO PERSON SHALL STORE IN ANY BUILDING OR UPON ANY PREMISES IN EXCESS OF 2500 CU FT GROSS VOLUME OF COMBUSTIBLE EMPTY PACKING CASES, BOXES, BARRELS OR SIMILAR CONTAINERS, OR RUBBER TIRES RUBBER OR CORK OR OTHER SIMILARLY COMBUSTIBLE MATERIALS WITHOUT A PERMIT.



PROPOSED LANDSCAPE DESIGN



EXISTING TREE SURVEY



VICINITY MAP NOT TO SCALE

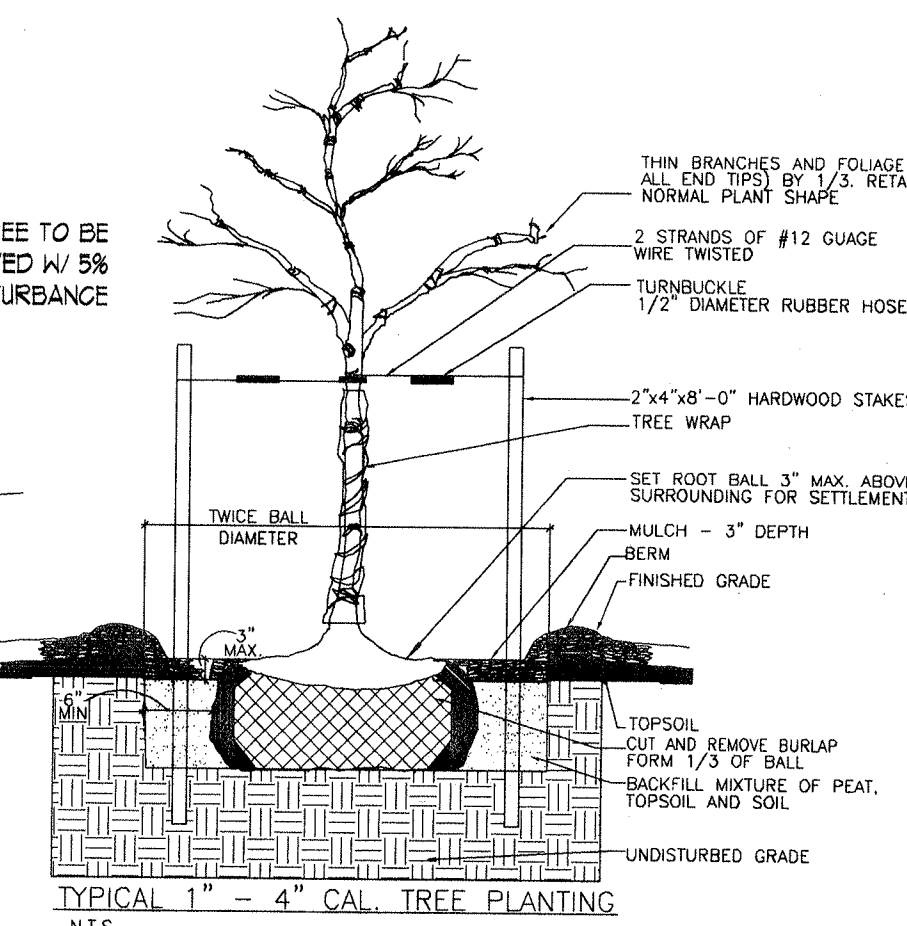
CITY OF ALPHARETTA TREE PROTECTION NOTES:

- The City of Alpharetta Engineering/Public Works Department reserves the right to require additional erosion and sedimentation control measures deemed necessary.
- The contractor shall implement all Best Management Practices for forestry as prescribed by the Georgia Forestry Commission and the U.S. Environmental Protection Agency.
- No trees may be cut in buffer zones marked "undisturbed." Tree cutting shall be limited to the non-mechanical removal of pine (Pinus spp.) or yellow-poplar (Liriodendron tulipifera) trees with stump diameters greater than fifteen (15) inches; provided that a minimum of fifty (50) square feet of basal area remains in good condition in the buffer area at completion of the project. The non-mechanical removal of dead, diseased or insect infested trees is also allowed in this buffer (subject to verification by the City of Alpharetta Arborist).
- All buffers of state waters shall remain undisturbed except for haul road crossing points.
- Projects, which are restricted to a "Residential Thinning," must leave a minimum density of thirty (30) square feet of basal area throughout all areas not designated as buffers or logging decks. Trees to be preserved to meet this requirement must be identifiable both before and after the harvest either by species only a continuous marking around the trunk at 4.5 feet and at 5 feet above the ground. These trees must be left in good condition with no injuries to the trunk, crown or root system, which would predispose them to disease or pest infestation.

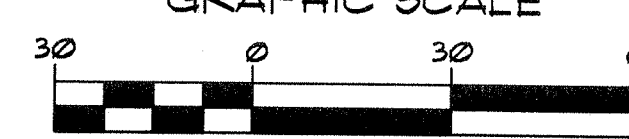
All pine logging slash with stems larger than five (5) inches in diameter shall be chipped and returned to the site or removed from the site to reduce the possibility of insect infestation.

- Logging decks, temporary haul roads, skid trails and any other disturbed areas left idle for two to four weeks will be restored to their contours and established to temporary vegetation (D&B). These disturbed areas left idle for four weeks or more will be established to permanent vegetation (D&B). All areas remaining at the end of the project will be established to permanent vegetation within two weeks.
- When hand planting, mulch (hay or straw) should be uniformly spread over seeded area within 24 hours of seeding.
- During unstable growing seasons, mulch will be used as a temporary cover (D&B). On slopes that are 4:1 or steeper, mulch will be anchored.
- The City of Alpharetta Land Disturbance Permit must be displayed on site at all times during the project operation and in plain view from an adjacent county road or street.

Before any activity can begin an inspection must be performed for basal area confirmation, erosion control devices and buffer area delineation. At this time, the contractor must show a current City of Alpharetta business license or registration certificate. At completion of the project, a final inspection must be performed.



GRAPHIC SCALE



McFarland-Dyer
& Associates, Inc.

Land Planning
Landscape Architecture
Civil Engineering
Land Surveyors

Contact: Edward D. Beagle, PE

OWNER:

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LANDSCAPE
PLAN

C6

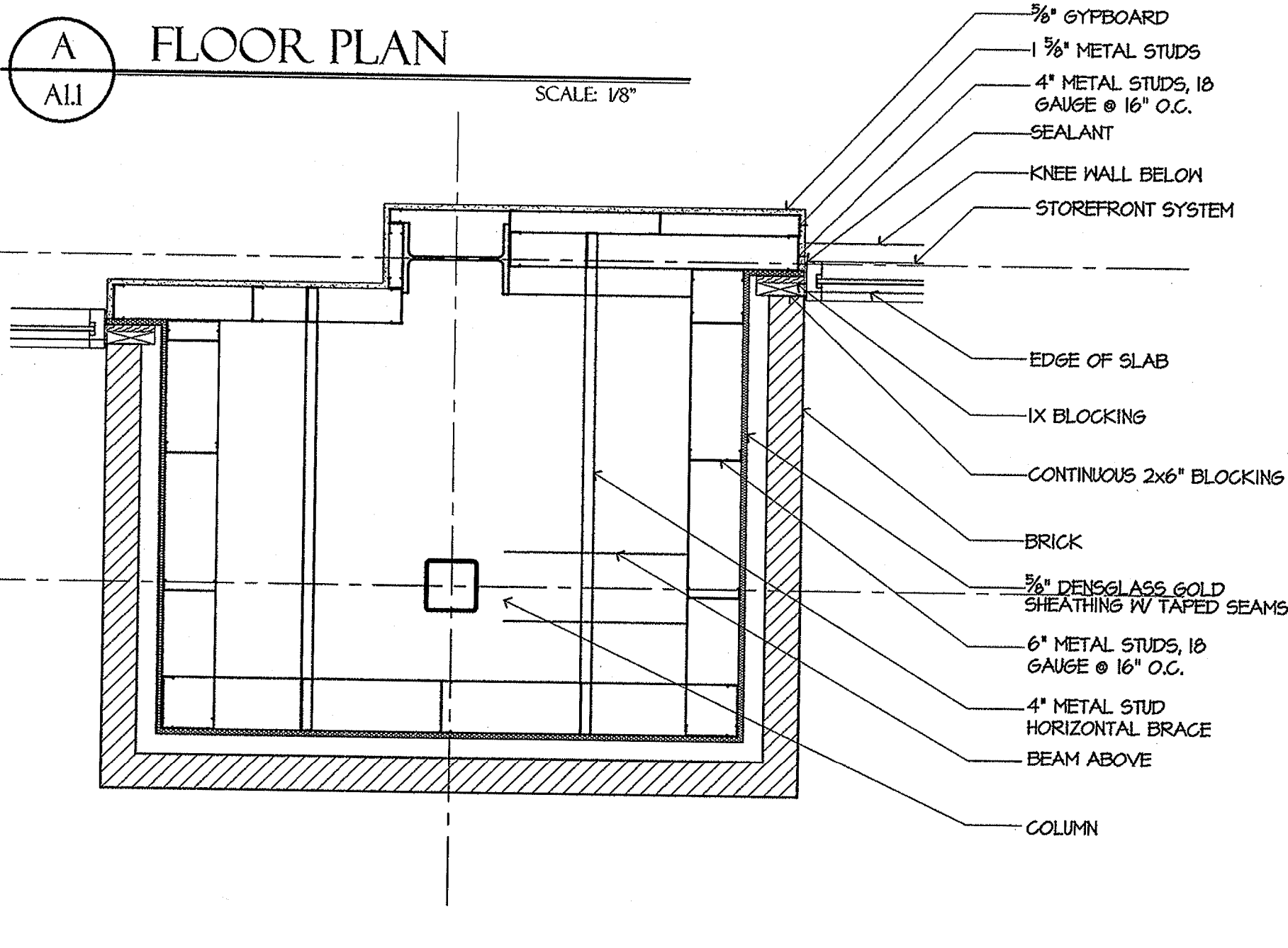
ROOM NAME	FLOOR	BASE	WALLS	CEILING	NOTES
PRESIDENTS OFFICE 101	CPT	RB	GB-PT	ACT	2X2 CEILING GRID
OFFICE 102	CPT	RB	GB-PT	ACT	2X2 CEILING GRID
OFFICE 103	CPT	RB	GB-PT	ACT	2X2 CEILING GRID
OFFICE 104	CPT	RB	GB-PT	ACT	2X2 CEILING GRID
OFFICE 105	CPT	RB	GB-PT	ACT	2X2 CEILING GRID
OFFICE 106	CPT	RB	GB-PT	ACT	2X2 CEILING GRID
OFFICE 107	CPT	RB	GB-PT	ACT	2X2 CEILING GRID
OFFICE 108	CPT	RB	GB-PT	ACT	2X2 CEILING GRID
OFFICE 109	CPT	RB	GB-PT	ACT	2X2 CEILING GRID
OFFICE 110	CPT	RB	GB-PT	ACT	2X2 CEILING GRID
OFFICE 111	CPT	RB	GB-PT	ACT	2X2 CEILING GRID
OFFICE 112	CPT	RB	GB-PT	ACT	2X2 CEILING GRID
OFFICE 113	CPT	RB	GB-PT	ACT	2X2 CEILING GRID
OFFICE 114	CPT	RB	GB-PT	ACT	2X2 CEILING GRID
OFFICE 115	CPT	RB	GB-PT	ACT	2X2 CEILING GRID
OFFICE 116	CPT	RB	GB-PT	ACT	2X2 CEILING GRID
OFFICE 117	CPT	RB	GB-PT	ACT	2X2 CEILING GRID
OFFICE 118	CPT	RB	GB-PT	ACT	2X2 CEILING GRID
OFFICE 119	CPT	RB	GB-PT	ACT	2X2 CEILING GRID
OFFICE 120	CPT	RB	GB-PT	ACT	2X2 CEILING GRID
OFFICE 121	CPT	RB	GB-PT	ACT	2X2 CEILING GRID
OFFICE 122	CPT	RB	GB-PT	ACT	2X2 CEILING GRID
OFFICE 123	CPT	RB	GB-PT	ACT	2X2 CEILING GRID
OFFICE 124	CPT	RB	GB-PT	ACT	2X2 CEILING GRID
OFFICE 125	CPT	RB	GB-PT	ACT	2X2 CEILING GRID
OFFICE 126	CPT	RB	GB-PT	ACT	2X2 CEILING GRID
OFFICE 127	CPT	RB	GB-PT	ACT	2X2 CEILING GRID
OFFICE 128	CPT	RB	GB-PT	ACT	2X2 CEILING GRID
OFFICE 129	CPT	RB	GB-PT	ACT	2X2 CEILING GRID
OFFICE 130	CPT	RB	GB-PT	ACT	2X2 CEILING GRID
OFFICE 131	CPT	RB	GB-PT	ACT	2X2 CEILING GRID
OFFICE 132	CPT	RB	GB-PT	ACT	2X2 CEILING GRID
OFFICE 133	CPT	RB	GB-PT	ACT	2X2 CEILING GRID
OFFICE 134	CPT	RB	GB-PT	ACT	2X2 CEILING GRID
OFFICE 135	CPT	RB	GB-PT	ACT	2X2 CEILING GRID
OFFICE 136	CPT	RB	GB-PT	ACT	2X2 CEILING GRID

NO.	SIZE	THICK	DOORS	FRAMES	REMARKS	RATING
101A	3'-0" X 7'-0"	1 3/4"	SOLID CORE-HD.	STAIN METAL PAINT	SET 4	
102A	3'-0" X 7'-0"	1 3/4"	SOLID CORE-HD.	STAIN METAL PAINT	SET 3	
103A	3'-0" X 7'-0"	1 3/4"	SOLID CORE-HD.	STAIN METAL PAINT	SET 4	
104A	3'-0" X 7'-0"	1 3/4"	SOLID CORE-HD.	STAIN METAL PAINT	SET 4	
105A	3'-0" X 7'-0"	1 3/4"	SOLID CORE-HD.	STAIN METAL PAINT	SET 4	
106A	3'-0" X 7'-0"	1 3/4"	SOLID CORE-HD.	STAIN METAL PAINT	SET 4	
107A	3'-0" X 7'-0"	1 3/4"	SOLID CORE-HD.	STAIN METAL PAINT	SET 4	
108A	3'-0" X 7'-0"	1 3/4"	SOLID CORE-HD.	STAIN METAL PAINT	SET 4	
109A	3'-0" X 7'-0"	1 3/4"	SOLID CORE-HD.	STAIN METAL PAINT	SET 4	
110A	3'-0" X 7'-0"	1 3/4"	SOLID CORE-HD.	STAIN METAL PAINT	SET 4	
111A	3'-0" X 7'-0"	1 3/4"	SOLID CORE-HD.	STAIN METAL PAINT	SET 4	
112A	3'-0" X 7'-0"	1 3/4"	SOLID CORE-HD.	STAIN METAL PAINT	SET 4	
113A	3'-0" X 7'-0"	1 3/4"	SOLID CORE-HD.	STAIN METAL PAINT	SET 4	
114A	3'-0" X 7'-0"	1 3/4"	SOLID CORE-HD.	STAIN METAL PAINT	SET 4	
115A	3'-0" X 7'-0"	1 3/4"	SOLID CORE-HD.	STAIN METAL PAINT	SET 4	
116A	3'-0" X 7'-0"	1 3/4"	SOLID CORE-HD.	STAIN METAL PAINT	SET 4	
117A	3'-0" X 7'-0"	1 3/4"	SOLID CORE-HD.	STAIN METAL PAINT	SET 4	
118A	3'-0" X 7'-0"	1 3/4"	SOLID CORE-HD.	STAIN METAL PAINT	SET 4	
119A	3'-0" X 7'-0"	1 3/4"	SOLID CORE-HD.	STAIN METAL PAINT	SET 4	
120A	3'-0" X 7'-0"	1 3/4"	SOLID CORE-HD.	STAIN METAL PAINT	SET 4	
121A	3'-0" X 7'-0"	1 3/4"	SOLID CORE-HD.	STAIN METAL PAINT	SET 4	
122A	3'-0" X 7'-0"	1 3/4"	SOLID CORE-HD.	STAIN METAL PAINT	SET 4	
123A	3'-0" X 7'-0"	1 3/4"	SOLID CORE-HD.	STAIN METAL PAINT	SET 4	
124A	3'-0" X 7'-0"	1 3/4"	SOLID CORE-HD.	STAIN METAL PAINT	SET 4	
125A	3'-0" X 7'-0"	1 3/4"	SOLID CORE-HD.	STAIN METAL PAINT	SET 4	
126A	3'-0" X 7'-0"	1 3/4"	SOLID CORE-HD.	STAIN METAL PAINT	SET 4	
127A	3'-0" X 7'-0"	1 3/4"	SOLID CORE-HD.	STAIN METAL PAINT	SET 4	
128A	3'-0" X 7'-0"	1 3/4"	SOLID CORE-HD.	STAIN METAL PAINT	SET 4	
129A	3'-0" X 7'-0"	1 3/4"	SOLID CORE-HD.	STAIN METAL PAINT	SET 4	
130A	3'-0" X 7'-0"	1 3/4"	SOLID CORE-HD.	STAIN METAL PAINT	SET 4	
131A	3'-0" X 7'-0"	1 3/4"	SOLID CORE-HD.	STAIN METAL PAINT	SET 4	
132A	3'-0" X 7'-0"	1 3/4"	SOLID CORE-HD.	STAIN METAL PAINT	SET 4	
133A	3'-0" X 7'-0"	1 3/4"	SOLID CORE-HD.	STAIN METAL PAINT	SET 4	
134A	3'-0" X 7'-0"	1 3/4"	SOLID CORE-HD.	STAIN METAL PAINT	SET 4	
135A	3'-0" X 7'-0"	1 3/4"	SOLID CORE-HD.	STAIN METAL PAINT	SET 4	
136A	3'-0" X 7'-0"	1 3/4"	SOLID CORE-HD.	STAIN METAL PAINT	SET 4	

MARKER	SYMBOL	DESCRIPTION
1	[Symbol]	ONE (1) LAYER OF 5/8" GYP. WALL BOARD APPLIED TO EA. SIDE OF 3/8" X 20ga METAL STUDS @ 24" O.C.
2	[Symbol]	ONE (1) LAYER OF 5/8" GYP. WALL BOARD APPLIED TO EA. SIDE OF 3/8" X 20ga METAL STUDS @ 24" O.C. WITH 1" TYPE 'S' SCREWS @ 8" O.C. TO VERT. EDGES & 12" O.C. TO TOP & BOTTOM RUNNERS & INTERMEDIATE STUDS.
3	[Symbol]	ONE (1) LAYER OF 5/8" GYP. WALL BOARD APPLIED TO EACH SIDE OF 3/8" X 20ga METAL STUDS @ 24" O.C. WITH 1" TYPE 'S' SCREWS @ 8" O.C. TO VERT. EDGES & 12" O.C. TO TOP & BOTTOM RUNNERS & INTERMEDIATE STUDS. INFILL WITH R-11 INSULATION.

HEIGHT	3/8" STD. GYP. BD. BOTH SIDES	5/8" STD. GYP. BD. BOTH SIDES	5/8" STD. GYP. BD. CHASE WALL
0' to 10'	20 ga.	20 ga.	20 ga.
10' to 15'	22 ga.	22 ga.	22 ga.
15' to 18'	22 ga.	22 ga.	22 ga.
18' to 20'	22 ga.	22 ga.	22 ga.
20' to 22'	22 ga.	22 ga.	22 ga.

1. TRACK TO CONCRETE	HILTI SDP PINS OR EQUAL ON 8" O.C.
2. TRACK TO STEEL	HILTI SDP PINS OR EQUAL AT 16" O.C.
3. TRACK TO STUD AND STUD TO STUD	BULDEX #10-16 TRAXX OR EQUAL PER MANUFACTURER'S RECOMMENDATIONS. STUD TO STUD CONNECTIONS SHALL HAVE MIN. OF 3 SCREWS.



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STATE OF GEORGIA
JEFFREY T. HILL
EXHIBITS NO. 84111
REGISTERED ARCHITECT

7.21.06

07.21.06 OWNER COMMENTS
05.22.06 PERMIT SET
ISSUED FOR CONSTRUCTION
Line 1

MK DATE SUBMITTAL/REVISION

IMMCO OFFICE BUILDING

12395 Morris Road
ALPHARETTA, GEORGIA

FOR:
IMMCO HOLDINGS, LLC
11138 STATE BRIDGE ROAD
SUITE 200
ALPHARETTA, GEORGIA
678.762.9707

FLOOR PLAN FINISH DOOR & PARTITION SCHEDULES

A1.1



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: Z-22-02/V-22-08 116 & 126 NORTH MAIN STREET

PLANNING COMMISSION: APRIL 14, 2022

CITY COUNCIL: APRIL 25, 2022

THIS ITEM WAS TABLED AT THE APRIL 14, 2022 PLANNING COMMISSION MEETING. THE APPLICANT PROVIDED A STREAM DETERMINATION AND THE CITY CONDUCTED A NEW STREAM DETERMINATION. STAFF HAS DETERMINED THAT CONDITIONS HAVE CHANGED AT THE PROPERTY (BASE FLOW COMPONENT THAT WAS PREVIOUSLY OBSERVED ON THE PROPERTY IS NO LONGER PRESENT), WHICH BRINGS THE EVALUATION SCORE BELOW THE THRESHOLD FOR STREAM BUFFERS. THEREFORE, CONDITIONS #24 AND 25 HAVE BEEN REMOVED. STAFF ALSO CONDUCTED A SITE VISIT TO LOOK AT THE TWO (2) RECOMMENDED TREE SAVES ALONG THE NORTH PROPERTY LINE. THE TREES APPEAR TO BE HEALTHY; THEREFORE, STAFF RECOMMENDS THAT CONDITION #16 REMAINS. THE CONDITION RECOMMENDS THAT THE TREES ARE SAVED IF THE RESISTOGRAPH ASSESSMENT SHOWS THE TREES TO BE IN GOOD CONDITION.

II. RECOMMENDATION:

Approve Z-22-02/V-22-08 116 & 126 NORTH MAIN STREET, subject to the following conditions:

1. The site, consisting of approximately 1.43 acres, shall be zoned DT-MU and developed substantially similar to site plan prepared by AEC, dated 3/18/2022, except for modifications required to comply with the conditions below. Uses shall be limited to office, retail, restaurant and 'For-Sale' residential.
2. Maximum building height shall be no greater than 3 stories and 46'.
3. Building 'B' shall be limited to office and residential uses. Rooftop shall be limited to residential amenity space.
4. A 15' building setback shall be provided on North Main Street and shall include a minimum 5' landscape strip located outside of any easements. A 20' building setback, as measured from the existing right-of-way, shall be provided on Violet Garden Walk and shall include a minimum 15' landscape strip.
5. Architecture and materials shall be developed similar to the submitted renderings, except for modifications required to comply with these conditions and in compliance with the Alpharetta Downtown Code, subject to approval by the Downtown Consultant and DRB. Openings in parking deck walls shall include decorative screens similar to Teasley Place, with final approval by DRB.
6. The historic building at 116 North Main Street shall be limited to office or restaurant use.
7. 116 North Main Street shall be saved on the property, restored, and designated under the City's Historic Preservation Incentive Ordinance. Restoration shall be completed by the 1st TCO/CO, subject to a Certificate of Appropriateness from the Historic Preservation Commission.
8. Lot coverage shall not exceed 80%.
9. Parking deck shall be screened with a mix of landscape materials of varying heights, with final approval by DRB.
10. Decorative lighting and trees shall be placed on the upper deck, with final approval by DRB.
11. Although the road is not being built at this time, developer shall set aside land to accommodate future right-of-way for the Cumming Street extension (as established in a Development Agreement), as depicted on the site plan prepared by AEC, dated 3/18/2022. Area shall be maintained as greenspace until such time that it is improved for the road extension.
12. Final streetscape shall include decorative pedestrian lighting, as approved by Staff.
13. Street trees shall be required in the planter along North Main Street (as approved by GDOT) and Violet Garden Walk, as well as behind the sidewalks as a continuation of what has been previously planted or designed in the Downtown and outside of any utility easements, as approved by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.

14. Amenity space shall be developed on building rooftops and limited to use by the occupants, invitees and guests of the development. Occupiable vertical structures shall be prohibited on rooftops. Greenspace amenity areas shall be planted with decorative landscaping, hardscape, walls and seating. The landscape shall include plant selections promoting the historic district.
15. Foundation plantings, consisting of ornamental trees, shrubs, vines and/or grasses, shall be required for buildings with frontage along North Main Street, Cumming Street and Violet Garden Walk.
16. Developer shall conduct a resistograph full assessment for tree #787 (46" Water Oak) and #788 (37" Willow Oak). If trees are in Good condition they shall be saved, as approved by Staff.
17. Decorative paver aprons shall be required at project driveways, as approved by Staff.
18. 10' sidewalk requirement on Violet Garden Walk shall be reduced to 5' with the remaining 5' added to the landscape area.
19. Developer shall construct a minimum 5' sidewalk along the Cumming Street extension connecting sidewalks on North Main Street and Violet Garden Walk, as approved by Staff.
20. Developer shall screen car head lights with sufficient parking deck wall height and landscaping.
21. Developer shall improve project driveway access to North Main Street based on the recommendations of the traffic study, with final approval by Staff. Access modification shall require a GDOT driveway permit, ICE study, and signal modification for both existing and future GDOT improved condition. If a CO is anticipated post GDOT construction, only final condition required).
22. Site improvements shall not preclude a possible future vehicular connection between Violet Garden Walk and North Main Street.

III. REPORT IN BRIEF:

The applicant, Market District Crabapple, LLC, is requesting to rezone 1.43 acres from C-1 (Neighborhood Commercial) to DT-MU (Downtown Mixed-Use) to allow for the construction of two (2), four (4) story mixed-use buildings, including 32,000 square feet of office, 4,000 square feet of retail, 8,000 square feet of restaurant and four (4) 'For-Sale' condominium units with structured parking. 116 North Main Street is on the City's Contributing Historic Buildings list and is proposed to be saved and re-used as a restaurant. Variances are requested to eliminate stream buffers and reduce setbacks for a dumpster enclosure. The subject property is located at 116 and 126 North Main Street and O Christine Drive on the west side of North Main Street across from the intersection with Cumming Street.

DISCUSSION

The submitted request, if approved, would allow for the construction of two (2), four (4) story mixed-use buildings, including 32,000 square feet of office, 4,000 square feet of retail, 8,000 square feet of restaurant and four (4) 'For-Sale' condominium units with structured parking on 1.43 acres in the Downtown Overlay. 116 North Main Street is on the City's Contributing Historic Buildings list and is proposed to be saved and re-used as a restaurant. Rezoning is requested from C-1 to DT-MU, as well as variances to eliminate stream buffers and reduce setbacks for a dumpster enclosure. The subject property is located at 116 and 126 North Main Street and O Christine Drive on the west side of North Main Street at the intersection with Cumming Street.

The subject property represents three (3) parcels of land with frontage on North Main Street and Violet Garden Walk. Properties fronting North Main Street are developed with two (2) residential detached dwellings, one of which has been converted to retail use (116 North Main Street – Beau Vinci Violins). The property with frontage on Violet Garden Walk is developed with a shed. Surrounding properties are zoned C-1 to the north, O-I (Office-Institutional) to the east, DT-MU (Downtown Mixed-Use) to the south, and R-10MHD (Dwelling, 'For-Sale', Residential) to the west. Gracious Home is located to the east, a dentist office to the north, West of Main subdivision to the west, and 100 North Main is under construction to the south. The proposal is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Mixed Use'.

Variances are requested to eliminate stream buffers in order to pipe an intermittent stream and to reduce setbacks for a dumpster enclosure. Stream buffers are present on approximately 50% of the property, primarily on the rear half of the property. The applicant proposes two (2) options to mitigate the stream buffer variance: 1)

provide additional runoff reduction or water quality volume, or 2) offsite stream buffer enhancement. As it relates to the dumpster setback variance, the presence of public right-of-way on three (3) sides of the property limits the placement of the dumpster on the property. The dumpster is proposed to be located within approximately twenty-feet (20') of Violet Garden Walk. The applicant states that the dumpster will be screened within a masonry enclosure and landscaping.

The Downtown Master Plan promotes a system of connected streets, including the extension of Cumming Street from North Main Street to Canton Street along an alignment with Lily Garden Place. The extension of Cumming Street impacts the applicant's property along its southern boundary and would require future right-of-way for the extension. The City has secured right-of-way for the extension from the adjacent property to the south, 100 North Main Street. If approved, the applicant should set aside future right-of-way to accommodate the Cumming Street extension.

SITE PLAN

The submitted site plan depicts two (2), 4-story (58'+), 28,000 square foot mixed-use buildings and a 2-level parking deck. Uses proposed for the buildings include 32,000 square feet of office, 4,000 square feet of retail, 8,000 square feet of restaurant and four (4) 'For-Sale' condominium units. Building 'A', which is located along North Main Street, will include retail, restaurant and office uses. Building 'B', which is located at the rear of the property, will include office and residential uses. In addition, a 3,300 square foot historic building at 116 North Main Street is depicted to be saved and re-used as a restaurant.

Access to the site is depicted from a new driveway off North Main Street. The applicant has removed vehicular access to the site from Violet Garden Walk, except that a dumpster would be accessed from Violet Garden Walk. 132 parking spaces are depicted in a 2-level parking deck, of which 35 spaces are located in the upper deck and 97 spaces in the lower deck. The Unified Development Code (UDC) requires 130 spaces for the proposed uses. Parking is not required for the historic building at 116 North Main Street since it is on the City's Contributing Historic Buildings list.

GDOT's North Main Street project includes the installation of twelve-foot (12') multi-use sidewalks along the frontage of the subject property. The site plan does not depict a sidewalk on Violet Garden Walk; however, a minimum five-foot (5') should be provided to be consistent with the development to the south. The reduced sidewalk would allow for additional landscape area for the benefit of the adjacent townhome development. Sidewalks along the Cumming Street extension will be reduced due to the limited right-of-way. As shown below, minimum building setbacks are generally consistent with the DT-MU development standards. A larger building setback is required along North Main Street to accommodate the 10' landscape strip outside of any utilities and easements.

- North Main Street – 15'
- Violet Garden Walk – 20' (from existing right-of-way/property line)
- Cumming Street Extension – 5'
- Side – 5'

The site plan reflects 7,000 square feet, or 11%, amenity space in a rooftop terrace and front plaza. For comparison, the development to the south provided approximately 28% amenity space, which included a rooftop amenity and tree save area. The DT-MU district requires a minimum 10% amenity space on sites less than five (5) acres. Additional amenity space is recommended given that the development has both residential and non-residential uses.

Existing trees on the property consists primarily of hardwoods. The site plan does not reflect any tree saves. The submitted tree assessment indicates that all trees are non-specimen based on their health or structural condition. However, the City Arborist recommends a resistograph full assessment be conducted on two (2) boundary trees #787 (46" Water Oak) and #788 (37" Willow Oak) in order to determine the condition of those trees. In addition, a 14" Oak located west of the existing shed should be saved.

A note on the site plan indicates that stormwater management will be handled underground under the structured parking deck.

ELEVATIONS

The submitted renderings reflect a Mercantile/Mill architectural style, which is approved for use in the Downtown Overlay. The applicant's architect provided the narrative below, which describes the building architecture, design and materials. The City's Downtown Consultant provided the following comments on the proposed renderings: 1) certain aspects of the building are too modern; 2) lack of cornice treatment; 3) balcony, railing, detailing and materials are not consistent with Mercantile/Mill style; and 4) suspended canopy is too monumental in scale and not consistent with Mercantile/Mill style.

"116/126 North Main has "open arms" to Main Street with activity and sounds facing away from the quieter residential neighborhood off Canton Street to the rear of the site. The proposed architecture is historically inspired "Mercantile/Mill" style which meets the downtown guidelines and directly relates to the Tudor Revival historic home being retained/repurposed within the development. The industrial fashioned exposed structural components (beams, bolts, rivets, cables, turnbuckles, etc.) mixed together with traditional brick wall elements and historically inspired fenestration rhythm provides a fresh addition to the downtown urban fabric and brings convenience, activity and value to this underserved and evolving north side."

The four (4) story buildings have a 1st floor height of sixteen-feet (16'), fourteen-foot (14') 2nd floor height, fifteen-foot (15') 3rd floor height, and thirteen-foot (13') 4th floor height for a total of 58'. The buildings are situated over a parking deck, which will add to the overall building height. The maximum building height allowed in the DT-MU district is 4-stories and 60'. The tallest buildings in the vicinity of the subject property are three (3) stories, including West of Main townhomes and 100 North Main Street which was limited by zoning condition to no more than three (3) stories and 46'. As shown in the table below, the only four (4) story buildings in the Downtown are located in the Central Business District, which is the Downtown Core.

Project Name	Location	Building Height
Applicant's Proposal	Mixed Use	4 stories, 58'+
100 North Main Street	Mixed Use	3 stories, 46'
City Center	Central Business District	4 stories, 60'
Teasley Place	Central Business District	4 stories, 60'
Liberty Hall	Central Business District	4 stories, 67', with rooftop 76'
55/61 Roswell Street Office Building	Central Business District	3 stories, 46'
Hamilton Hotel	Central Business District	4 stories, 56'
Wellstar Office Building	Mixed Use Live-Work	2 stories, 40'
Liberty Village	Mixed Use Live-Work	2 stories, 32'–45'
Kairos Old Milton	Mixed Use Live-Work	3 stories, 44'
Northside Office Building	Mixed Use Live-Work	3 stories, 44'
Providence Group Office Building	Mixed Use Live-Work	2 stories, 40'
The Maxwell	Mixed Use	2 stories, 32'

TRAFFIC

The applicant provided a trip generation report, which shows that the proposed development would generate 87 AM Peak Hour trips and 169 PM Peak Hour trips.

TRIP GENERATION										
Land Use	Size	A.M. Peak Hour			P.M. Peak Hour			24-Hour		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
710 – General Office	32,000 sf	55	8	63	10	54	64	215	216	431
931 – Fine Dining Restaurant	8,000 sf	3	3	6	41	21	62	335	336	671
822 – Strip Retail Plaza (<40K)	4,000 sf	9	7	16	20	21	41	199	199	398
220 – Multifamily Housing	4 units	0	2	2	1	1	2	13	14	27

The applicant commissioned a traffic impact study to determine specific impacts from the proposed development. The study recommends providing a fully signalized access with a dedicated left and a right/through lane. This recommendation modifies the proposed site plan and changes the existing GDOT construction project. Implementation will require GDOT approval and permits. Analysis of the proposed improvement with projected future traffic conditions result in LOS B.

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 proposed zoning would be suitable as it relates to the use and development of adjacent or nearby properties. The area is developed with a mix of office, retail and residential uses. However, the applicant's proposal impacts a stream and does not include any tree saves. Although DT-MU allows up to 60', the tallest buildings in the vicinity of the subject property are three (3) stories, including West of Main townhomes and 100 North Main Street which was limited by zoning condition to no more than three (3) stories and 46'.

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

Response: The proposed rezoning to DT-MU would not adversely affect the existing use or usability of adjacent or nearby properties, which are primarily developed with a mix of office, retail and residential uses. However, the applicant's proposal impacts a stream and does not include any tree saves. Although DT-MU allows up to 60', the tallest buildings in the vicinity of the subject property are three (3) stories, including West of Main townhomes and 100 North Main Street which was limited by zoning condition to no more than three (3) stories and 46'.

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

Response: The applicant's proposal would have significant impacts on the natural environment. The site plan depicts piping an intermittent stream and does not reflect any tree saves.

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

Response: While the property could be developed with office and retail use under the existing zoning, the proposed residential use requires a rezoning to DT-MU. The C-1 zoning district requires larger building setbacks, which is contrary to creating a walkable environment.

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 could result in excessive or burdensome use of public facilities and services. If approved, conditions are recommended requiring tree saves and limiting building height to no more than three (3) stories and 46'.

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 Downtown zoning districts. However, the applicant's proposal impacts a stream and does not include any tree saves. Although DT-MU allows up to 60', the tallest buildings in the vicinity of the subject property are three (3) stories, including West of Main townhomes and 100 North Main Street which was limited by zoning condition to no more than three (3) stories and 46'.

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 proposed zoning reflects a reasonable balance given the development of adjacent or nearby properties. The area is developed with a mix of office, retail and residential uses. However, the applicant's proposal impacts a stream and does not include any tree saves. Proposed conditions would require more greenspace and tree save to offset impacts. Although DT-MU allows up to 60', the tallest buildings in the vicinity of the subject property are three (3) stories, including West of Main townhomes and 100 North Main Street which was limited by zoning condition to no more than three (3) stories and 46'.

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

Response: While the property could be developed with office and retail use under the existing zoning, the proposed residential use requires a rezoning to DT-MU which is consistent with the future land use designation of the property. The C-1 zoning district requires larger building setbacks, which is contrary to creating a walkable environment.

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

Response: The rezoning request is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Mixed Use'.

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: There are not extraordinary and exceptional conditions pertaining to the property due to its size, shape or topography. However, the property has public right-of-way on three (3) sides which limits placement of the dumpster enclosure. In addition, the zoning proposal saves and re-purposes a historic building and the applicant proposes to mitigate stream buffer impacts with additional runoff reduction/water quality or buffer enhancement. If approved, a condition is recommended to offset impacts requiring that the developer set aside greenspace equivalent to the 25' State stream buffer area.

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

Response: Application of the stream buffers and preserving the historic structure significantly impact the developable area of the property. In addition, the property has public right-of-way on three (3) sides which limits placement of the dumpster enclosure. If approved, a condition is recommended requiring that the developer set aside greenspace equivalent to the 25' State stream buffer area.

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

Response: The stream, historic structure and public right-of-way on three (3) sides of the property represent peculiar conditions that impact the usability of the property. If approved, a condition is recommended requiring that the developer set aside greenspace equivalent to the 25' State stream buffer area.

(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 variances would cause a substantial detriment to the public good, if conditions are approved requiring stream buffer mitigation and greenspace set aside equivalent to the 25' State stream buffer area.

CONCURRENCES

Staff has reviewed the applicant's proposal against the established review criteria for a rezoning and variance. While the rezoning is consistent with the future land use designation of the property, the zoning proposal impacts an intermittent stream and does not save trees which would adversely affect the natural environment. Although DT-MU allows up to 60', the proposed 4-story buildings are taller than buildings in the vicinity of the property which are three (3) stories or less. If approved, conditions are recommended requiring tree saves and limiting building height to no more than three (3) stories and 46'.

There are not exceptional conditions pertaining to the property due to its size, shape or topography. However, the property has public right-of-way on three (3) sides which limits placement of the dumpster enclosure, and the zoning proposal saves and re-purposes a historic building. If approved, conditions are recommended to offset

impacts requiring stream buffer mitigation and greenspace set aside equivalent to the 25' State stream buffer area.

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that the applicant was been contacted by surrounding property owners with questions and concerns over increased traffic and access from Violet Garden Walk, setbacks and landscaping on North Main Street and Violet Garden Walk, building architecture and height, uses in the rear building, and concerns over the Cumming Street extension.

Staff has received emails from West of Main residents with concerns over traffic impacts from the Cumming Street extension, access to the lower deck through Lily Garden Place, building setbacks and landscaping on Violet Garden Walk, building height, and noise from outdoor (including rooftop) commercial activity.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on March 9, 2022. There were public comments with questions and concerns over building height, use of the rear building, whether traffic projections included re-use of the historic building, whether the lower parking deck will be open to the public, and setback/landscape along Violet Garden Walk.

IV. ATTACHMENTS:

- Site Plan
- Renderings



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: Z-22-02/V-22-08 116 & 126 NORTH MAIN STREET

PLANNING COMMISSION: APRIL 14, 2022

CITY COUNCIL: APRIL 25, 2022

II. RECOMMENDATION:

Approve Z-22-02/V-22-08 116 & 126 NORTH MAIN STREET, subject to the following conditions:

1. The site, consisting of approximately 1.43 acres, shall be zoned DT-MU and developed substantially similar to site plan prepared by AEC, dated 3/18/2022, except for modifications required to comply with the conditions below. Uses shall be limited to office, retail, restaurant and 'For-Sale' residential.
2. Maximum building height shall be no greater than 3 stories and 46'.
3. Building 'B' shall be limited to office and residential uses. Rooftop shall be limited to residential amenity space.
4. A 15' building setback shall be provided on North Main Street and shall include a minimum 5' landscape strip located outside of any easements. A 20' building setback, as measured from the existing right-of-way, shall be provided on Violet Garden Walk and shall include a minimum 15' landscape strip.
5. Architecture and materials shall be developed similar to the submitted renderings, except for modifications required to comply with these conditions and in compliance with the Alpharetta Downtown Code, subject to approval by the Downtown Consultant and DRB. Openings in parking deck walls shall include decorative screens similar to Teasley Place, with final approval by DRB.
6. The historic building at 116 North Main Street shall be limited to office or restaurant use.
7. 116 North Main Street shall be saved on the property, restored, and designated under the City's Historic Preservation Incentive Ordinance. Restoration shall be completed by the 1st TCO/CO, subject to a Certificate of Appropriateness from the Historic Preservation Commission.
8. Lot coverage shall not exceed 80%. Lot coverage calculation shall be determined based on the land area not including the Cumming Street future right-of-way.
9. Parking deck shall be screened with a mix of landscape materials of varying heights, with final approval by DRB.
10. Decorative lighting and trees shall be placed on the upper deck, with final approval by DRB.
11. Although the road is not being built at this time, developer shall set aside land to accommodate future right-of-way for the Cumming Street extension (as established in a Development Agreement), as depicted on the site plan prepared by AEC, dated 3/18/2022. Area shall be maintained as greenspace until such time that it is improved for the road extension.
12. Final streetscape shall include decorative pedestrian lighting, as approved by Staff.
13. Street trees shall be required in the planter along North Main Street (as approved by GDOT) and Violet Garden Walk, as well as behind the sidewalks as a continuation of what has been previously planted or designed in the Downtown and outside of any utility easements, as approved by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
14. Amenity space shall be developed on building rooftops and limited to use by the occupants, invitees and guests of the development. Green space amenity areas shall be planted with

decorative landscaping, hardscape, walls and seating. The landscape shall include plant selections promoting the historic district.

15. Foundation plantings, consisting of ornamental trees, shrubs, vines and/or grasses, shall be required for buildings with frontage along North Main Street, Cumming Street and Violet Garden Walk.
16. Developer shall conduct a resistograph full assessment for tree #787 (46" Water Oak) and #788 (37" Willow Oak). If trees are in Good condition they shall be saved, as approved by Staff.
17. Developer shall save a 14" Oak tree located west of the existing shed, if the Cumming Street extension is not constructed.
18. Decorative paver aprons shall be required at project driveways, as approved by Staff.
19. 10' sidewalk requirement on Violet Garden Walk shall be reduced to 5' with the remaining 5' added to the landscape area.
20. Developer shall construct a minimum 5' sidewalk along the Cumming Street extension connecting sidewalks on North Main Street and Violet Garden Walk, as approved by Staff.
21. Developer shall screen car head lights with sufficient parking deck wall height and landscaping.
22. Developer shall improve project driveway access to North Main Street based on the recommendations of the traffic study, with final approval by Staff. Access modification shall require a GDOT driveway permit, ICE study, and signal modification for both existing and future GDOT improved condition. If a CO is anticipated post GDOT construction, only final condition required).
23. Site improvements shall not preclude a possible future vehicular connection between Violet Garden Walk and North Main Street.
24. Greenspace shall be set aside, not including reserved right-of-way, equivalent to the area of the State 25' stream buffer for the purpose of off-setting impacts from piping the stream. Greenspace may be combined with tree save area.
25. To mitigate stream buffer impacts, developer shall comply with one or a combination of the following measures, as approved by Staff:
 - a. Provide 50% additional runoff reduction or water quality volume above the standard city requirements.
 - b. Provide buffer enhancement on an agreed upon area equal to at least 2 times the area of encroachment / impact. These can include, removing fallen trees from inside the stream bed that are impeding flow, plant eroded or sparsely vegetated areas of stream banks with live stakes, add enhanced buffer plantings where sparsely vegetated, and remove invasive vines.
 - c. Obtain any necessary state and federal approvals for the stream and buffer impacts.
 - d. Or alternative mitigation measures, as approved by Staff.

III. REPORT IN BRIEF:

The applicant, Market District Crabapple, LLC, is requesting to rezone 1.43 acres from C-1 (Neighborhood Commercial) to DT-MU (Downtown Mixed-Use) to allow for the construction of two (2), four (4) story mixed-use buildings, including 32,000 square feet of office, 4,000 square feet of retail, 8,000 square feet of restaurant and four (4) 'For-Sale' condominium units with structured parking. 116 North Main Street is on the City's Contributing Historic Buildings list and is proposed to be saved and re-used as a restaurant. Variances are requested to eliminate stream buffers and reduce setbacks for a dumpster enclosure. The subject property is located at 116 and 126 North Main Street and 0 Christine Drive on the west side of North Main Street across from the intersection with Cumming Street.

DISCUSSION

The submitted request, if approved, would allow for the construction of two (2), four (4) story mixed-use buildings, including 32,000 square feet of office, 4,000 square feet of retail, 8,000 square feet of restaurant and four (4) 'For-Sale' condominium units with structured parking on 1.43 acres in the Downtown Overlay. 116 North Main Street is on the City's Contributing Historic

Buildings list and is proposed to be saved and re-used as a restaurant. Rezoning is requested from C-1 to DT-MU, as well as variances to eliminate stream buffers and reduce setbacks for a dumpster enclosure. The subject property is located at 116 and 126 North Main Street and 0 Christine Drive on the west side of North Main Street at the intersection with Cumming Street.

The subject property represents three (3) parcels of land with frontage on North Main Street and Violet Garden Walk. Properties fronting North Main Street are developed with two (2) residential detached dwellings, one of which has been converted to retail use (116 North Main Street – Beau Vinci Violins). The property with frontage on Violet Garden Walk is developed with a shed. Surrounding properties are zoned C-1 to the north, O-I (Office-Institutional) to the east, DT-MU (Downtown Mixed-Use) to the south, and R-10MHD (Dwelling, 'For-Sale', Residential) to the west. Gracious Home is located to the east, a dentist office to the north, West of Main subdivision to the west, and 100 North Main is under construction to the south. The proposal is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Mixed Use'.

Variances are requested to eliminate stream buffers in order to pipe an intermittent stream and to reduce setbacks for a dumpster enclosure. Stream buffers are present on approximately 50% of the property, primarily on the rear half of the property. The applicant proposes two (2) options to mitigate the stream buffer variance: 1) provide additional runoff reduction or water quality volume, or 2) offsite stream buffer enhancement. As it relates to the dumpster setback variance, the presence of public right-of-way on three (3) sides of the property limits the placement of the dumpster on the property. The dumpster is proposed to be located within approximately twenty-feet (20') of Violet Garden Walk. The applicant states that the dumpster will be screened within a masonry enclosure and landscaping.

The Downtown Master Plan promotes a system of connected streets, including the extension of Cumming Street from North Main Street to Canton Street along an alignment with Lily Garden Place. The extension of Cumming Street impacts the applicant's property along its southern boundary and would require future right-of-way for the extension. The City has secured right-of-way for the extension from the adjacent property to the south, 100 North Main Street. If approved, the applicant should set aside future right-of-way to accommodate the Cumming Street extension.

SITE PLAN

The submitted site plan depicts two (2), 4-story (58'+), 28,000 square foot mixed-use buildings and a 2-level parking deck. Uses proposed for the buildings include 32,000 square feet of office, 4,000 square feet of retail, 8,000 square feet of restaurant and four (4) 'For-Sale' condominium units. Building 'A', which is located along North Main Street, will include retail, restaurant and office uses. Building 'B', which is located at the rear of the property, will include office and residential uses. In addition, a 3,300 square foot historic building at 116 North Main Street is depicted to be saved and re-used as a restaurant.

Access to the site is depicted from a new driveway off North Main Street. The applicant has removed vehicular access to the site from Violet Garden Walk, except that a dumpster would be accessed from Violet Garden Walk. 132 parking spaces are depicted in a 2-level parking deck, of which 35 spaces are located in the upper deck and 97 spaces in the lower deck. The Unified Development Code (UDC) requires 130 spaces for the proposed uses. Parking is not required for the historic building at 116 North Main Street since it is on the City's Contributing Historic Buildings list.

GDOT's North Main Street project includes the installation of twelve-foot (12') multi-use sidewalks along the frontage of the subject property. The site plan does not depict a sidewalk on Violet Garden Walk; however, a minimum five-foot (5') should be provided to be consistent with the development to the south. The reduced sidewalk would allow for additional landscape area for the benefit of the adjacent townhome development. Sidewalks along the Cumming Street extension will be reduced due to the limited right-of-way. As shown below, minimum building setbacks are generally consistent with the DT-MU development standards. A larger building setback is required along North Main Street to accommodate the 10' landscape strip outside of any utilities and easements.

- North Main Street – 15'
- Violet Garden Walk – 20' (from existing right-of-way/property line)
- Cumming Street Extension – 5'
- Side – 5'

The site plan reflects 7,000 square feet, or 11%, amenity space in a rooftop terrace and front plaza. For comparison, the development to the south provided approximately 28% amenity space, which included a rooftop amenity and tree save area. The DT-MU district requires a minimum 10% amenity space on sites less than five (5) acres. Additional amenity space is recommended given that the development has both residential and non-residential uses.

Existing trees on the property consists primarily of hardwoods. The site plan does not reflect any tree saves. The submitted tree assessment indicates that all trees are non-specimen based on their health or structural condition. However, the City Arborist recommends a resistograph full assessment be conducted on two (2) boundary trees #787 (46" Water Oak) and #788 (37" Willow Oak) in order to determine the condition of those trees. In addition, a 14" Oak located west of the existing shed should be saved.

A note on the site plan indicates that stormwater management will be handled underground under the structured parking deck.

ELEVATIONS

The submitted renderings reflect a Mercantile/Mill architectural style, which is approved for use in the Downtown Overlay. The applicant's architect provided the narrative below, which describes the building architecture, design and materials. The City's Downtown Consultant provided the following comments on the proposed renderings: 1) certain aspects of the building are too modern; 2) lack of cornice treatment; 3) balcony, railing, detailing and materials are not consistent with Mercantile/Mill style; and 4) suspended canopy is too monumental in scale and not consistent with Mercantile/Mill style.

"116/126 North Main has "open arms" to Main Street with activity and sounds facing away from the quieter residential neighborhood off Canton Street to the rear of the site. The proposed architecture is historically inspired "Mercantile/Mill" style which meets the downtown guidelines and directly relates to the Tudor Revival historic home being retained/repurposed within the development. The industrial fashioned exposed structural components (beams, bolts, rivets, cables, turnbuckles, etc.) mixed together with traditional brick wall elements and historically inspired fenestration rhythm provides a fresh addition to the downtown urban fabric and brings convenience, activity and value to this underserved and evolving north side."

The four (4) story buildings have a 1st floor height of sixteen-feet (16'), fourteen-foot (14') 2nd floor height, fifteen-foot (15') 3rd floor height, and thirteen-foot (13') 4th floor height for a total of 58'. The buildings are situated over a parking deck, which will add to the overall building height. The maximum building height allowed in the DT-MU district is 4-stories and 60'. The tallest buildings in the vicinity of the subject property are three (3) stories, including West of Main townhomes and 100 North Main Street which was limited by zoning condition to no more than three (3) stories and 46'. As shown in the table below, the only four (4) story buildings in the Downtown are located in the Central Business District, which is the Downtown Core.

Project Name	Location	Building Height
Applicant's Proposal	Mixed Use	4 stories, 58'+
100 North Main Street	Mixed Use	3 stories, 46'
City Center	Central Business District	4 stories, 60'
Teasley Place	Central Business District	4 stories, 60'
Liberty Hall	Central Business District	4 stories, 67', with rooftop 76'
55/61 Roswell Street Office Building	Central Business District	3 stories, 46'
Hamilton Hotel	Central Business District	4 stories, 56'
Wellstar Office Building	Mixed Use Live-Work	2 stories, 40'
Liberty Village	Mixed Use Live-Work	2 stories, 32'-45'
Kairos Old Milton	Mixed Use Live-Work	3 stories, 44'
Northside Office Building	Mixed Use Live-Work	3 stories, 44'
Providence Group Office Building	Mixed Use Live-Work	2 stories, 40'
The Maxwell	Mixed Use	2 stories, 32'

TRAFFIC

The applicant provided a trip generation report, which shows that the proposed development would generate 87 AM Peak Hour trips and 169 PM Peak Hour trips.

TRIP GENERATION										
Land Use	Size	A.M. Peak Hour			P.M. Peak Hour			24-Hour		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
710 – General Office	32,000 sf	55	8	63	10	54	64	215	216	431
931 – Fine Dining Restaurant	8,000 sf	3	3	6	41	21	62	335	336	671
822 – Strip Retail Plaza (<40K)	4,000 sf	9	7	16	20	21	41	199	199	398
220 – Multifamily Housing	4 units	0	2	2	1	1	2	13	14	27

The applicant commissioned a traffic impact study to determine specific impacts from the proposed development. The study recommends providing a fully signalized access with a dedicated left and a right/through lane. This recommendation modifies the proposed site plan and changes the existing GDOT construction project. Implementation will require GDOT approval and permits. Analysis of the proposed improvement with projected future traffic conditions result in LOS B.

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 proposed zoning would be suitable as it relates to the use and development of adjacent or nearby properties. The area is developed with a mix of office, retail and residential uses. However, the applicant's proposal impacts a stream and does not include any tree saves. Although DT-MU allows up to 60', the tallest buildings in the vicinity of the subject property are three (3) stories, including West of Main townhomes and 100 North Main Street which was limited by zoning condition to no more than three (3) stories and 46'.

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

Response: The proposed rezoning to DT-MU would not adversely affect the existing use or usability of adjacent or nearby properties, which are primarily developed with a mix of office, retail and residential uses. However, the applicant's proposal impacts a stream and does not include any tree saves. Although DT-MU allows up to 60', the tallest buildings in the vicinity of the subject property are three (3) stories, including West of Main townhomes and 100 North Main Street which was limited by zoning condition to no more than three (3) stories and 46'.

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

Response: The applicant's proposal would have significant impacts on the natural environment. The site plan depicts piping an intermittent stream and does not reflect any tree saves.

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

Response: While the property could be developed with office and retail use under the existing zoning, the proposed residential use requires a rezoning to DT-MU. The C-1 zoning district requires larger building setbacks, which is contrary to creating a walkable environment.

- 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 could result in excessive or burdensome use of public facilities and services. If approved, conditions are recommended requiring tree saves and limiting building height to no more than three (3) stories and 46'.

- 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 Downtown zoning districts. However, the applicant's proposal impacts a stream and does not include any tree saves. Although DT-MU allows up to 60', the tallest buildings in the vicinity of the subject property are three (3) stories, including West of Main townhomes and 100 North Main Street which was limited by zoning condition to no more than three (3) stories and 46'.

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 proposed zoning reflects a reasonable balance given the development of adjacent or nearby properties. The area is developed with a mix of office, retail and residential uses. However, the applicant's proposal impacts a stream and does not include any tree saves. Proposed conditions would require more greenspace and tree save to offset impacts. Although DT-MU allows up to 60', the tallest buildings in the vicinity of the subject property are three (3) stories, including West of Main townhomes and 100 North Main Street which was limited by zoning condition to no more than three (3) stories and 46'.

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

Response: While the property could be developed with office and retail use under the existing zoning, the proposed residential use requires a rezoning to DT-MU which is consistent with the future land use designation of the property. The C-1 zoning district requires larger building setbacks, which is contrary to creating a walkable environment.

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

Response: The rezoning request is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Mixed Use'.

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: There are not extraordinary and exceptional conditions pertaining to the property due to its size, shape or topography. However, the property has public right-of-way on three (3) sides which limits placement of the dumpster enclosure. In addition, the zoning proposal saves and re-purposes a historic building and the applicant proposes to mitigate stream buffer impacts with additional runoff reduction/water quality or buffer enhancement. If approved, a condition is recommended to offset impacts requiring that the developer set aside greenspace equivalent to the 25' State stream buffer area.

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

Response: Application of the stream buffers and preserving the historic structure significantly impact the developable area of the property. In addition, the property has public right-of-way on three (3) sides which limits placement of the dumpster enclosure. If approved, a condition is recommended requiring that the developer set aside greenspace equivalent to the 25' State stream buffer area.

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

Response: The stream, historic structure and public right-of-way on three (3) sides of the property represent peculiar conditions that impact the usability of the property. If approved, a condition is recommended requiring that the developer set aside greenspace equivalent to the 25' State stream buffer area.

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Response: Approval of the variances would cause a substantial detriment to the public good, if conditions are approved requiring stream buffer mitigation and greenspace set aside equivalent to the 25' State stream buffer area.

CONCURRENCES

Staff has reviewed the applicant's proposal against the established review criteria for a rezoning and variance. While the rezoning is consistent with the future land use designation of the property, the zoning proposal impacts an intermittent stream and does not save trees which would adversely affect the natural environment. Although DT-MU allows up to 60', the proposed 4-story buildings are taller than buildings in the vicinity of the property which are three (3) stories or less. If approved, conditions are recommended requiring tree saves and limiting building height to no more than three (3) stories and 46'.

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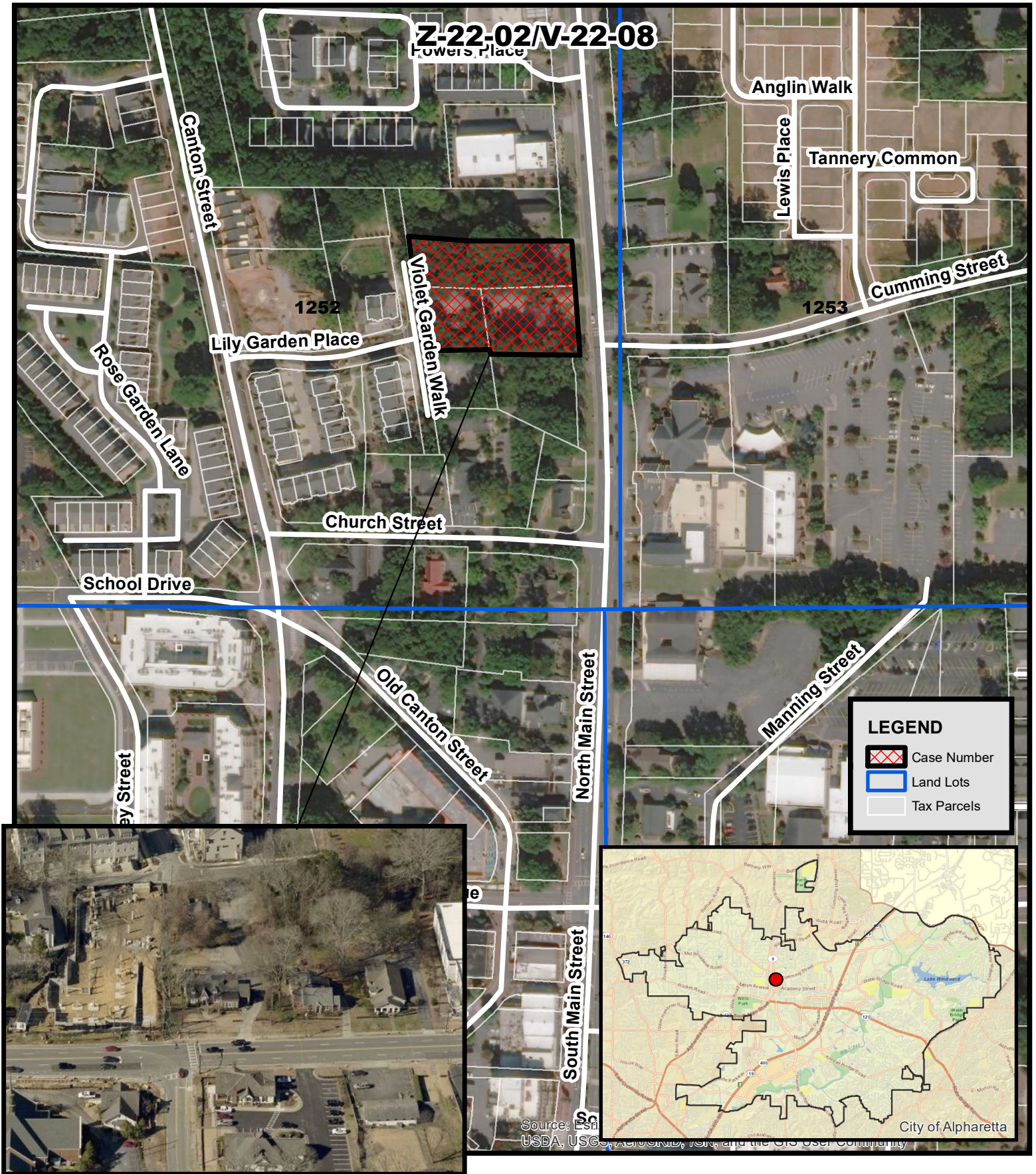
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Aerial Map 116 & 126 North Main Street

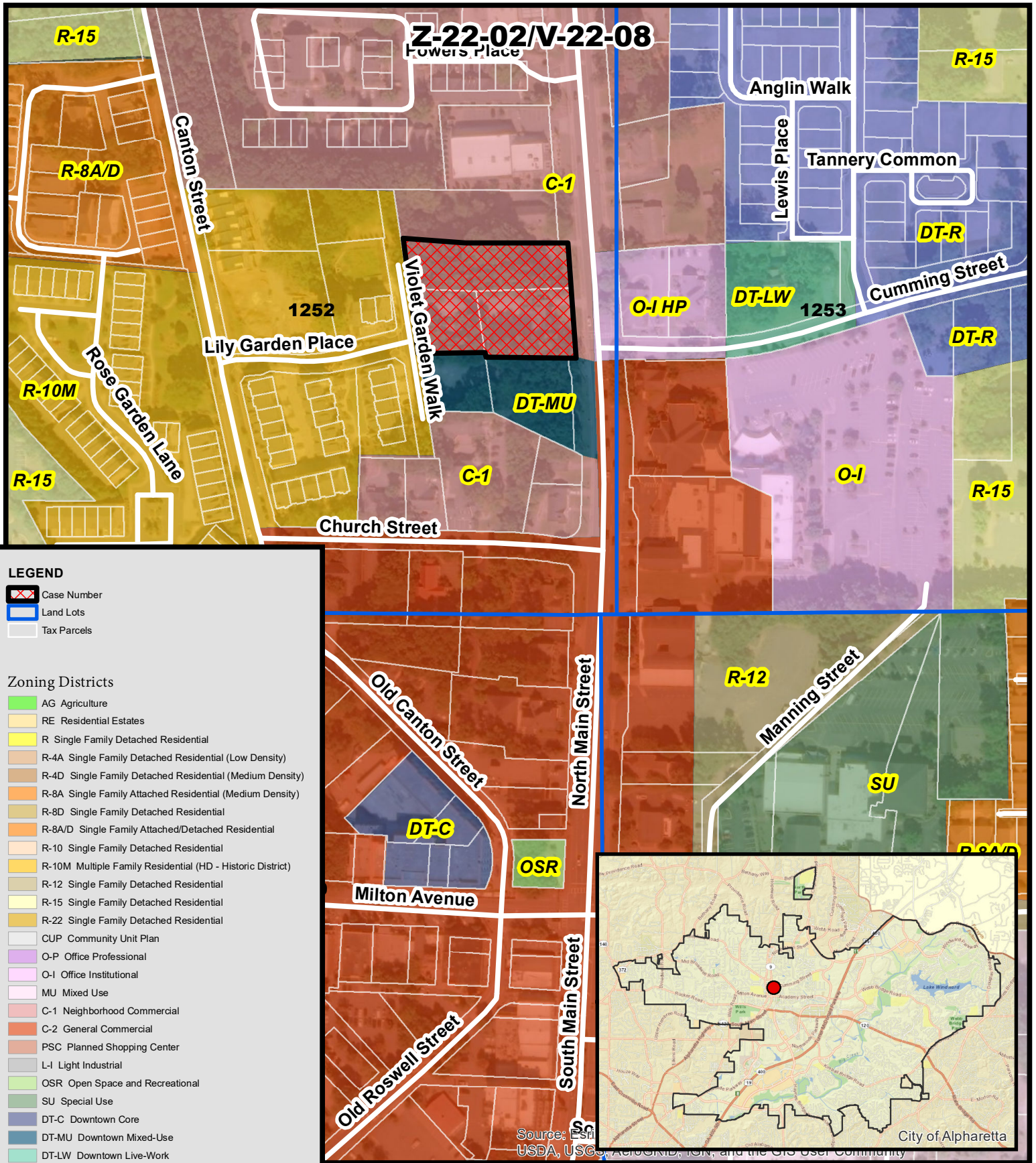
Z-22-02/V-22-08

D/LL: 2/2/1252

PC: 4/14/22

CC: 4/25/22

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



Zoning Map **116 & 126 North Main Street**

Z-22-02/V-22-08
D/LL: 2/2/1252
PC: 4/14/22
CC: 4/25/22



Location Map Provided by:
Community Development - GIS

Z-22-02/V-22-08

Fowers Place

Anglin Walk

Tannery Common

Lewis Place

Cumming Street

1253

pie

Church Street

Lily Garden Place

1252

Violet Garden Walk

mu

Rose Garden Lane

School Drive

Old Canton Street

North Main Street

Manning Street

cbd

pros

Milton Avenue

Old Roswell Street

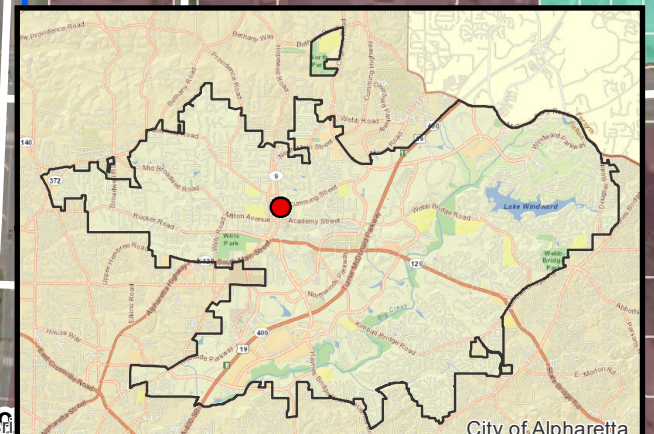
South Main Street

LEGEND

-  Case Number
-  Land Lots
-  Tax Parcels

Future Land Use Designation

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



Z-22-02/V-22-08

D/LL: 2/2/1252

PC: 4/14/22

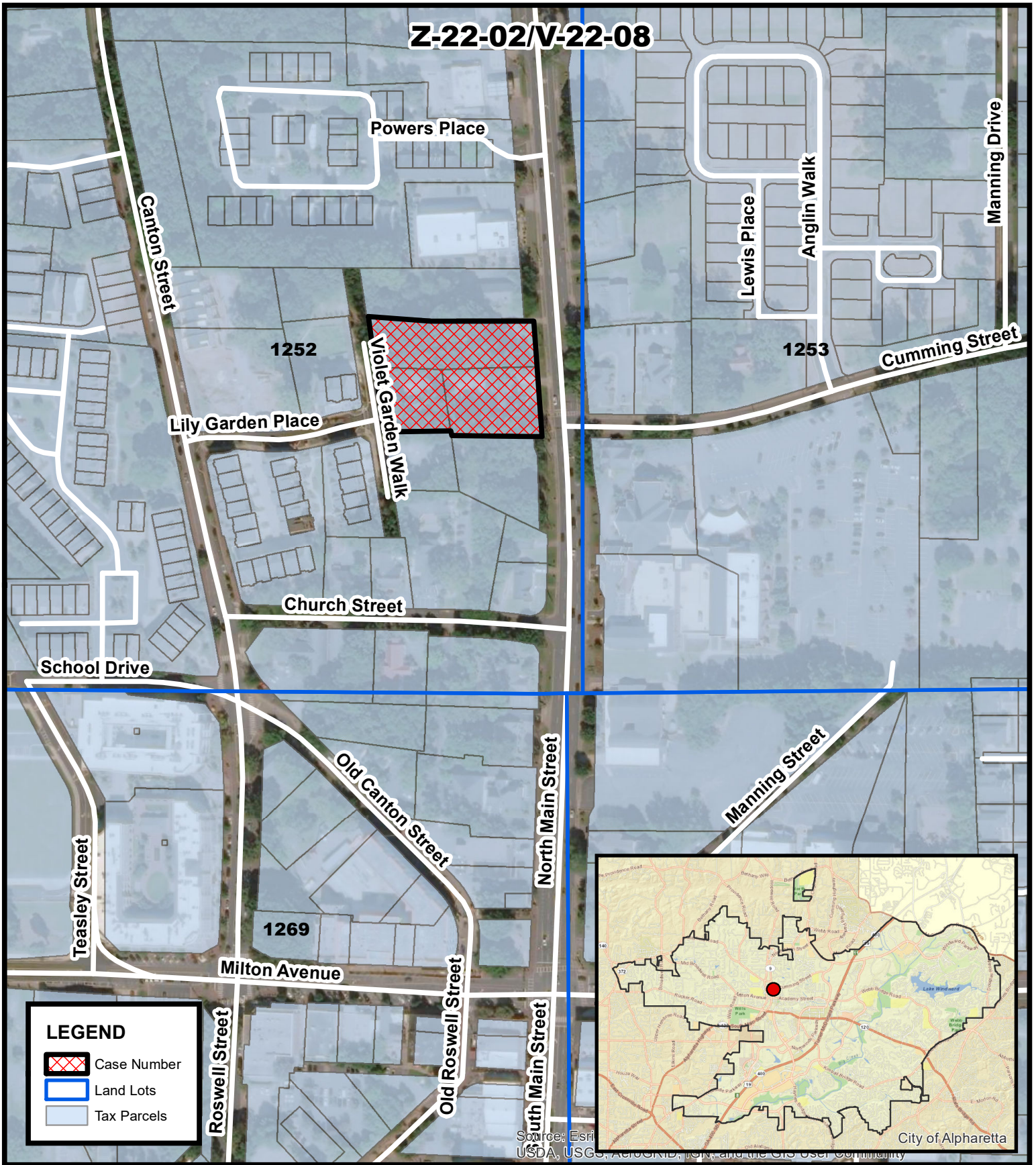
CC: 4/25/22



Future Land Use
116 & 126 North Main Street

Location Map Provided by:
Community Development - GIS

Z-22-02/V-22-08



LEGEND

-  Case Number
-  Land Lots
-  Tax Parcels



Location Map
116 & 126 North Main Street

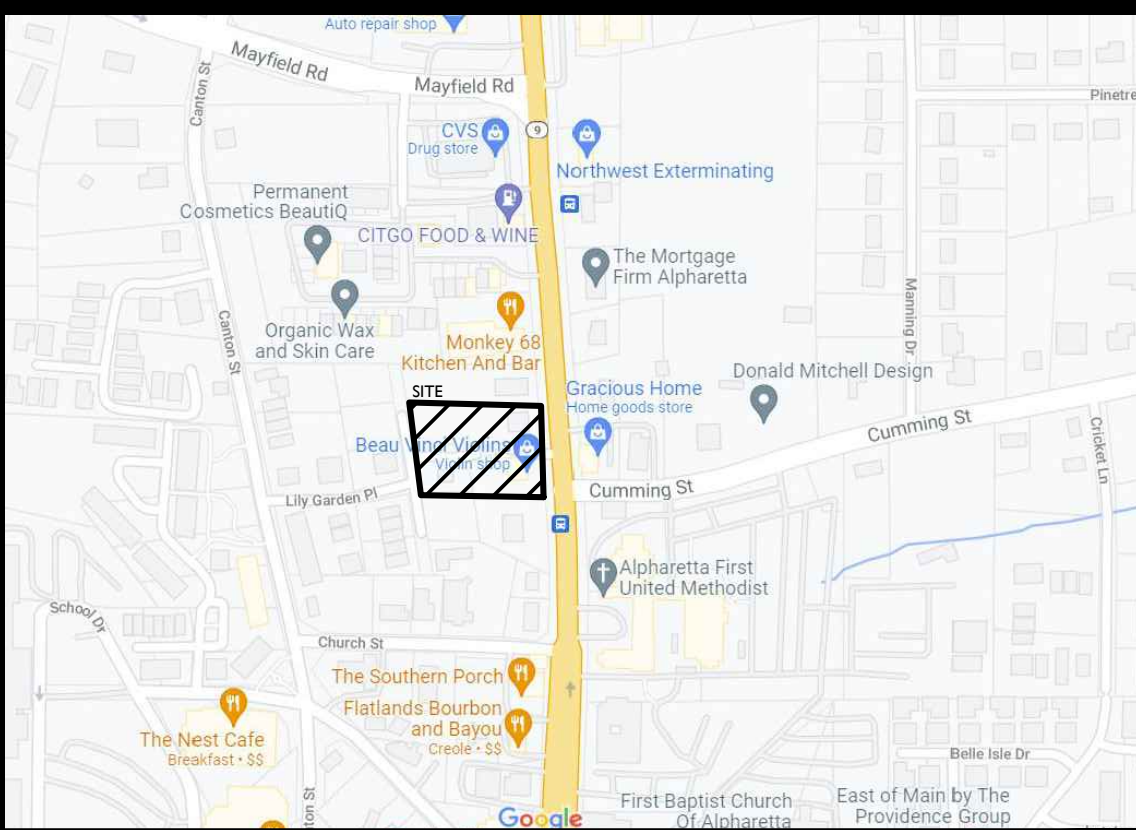
Z-22-02/V-22-08

D/LL: 2/2/1252

PC: 4/14/22

CC: 4/25/22

Location Map Provided by:
Community Development - GIS



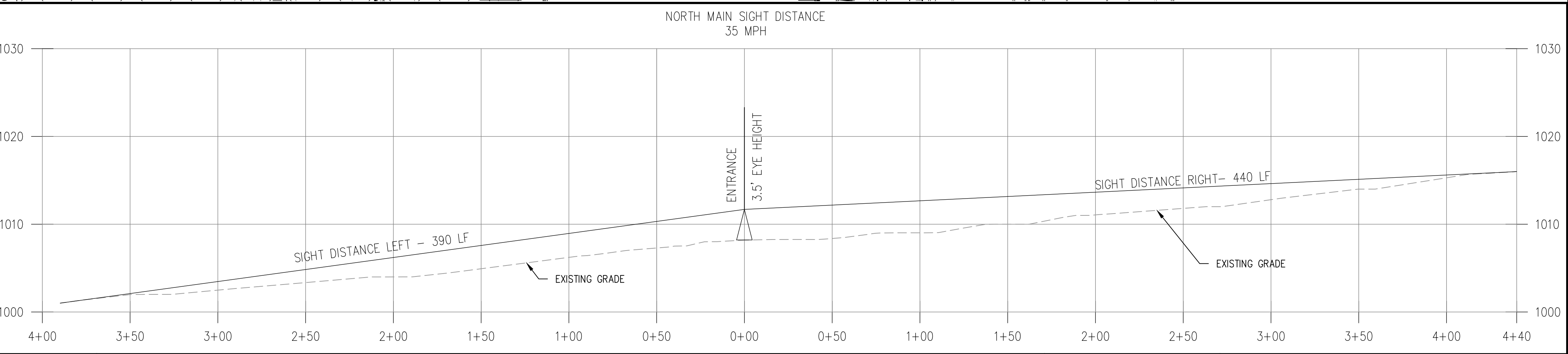
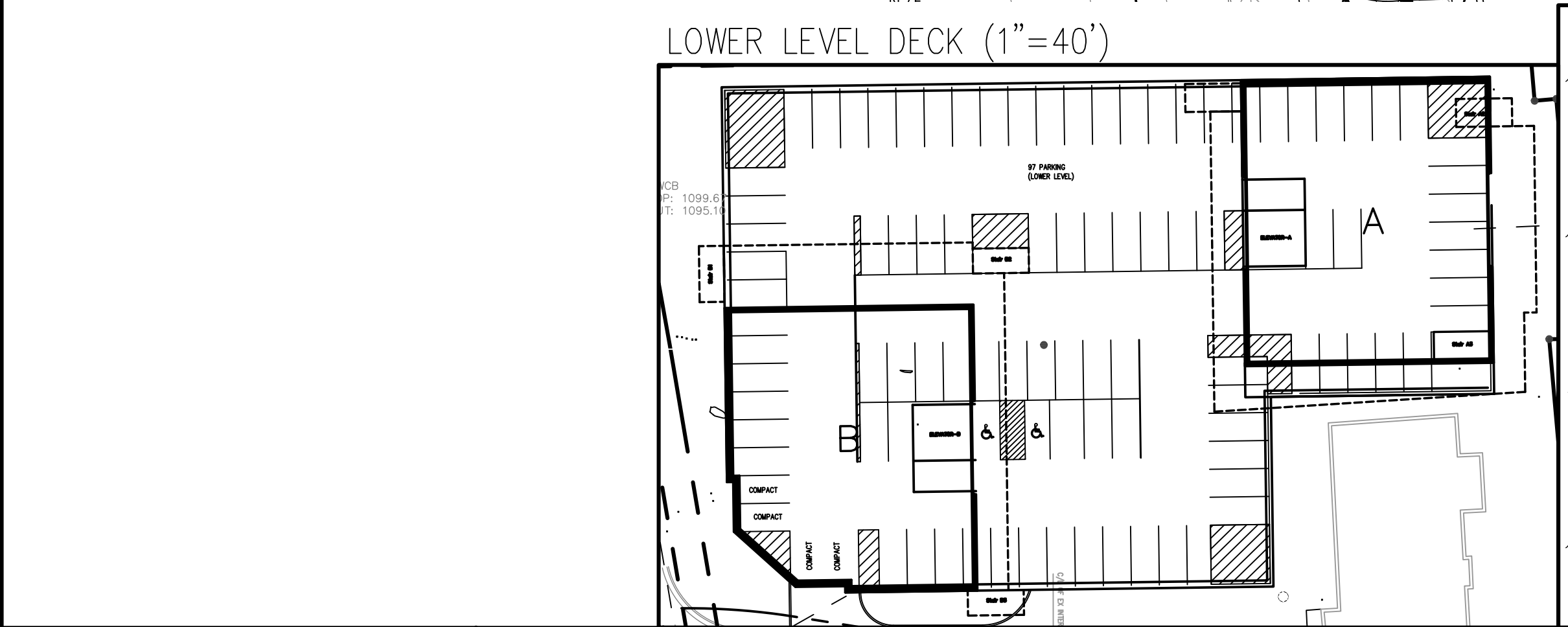
SITE LOCATION MAP (NTS)



Element Description	
Key and/or legend and site location map with North arrow	
Boundary survey of subject property which includes dimensions along property lines that match the metes and bounds of the property's written legal description and clearly indicates the point of beginning.	
Acres of the subject property.	
Location of land lot lines and identification of land lots.	
Existing, proposed, new dedicated, and future reserved rights-of-way of all streets, roads, and rail lines adjacent to and on the subject property.	
Proposed streets on the subject site.	
Current zoning of the subject site and adjoining properties.	
Existing buildings (with square footages, heights, and stories), walls, driveways, fences, cell towers, and any other structures or improvements on the subject property.	
Location of proposed buildings with square footages, heights, and stories.	
Layout and minimum lot size of proposed single-family residential lots.	
Topography of subject site.	
Required and proposed setbacks.	
100-year flood plain horizontal limits and flood zone designations as shown on survey or FEMA FIRM maps.	
Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed.	
Tree lines, woodlands, significant trees with critical root zones (1.3 x trunk diameter), and open fields on subject site.	
Required and proposed parking spaces, loading, and unloading facilities.	
Lakes, streams, and other waters on the site and associated buffers. Wetlands shown on GIS maps or survey.	
Proposed stormwater management facilities.	
Entrance distance profile assuming the driver's eye at a height of 3.5 feet.	
Existing driveways located within 150 feet of the subject property on adjacent or nearby parcels (including those parcels on the opposite side of a public street).	
Proposed access driveways and the available intersection sight distance (according to AASHTO Green Book).	



SITE DATA:	
116 & 126 NORTH MAIN STREET CITY OF ALPHARETTA FULTON COUNTY, GEORGIA LAND LOT 1252 1st DISTRICT 2nd SECTION	
TOTAL ACREAGE:	1.43
CURRENT ZONING:	C-1
FUTURE LAND USE:	MU
PROPOSED ZONING:	DT-MU
PROPOSED USE:	
• OFFICE:	32,000 s.f.
• RETAIL:	4,000 s.f.
• RESTAURANT:	8,000 s.f.
• RESIDENTIAL:	4 UNITS
PARKING:	
REQUIRED PARKING RATIOS	
• OFFICE:	3: 1000 s.f. (96 SPACES)
• RETAIL:	1: 500 s.f. (8 SPACES)
• RESTAURANT:	1: 500 s.f. (16 SPACES)
• RESIDENTIAL:	2.5 UNIT (10 SPACES)
TOTAL REQUIRED PARKING: 130 SPACES	
TOTAL PARKING PROVIDED:	
97 LOWER DECK	
35 UPPER DECK	
132 SPACES PROVIDED	
SITE STANDARDS:	
MIN AMENITY AREA	10% OF SITE (6,229 SF)
PROP AMENITY AREA	11% (7,000 SF) ROOFTOP TERRACE AND FRONT PLAZA
MAX LOT BUILDING COVERAGE	
PROP LOT BUILDING COVERAGE	80% (77,863 S.F.)
PROP LOT DECK COVERAGE	25.6% (16,000 SF)
TOTAL BUILDING/ DECK COVERAGE	34.2% (21,288 SF)
56.8%	
SETBACKS	
FRONT	5' MIN / 10' MAX
SIDE	0'
REAR	6' NO ALLEY
REAR	3' ALLEY
*STORMWATER MANAGEMENT WILL BE HANDLED UNDERGROUND UNDER THE DECK.	



CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE
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(770) 641-1942 • www.aecatl.com

Scale 1" = 20'

PRELIMINARY SITE PLAN
UPPER LEVEL

116 & 126 North Main St.

Alpharetta , Georgia

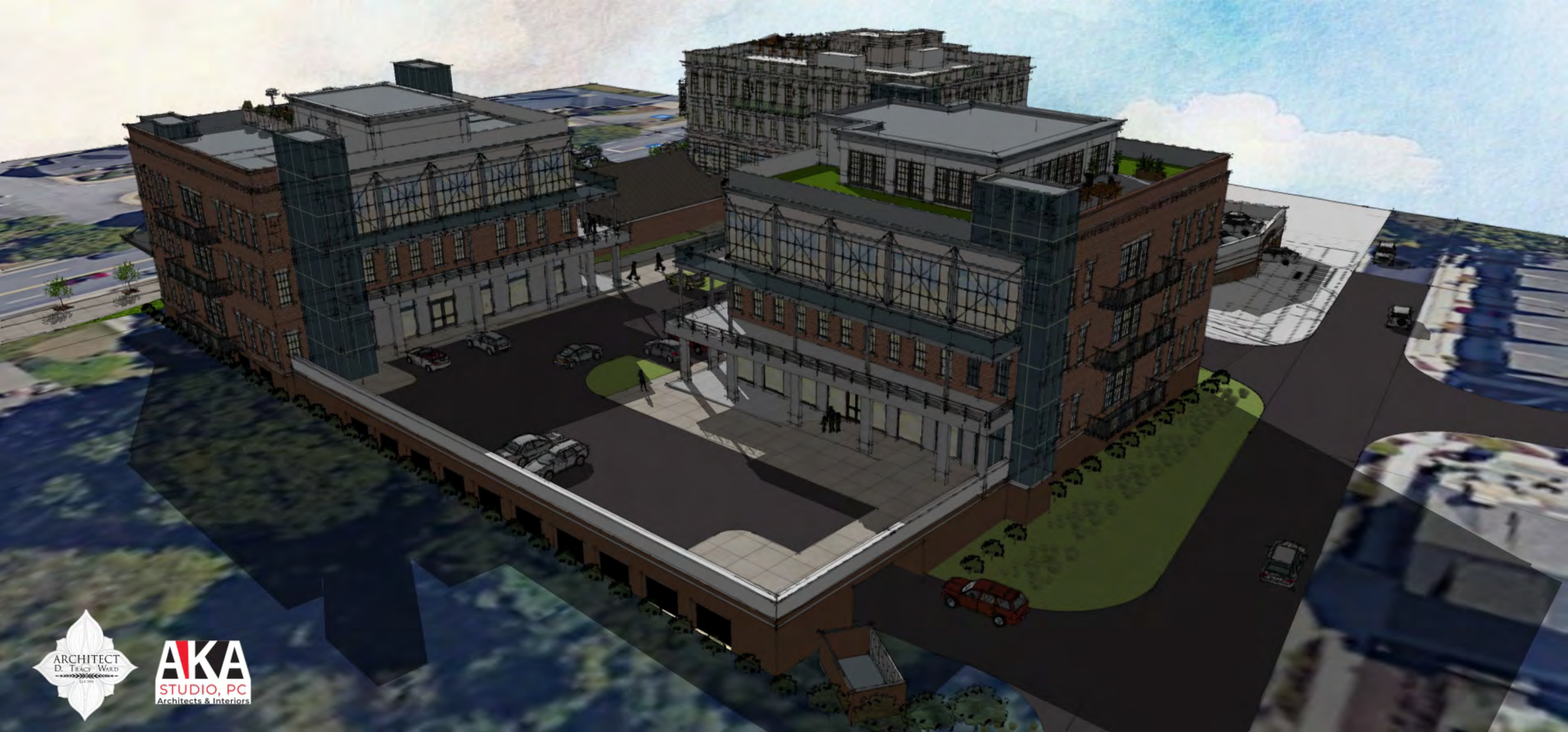
PROJECT INFORMATION	
PROJECT NO.:	22-4732
DATE:	MARCH 25, 2022
SCALE:	1" = 20'
FILE NAME:	22-4732P02.dwg
DESIGN/DRAWN:	SLR/ SLR



ARCHITECT
D. TRACY WARD
EST. 1993

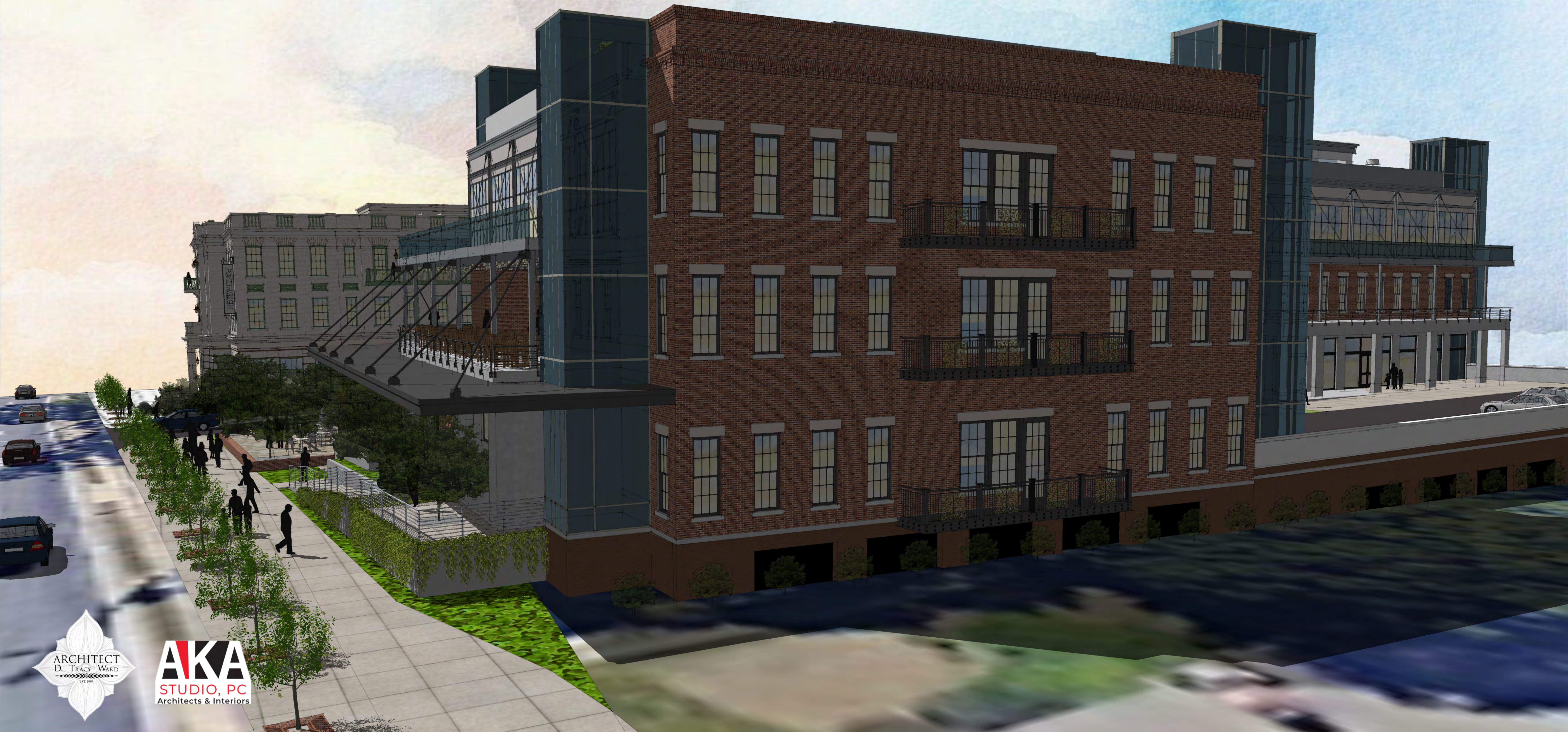
AKA
STUDIO, PC
Architects & Interiors















116 N MAIN STREET
ALPHARETTA, GA

ELEVATION

03/14/2022

ARCHITECT
D. TRACY WARD
EST 1993

AKA
STUDIO, PC
Architects & Interiors



630 Colonial Park Drive, Suite 200
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www.ecologicalsolutions.net

April 21, 2022

Mr. Steven Rowe
AEC, Inc.
50 Warm Springs Circle
Roswell, GA 30075

RE: State Waters Assessment
116 and 126 N. Main Street
Alpharetta, Georgia

Dear Mr. Rowe:

At your request, Ecological Solutions conducted a state waters assessment of the above-mentioned site in order to assess the presence and location of buffered state waters or Waters of the U.S. under the jurisdiction of the U.S. Army Corps of Engineers (USACE). The project area is in the City of Alpharetta, Georgia, just west of the intersection of North Main Street and Cumming Street. Field studies were conducted on April 21, 2022. Below is a brief description of our findings and potential permitting requirements.

The delineation was conducted in accordance with the USACE *Eastern Mountain and Piedmont Regional Supplement*. State waters were identified following protocols outlined in the Georgia Environmental Protection Division (EPD) *Field Guide for Determining State Waters that Require a Buffer* (September 2006). The Project Study Area (PSA) encompasses the boundary provided by AEC, Inc. and includes the lots at 116 and 126 North Main Street.

Waters of the United States

Field studies in the PSA did not identify any jurisdictional streams or wetlands.

There is a non-jurisdictional drainage feature that enters the site from the south. The drainage flows through two 18-inch corrugated metal pipes and exits the property at the northwest corner. This drainage feature appears to flow only in direct response to precipitation and does not meet the criteria to be considered an ephemeral drainage as it does not have a contiguous ordinary high-water mark (OHWM).

Permitting Overview

Section 404/U.S. Army Corps of Engineers

Streams, open waters, and wetlands are considered “Waters of the United States.” Construction activities within waters of the U.S. are regulated by USACE under the Clean Water Act (33 U.S.C. 1344).

Certain types of minor impacts or fill activities may be eligible for permitting under the Nationwide Permit (NWP) program; however, applicable NWPs only allow up to 0.5 acre of jurisdictional waters/wetlands impacts and 300 linear feet of perennial and intermittent stream impacts for single and complete projects. If impacts exceed these thresholds, an Individual Permit (IP) may be required.

Impacts associated with any site development may be eligible for a NWP. These permits allow up to 0.5 acre of wetland impacts and 300 linear feet of stream impact. Use of these permits would require a Pre-Construction Notification (PCN).

If required, a PCN must include applicant information, project location and description, purpose and need statement, limits of proposed impacts, detailed stream information, proposed culvert information and design specifications, mitigation plan (if applicable), and information regarding endangered species and cultural resources.

Once submitted, the USACE has 45 days to determine the completeness of the permit application. If no response is received at the end of the 45- review period, the permit is approved "by rule" unless there are outstanding issues such as cultural resources or protected species.

Compensatory mitigation is required for projects that result in adverse impacts to 0.1 acre or more of wetlands and/or more than 100 linear feet of stream. For a project that involves impact to both wetlands and streams, if either the 0.1-acre or 100-linear-foot threshold is met, compensatory mitigation is required for all impacts. For most NWP projects, compensatory mitigation is provided through the purchase of credits from an approved mitigation bank that services the project area.

Since there are no jurisdictional systems within the project area, no permit from the USACE will be required.

Georgia EPD/State Waters Requiring a Buffer

State waters are defined as “any and all rivers, streams, creeks, branches, lakes, reservoirs, ponds, drainage systems, springs, wells, and other bodies of surface or subsurface water, natural and artificial, lying within or forming a part of the boundaries of the State which are not entirely confined and retained completely upon the property of a single individual, partnership, or corporation, except as may be defined in O.C.G.A. 12-7-17(8).

The non-jurisdictional drainage feature referenced above is considered a non-buffered state water. This feature would not require a 25-foot buffer. A North Carolina Division of Water

Mr. Steven Rowe

April 21, 2022

Page 3 of 3

Quality Stream Identification Form was completed for this feature (Appendix A). The drainage feature scored 7 points and features typically need to score greater than 19 points to be considered buffered state waters. This drainage feature does not have a point of wrested vegetation as required for buffered state waters. Stream buffers are measured horizontally from the point where vegetation has been wrested by normal stream flow or wave action. Representative photographs of this drainage feature are included in Appendix B.

In many cases, EPD's authority for delineation of state waters is promulgated down to local issuing authorities (LIA), which administer the permitting process and issue Land Disturbance Permits (LDPs); however, only the director of EPD can grant a stream buffer variance once delineated. The LIA for this project is the City of Alpharetta.

Conclusion

Field investigations identified the presence of one non-jurisdictional drainage feature within the project area. This drainage feature is considered a non-buffered state water. Impacts to this feature should not require a permit from the USACE or a stream buffer variance from EPD depending on concurrence with the LIA.

Ecological Solutions appreciates the opportunity to assist you with this project. If you have any questions or require any additional information regarding this letter report, please contact me at 678-898-6868.

Sincerely,

ECOLOGICAL SOLUTIONS, INC.



David Smith, CPESC

Vice President

Attachments: Appendix A: NC Stream Form
Appendix B: Representative Photographs

Appendix A
NC DWQ Stream Form

NC DWQ Stream Identification Form Version 4.11

Date: 4/21/22	Project/Site: 116 & 126 N. Main St	Latitude: 34.678722°
Evaluator: David Smith	County: Fulton	Longitude: -84.295208°
Total Points: 7 Stream is at least intermittent if ≥ 19 or perennial if ≥ 30*	Stream Determination (circle one) Ephemeral Intermittent Perennial Non-buffered Stream Water	Other g. Quad Name:

A. Geomorphology (Subtotal = 4.5)

	Absent	Weak	Moderate	Strong
1 ^a . Continuity of channel bed and bank	0	1	2	3
2. Sinuosity of channel along thalweg	0	1	2	3
3. In-channel structure: ex. riffle-pool, step-pool, ripple-pool sequence	0	1	2	3
4. Particle size of stream substrate	0	1	2	3
5. Active/relict floodplain	0	1	2	3
6. Depositional bars or benches	0	1	2	3
7. Recent alluvial deposits	0	1	2	3
8. Headcuts	0	1	2	3
9. Grade control	0	0.5	1	1.5
10. Natural valley	0	0.5	1	1.5
11. Second or greater order channel	No = 0		Yes = 3	

*artificial ditches are not rated; see discussions in manual

B. Hydrology (Subtotal = 1.5)

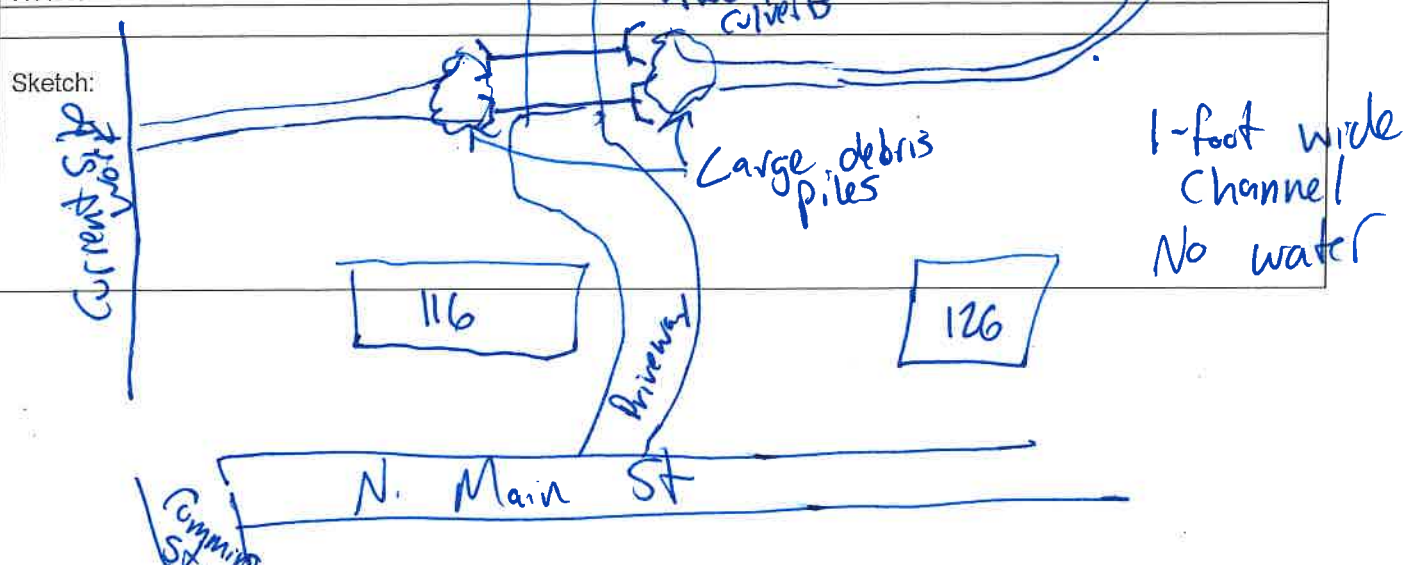
12. Presence of Baseflow	0	1	2	3
13. Iron oxidizing bacteria	0	1	2	3
14. Leaf litter	1.5	1	0.5	0
15. Sediment on plants or debris	0	0.5	1	1.5
16. Organic debris lines or piles	0	0.5	1	1.5
17. Soil-based evidence of high water table?	No = 0		Yes = 3	

C. Biology (Subtotal = 1.0)

18. Fibrous roots in streambed	3	2	1	0
19. Rooted upland plants in streambed	3	2	1	0
20. Macroinvertebrates (note diversity and abundance)	0	1	2	3
21. Aquatic Mollusks	0	1	2	3
22. Fish	0	0.5	1	1.5
23. Crayfish	0	0.5	1	1.5
24. Amphibians	0	0.5	1	1.5
25. Algae	0	0.5	1	1.5
26. Wetland plants in streambed	FACW = 0.75; OBL = 1.5 Other = 0			

*perennial streams may also be identified using other methods. See p. 35 of manual.

Notes:



Appendix B
Representative Photographs

Appendix B. Representative Photographs



Photograph 001. Non-buffered state water as it enters site (facing south).
(4/21/22)



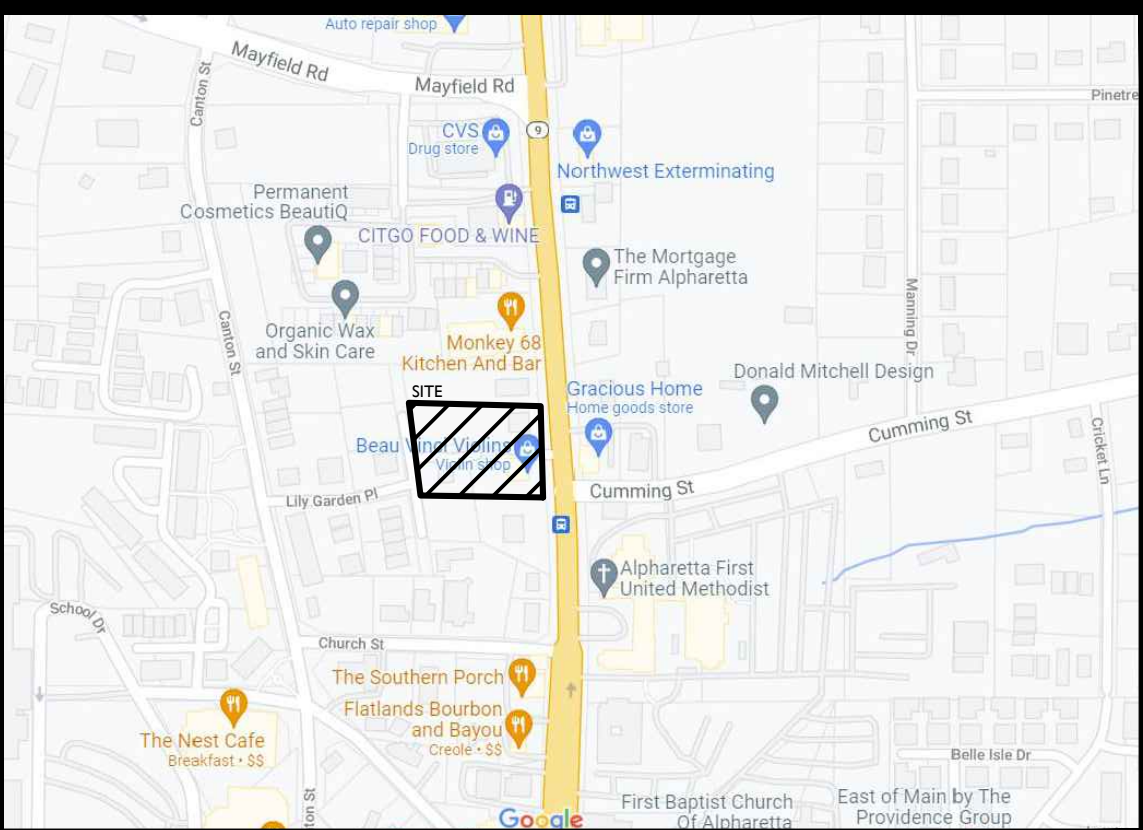
Photograph 002. Two 18-inch culverts at non-buffered state water (facing south).
(4/21/22)



Photograph 003. Non-buffered state water as it flows along northern property line (facing east). (4/21/22)



Photograph 004. Non-buffered state water as it exists the property at the northwest property corner (facing west). (4/21/22)



SITE LOCATION MAP (NTS)



PROPOSED BUFFER IMPACTS:

50' CITY STREAM BUFFER: 9,777 S.F.

75' IMPERVIOUS SETBACK: 8,564 S.F.

PROPOSED MITIGATION MEASURES:

NARRATIVE: THE SITE IS EXTREMELY CONSTRAINED BETWEEN THE CITY STREAM BUFFERS, PRESERVATION OF THE EXISTING HISTORIC HOME AND PRESERVING THE FUTURE RIGHT OF WAY FOR THE CUMMING STREET EXTENSION. BECAUSE OF THESE CONSTRAINTS, WE ARE REQUIRED TO PIPE THE ENTIRETY OF THE DRAINAGE COURSE THROUGH OUR SITE.

THE SITE IS LIMITED ON AREAS THAT CAN ACCOMMODATE ON-SITE PROJECT MITIGATION THEREFORE WE ARE PROPOSING ONE OF THE FOLLOWING OPTIONS:

MITIGATION OPTION 1: ADDITIONAL WATER QUALITY:

WE PROPOSE ADDING STORMWATER PER-TREATMENT INTO THE STORMWATER SYSTEM PRIOR TO DETENTION/ INFILTRATION WHERE AVAILABLE. IN ADDITION, WE WOULD ADD A POST TREATMENT DEVICE PRIOR TO DISCHARGE OFFSITE. THE INTENT OF THE PROPOSED MEASURES IS TO INCREASE THE TSS REMOVAL ABOVE THE 80% MINIMUM. AS A PART OF THIS MITIGATION WE WOULD ADD AN EDUCATIONAL SIGNAGE COMPONENT THROUGHOUT THE PROPERTY DETAILING HOW THE STORMWATER BMP'S FUNCTION AND THE BENEFITS TO THE COMMUNITY.

MITIGATION OPTION 2: OFFSITE PLANTING OF BUFFER TREES AND SHRUBS:

WE PROPOSED PLANTING ADDITIONAL NATIVE TREES AND SHRUBS IN AN AREA EQUAL TO THE 18,341 S.F OF BUFFER/ IMPERVIOUS SETBACK PROPOSED TO BE DISTURBED IN THIS PROJECT. THIS PLANTING COULD BE DONE ON CITY PROPERTY THAT CONTAINS WATERS OF THE STATE WHERE PROPER STREAM BUFFERS ARE NOT PROPERLY VEGETATED. WE WOULD FOLLOW THE PLANT MATERIAL SELECTIONS LOCATED IN THE GEORGIA STORMWATER MANUAL (BLUE BOOK) FOR CREATING THE SPECIFIC PLANTING PLAN.



SITE DATA:

116 & 126 NORTH MAIN STREET
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
LAND LOT 1252
1st DISTRICT 2nd SECTION

TOTAL ACREAGE: 1.43

CURRENT ZONING: C-1
FUTURE LAND USE: MU
PROPOSED ZONING: DT-MU

PROPOSED USE:

- OFFICE: 32,000 s.f.
- RETAIL: 4,000 s.f.
- RESTAURANT: 8,000 s.f.
- RESIDENTIAL: 4 UNITS

PARKING:

- REQUIRED PARKING RATIOS
- OFFICE: 3: 1000 s.f. (96 SPACES)
 - RETAIL: 1: 500 s.f. (8 SPACES)
 - RESTAURANT: 1: 500 s.f. (16 SPACES)
 - RESIDENTIAL: 2.5 UNIT (10 SPACES)
- TOTAL REQUIRED PARKING: 130 SPACES

TOTAL PARKING PROVIDED:

97 LOWER DECK
35 UPPER DECK
132 SPACES PROVIDED

SITE STANDARDS:

MIN AMENITY AREA 10% OF SITE (6,229 SF)
PROP AMENITY AREA 11% (7,000 SF) ROOFTOP TERRACE AND FRONT PLAZA

MAX LOT BUILDING COVERAGE 80% (77,863 S.F.)
PROP LOT BUILDING COVERAGE 25.6% (16,000 SF)
PROP LOT DECK COVERAGE 34.2% (21,288 SF)
TOTAL BUILDING/ DECK COVERAGE 56.8%

SETBACKS

FRONT 5' MIN / 10' MAX
SIDE 0'
REAR 6' NO ALLEY
REAR 3' ALLEY

*STORMWATER MANAGEMENT WILL BE HANDLED UNDERGROUND UNDER THE DECK.

NOTE:

1. THERE ARE NOT WETLANDS LOCATED ON THE PROPERTY.
2. BASED UPON THE ARBORIST REPORT BY OUTDOOR SPACES, THERE ARE NOT SPECIMEN TREES LOCATED ON THE SUBJECT PROPERTY.





**TRAFFIC IMPACT STUDY
FOR
MIXED-USE DEVELOPMENT AT
116 AND 126 NORTH MAIN STREET
ALPHARETTA, FULTON COUNTY, GEORGIA**



Prepared for:

***Market District Development LLC
8000 Avalon Boulevard – Suite 100
Alpharetta, GA 30009***

Prepared By:



A&R Engineering Inc.

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

April 22, 2022
A & R Project # 22-041

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1.0 INTRODUCTION

The purpose of this study is to determine the traffic impact from the proposed mixed-use development located in the northwest corner of the intersection of SR 9 (North Main Street) and Cumming Street in Alpharetta, Georgia. The traffic analysis evaluates the current operations and the future conditions with the traffic generated by the development. The proposed development will consist of:

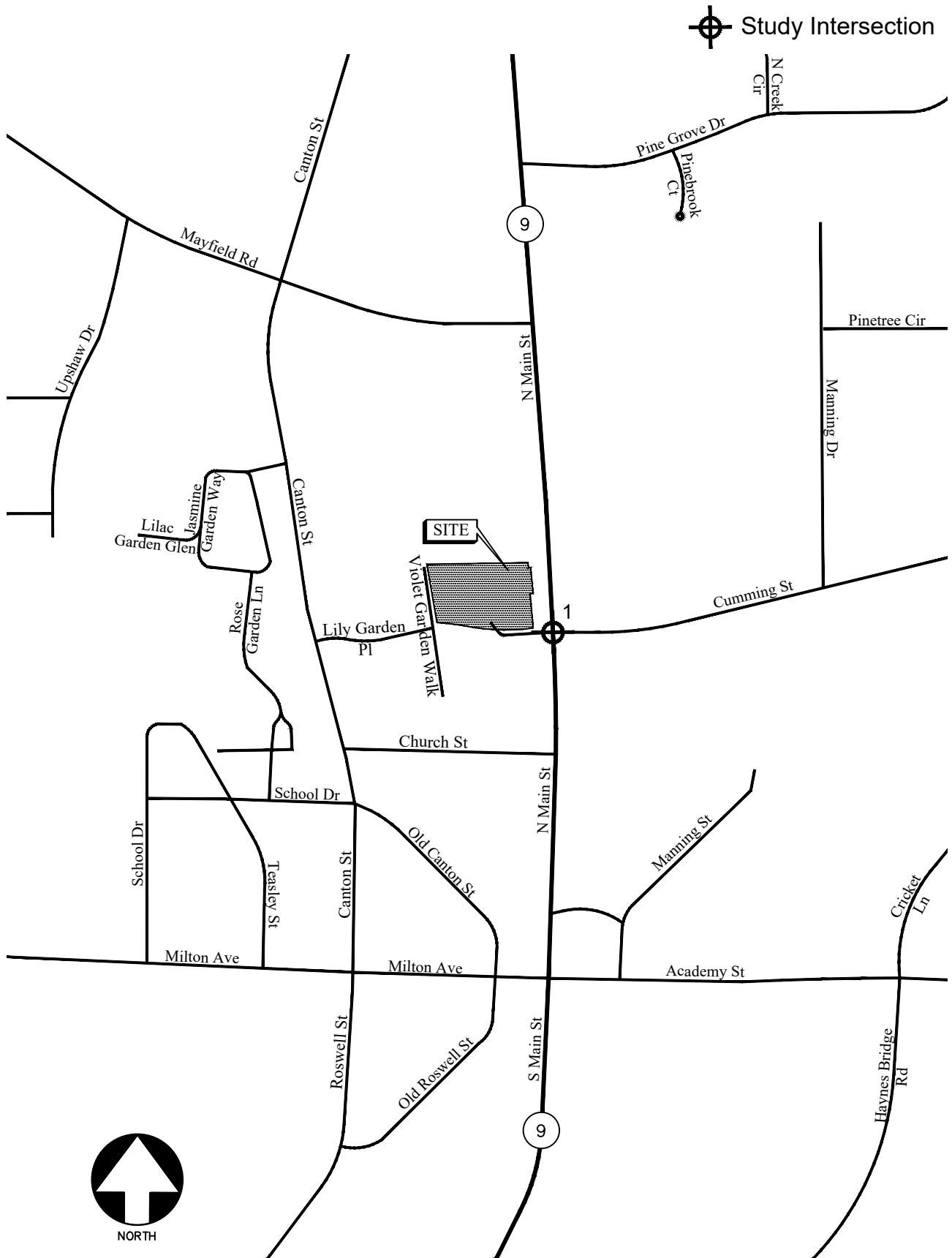
- Office: 32,000 sf
- Fine Dining Restaurant: 8,000 sf
- Retail: 4,000 sf
- Multifamily Housing: 4 units



The development proposes to have one full access driveway on SR 9 (North Main Street) aligned with Cumming Street.

The AM and PM peak hours have been analyzed in this study. This study includes the evaluation of traffic operations at the intersection of SR 9 (North Main Street) and Cumming Street.

Recommendations to improve traffic operations have been identified as appropriate and are discussed in detail in the following sections of the report. The location of the development and the surrounding roadway network is shown in Figure 1.



LOCATION MAP

FIGURE 1

A&R Engineering Inc.

2.0 EXISTING FACILITIES / CONDITIONS

2.1 Roadway Facilities

The following is a brief description of each of the roadway facilities located in proximity to the site:

2.1.1 SR 9 (North Main Street)

SR 9 (North Main Street) is a north-south, four-lane, undivided roadway with a posted speed limit of 35 mph in the vicinity of the site. Georgia Department of Transportation (GDOT) traffic counts (Station ID's 121-0144 & 121-0146) indicate that the daily traffic volume on SR 9 (North Main Street) in 2019 was 25,200 vehicles per day south of Milton Avenue/Academy Street and 25,700 vehicles per day south of Pine Grove Drive. GDOT classifies SR 9 (North Main Street) as an Urban Principal Arterial roadway near Milton Avenue/Academy Street and as an Urban Minor Arterial roadway near Pine Grove Drive.

2.1.2 Cumming Street

Cumming Street is an east-west, two-lane, undivided roadway with a posted speed limit of 35 mph in the vicinity of the site. GDOT traffic counts (Station ID 121-0926) indicate that the daily traffic volume on Cumming Street in 2019 was 4,920 vehicles per day west of Jayne Ellen Way/Clairmonte Avenue. GDOT classifies Cumming Street as an Urban Local roadway.

2.2 Accident Data

Accident reports were obtained for the most recent five years (2017-2021). The data showing the number, manner, and severity of collisions at the study intersection are shown in Table 1 below.

TABLE 1 — ACCIDENT DATA NORTH MAIN STREET AND CUMMING STREET						
MANNER OF COLLISION	Year					Total
	2017	2018	2019	2020	2021	
Angle	1	3	3	0	1	8
Rear-End	2	6	4	1	2	15
Head On	0	0	0	0	1	1
Sideswipe-Opposite Direction	1	0	1	0	0	2
Sideswipe-Same Direction	0	0	1	0	1	2
Total	4	9	9	1	5	28

5 out of the 15 Rear-End crashes resulted from driving too closely and not being able to stop on time when the vehicle in front stopped at the traffic light trying to turn left into Cumming Street. The construction of a southbound left turn lane will help prevent these type of crashes in the future.

3.0 STUDY METHODOLOGY

In this study, the methodology used for evaluating traffic operations at each of the subject intersections is based on the criteria set forth in the Transportation Research Board's Highway Capacity Manual, 6th edition (HCM 6). Synchro software, which utilizes the HCM methodology, was used for the analysis. At the intersection of SR 9 (North Main Street) and Cumming Street, synchro is unable to generate HCM 6 reports because of the southbound left turn movements having a "protected + permissive" phase without a dedicated left turn lane. Therefore, HCM 2000 was used to report this intersection results for the existing conditions analysis. The following is a description of the methodology employed for the analysis of unsignalized and signalized intersections.

3.1 Unsignalized Intersections

For unsignalized intersections controlled by a stop sign on minor streets, the level-of-service (LOS) for motor vehicles with controlled movements is determined by the computed control delay according to the thresholds stated in Table 1 below. LOS is determined for each minor street movement (or shared movement), as well as major street left turns. LOS is not defined for the intersection as a whole or for major street approaches. The LOS of any controlled movement which experiences a volume to capacity ratio greater than 1 is designed as "F" regardless of the control delay.

Control delay for unsignalized intersections includes initial deceleration delay, queue move-up time, stopped delay and final acceleration delay. Several factors affect the control delay for unsignalized intersections, such as the availability and distribution of gaps in the conflicting traffic stream, critical gaps and follow-up time for a vehicle in the queue.

Level-of-service is assigned a letter designation from "A" through "F". Level-of-service "A" indicates excellent operations with little delay to motorists, while level-of-service "F" exists when there are insufficient gaps of acceptable size to allow vehicles on the side street to cross the main road without experiencing long total delays.

TABLE 2 — LEVEL-OF-SERVICE CRITERIA FOR UNSIGNALIZED INTERSECTIONS		
Control Delay (sec/vehicle)	LOS by Volume-to-Capacity Ratio*	
	$v/c \leq 1.0$	$v/c \geq 1.0$
≤ 10	A	F
> 10 and ≤ 15	B	F
> 15 and ≤ 25	C	F
> 25 and ≤ 35	D	F
> 35 and ≤ 50	E	F
> 50	F	F

*The LOS criteria apply to each lane on a given approach and to each approach on the minor street. LOS is not calculated for major-street approaches or for the intersection.

Source: Highway Capacity Manual, 6th edition, Exhibit 20-2 *LOS Criteria: Motorized Vehicle Mode*

3.2 Signalized Intersections

According to HCM procedures, LOS can be calculated for the entire intersection, each intersection approach, and each lane group. HCM uses control delay alone to characterize LOS for the entire intersection or an approach. Control delay per vehicle is composed of initial deceleration delay, queue move-up time, stopped delay and final acceleration delay. Both control delay and volume-to-capacity ratio are used to characterize LOS for a lane group. A volume-to-capacity ratio of 1.0 or more for a lane group indicates failure from capacity perspective. Therefore, such a lane group is assigned LOS F regardless of the amount of control delay.

Table 2 below summarizes the LOS criteria from HCM for motorized vehicles at signalized intersections.

TABLE 3 — LEVEL-OF-SERVICE CRITERIA FOR SIGNALIZED INTERSECTIONS		
Control Delay (sec/vehicle) *	LOS for Lane Group by Volume-to-Capacity Ratio*	
	$v/c \leq 1.0$	$v/c \geq 1.0$
≤ 10	A	F
> 10 and ≤ 20	B	F
> 20 and ≤ 35	C	F
> 35 and ≤ 55	D	F
> 55 and ≤ 80	E	F
> 80	F	F

*For approach-based and intersection wide assessments, LOS is defined solely by control delay

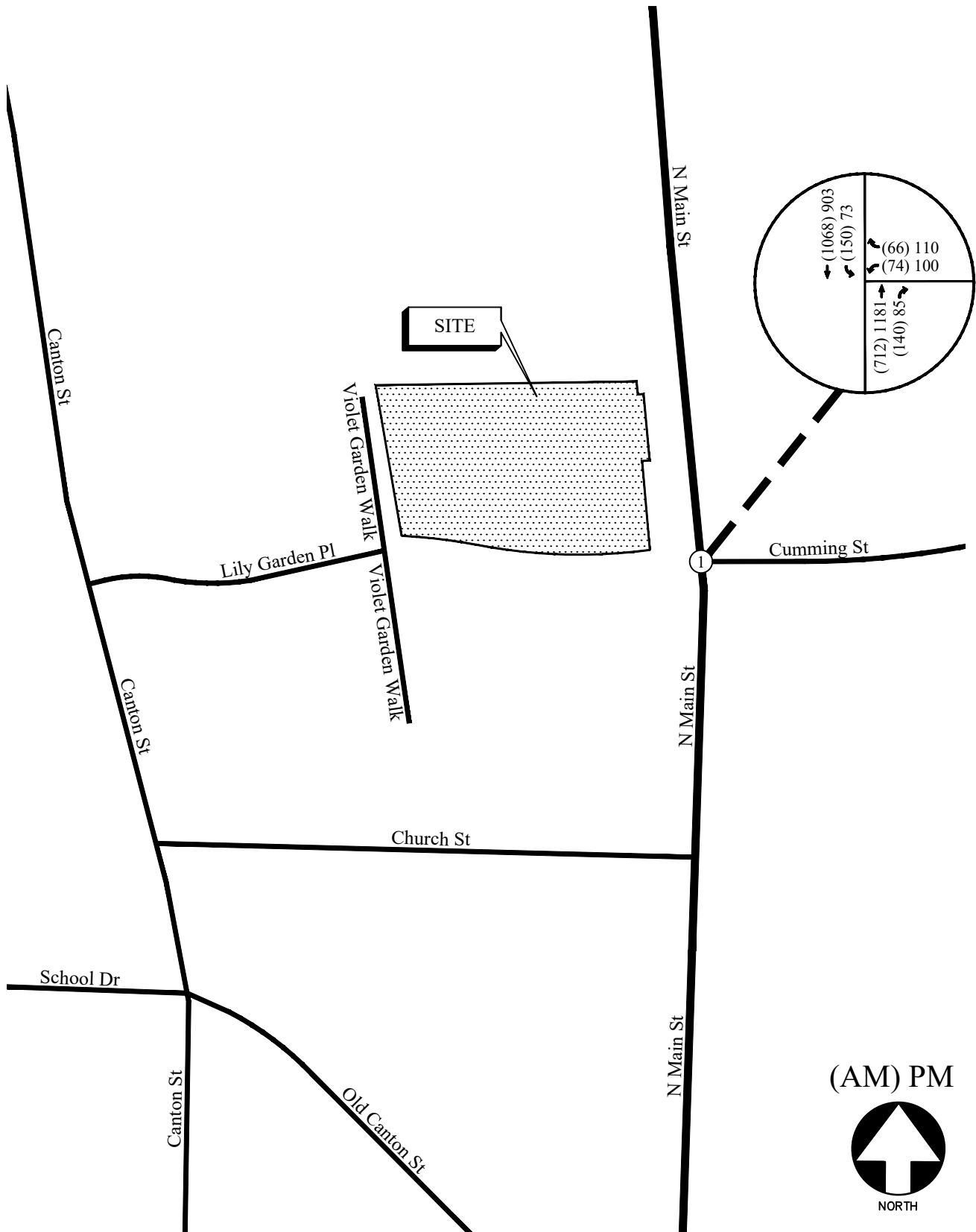
Source: Highway Capacity Manual, 6th edition, Exhibit 19-8 *LOS Criteria: Motorized Vehicle Mode*

LOS A is typically assigned when the volume-to-capacity (v/c) ratio is low and either progression is exceptionally favorable, or the cycle length is very short. LOS B is typically assigned when the v/c ratio is low and either progression is highly favorable, or the cycle length is short. However, more vehicles are stopped than with LOS A. LOS C is typically assigned when progression is favorable, or the cycle length is moderate. Individual cycle failures (one or more queued vehicles are not able to depart because of insufficient capacity during the cycle) may begin to appear at this level. Many vehicles still pass through the intersection without stopping, but the number of vehicles stopping is significant. LOS D is typically assigned when the v/c ratio is high and either progression is ineffective, or the cycle length is long. There are many vehicle-stops and individual cycle failures are noticeable. LOS E is typically assigned when the v/c ratio is high, progression is very poor, the cycle length is long, and individual cycle failures are frequent. LOS F is typically assigned when the v/c ratio is very high, progression is very poor, the cycle length is long, and most cycles fail to clear the queue.

4.0 EXISTING 2022 TRAFFIC ANALYSIS

4.1 Existing Traffic Volumes

Existing traffic counts were obtained at the study intersection of SR 9 (North Main Street) and Cumming Street. Turning movement counts were collected on Tuesday, March 15, 2022 during the AM and PM peak hours between 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM, respectively. The four consecutive 15-minute interval volumes that summed to produce the highest volume at the intersection were then determined. These volumes make up the peak hour traffic volumes for the intersection counted and are shown in Figure 2.



4.2 Existing Traffic Operations

Existing 2022 traffic operations were analyzed at the study intersection in accordance with the HCM methodology. Since HCM 6th edition does not support a “Permissive + Protected” left-turn type from a shared left-turn lane, HCM 2000 was used in the analysis. The results of the analyses are shown in Table 4.

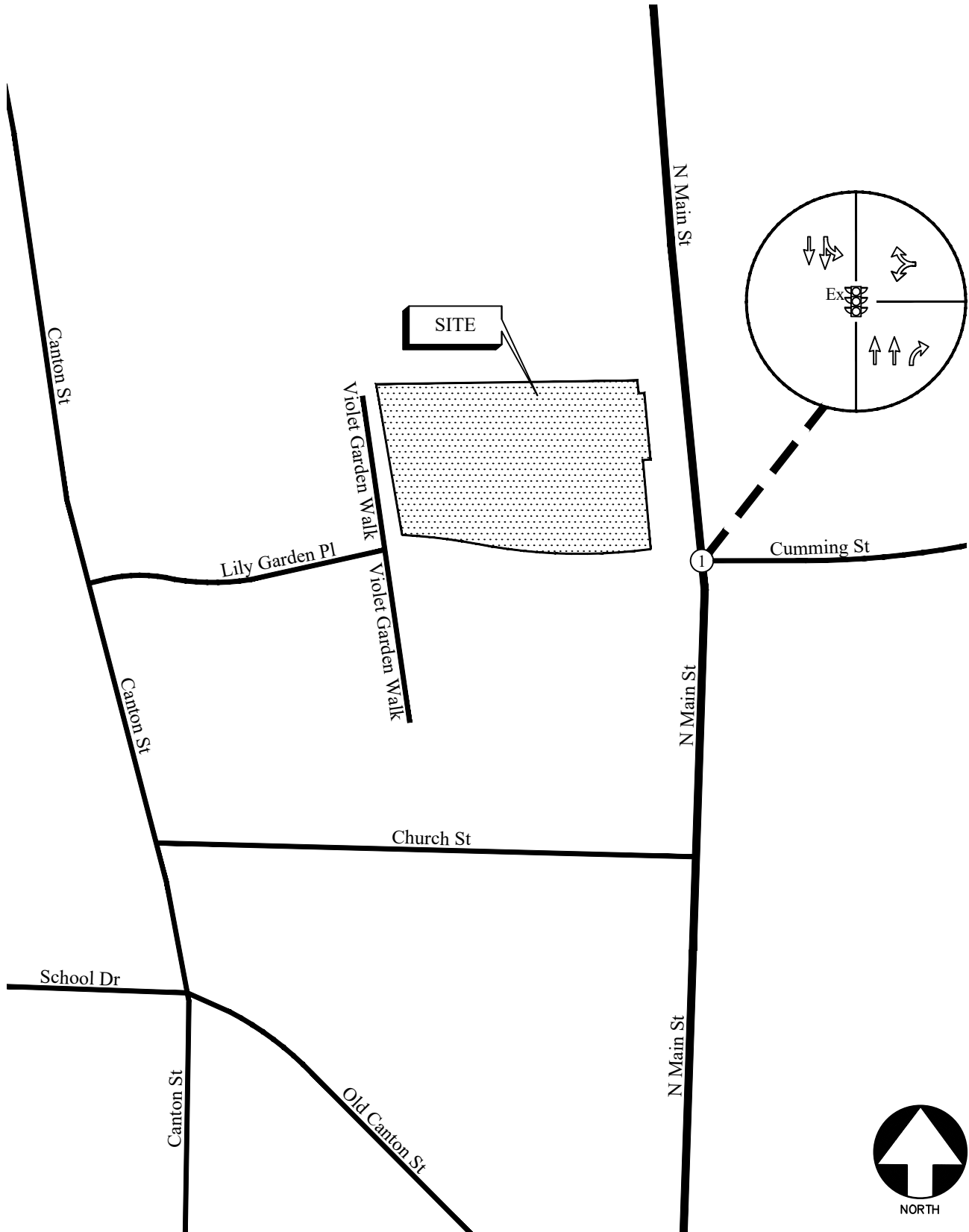
TABLE 4 — EXISTING INTERSECTION OPERATIONS				
Intersection		Traffic Control	LOS (Delay)	
			AM Peak Hour	PM Peak Hour
1	<u>SR 9 (N. Main Street) @ Cumming Street</u>	Signalized	<u>A (8.0)</u>	<u>B (10.3)</u>
	-Westbound Approach		E (56.6)	E (57.9)
	-Northbound Approach		A (3.3)	A (5.8)
	-Southbound Approach		A (5.8)	A (6.0)

The results of existing traffic operations analysis indicate that the intersection of SR 9 (North Main Street) and Cumming Street is operating at an overall level-of-service “B” or better in both the AM and PM peak hours.

The existing traffic control and lane geometry for the intersections are shown in Figure 3.

LEGEND

- Existing Lane Geometry
 Ex Existing Traffic Signal



EXISTING TRAFFIC CONTROL AND LANE GEOMETRY

FIGURE 3

A&R Engineering Inc.

5.0 PROPOSED DEVELOPMENT

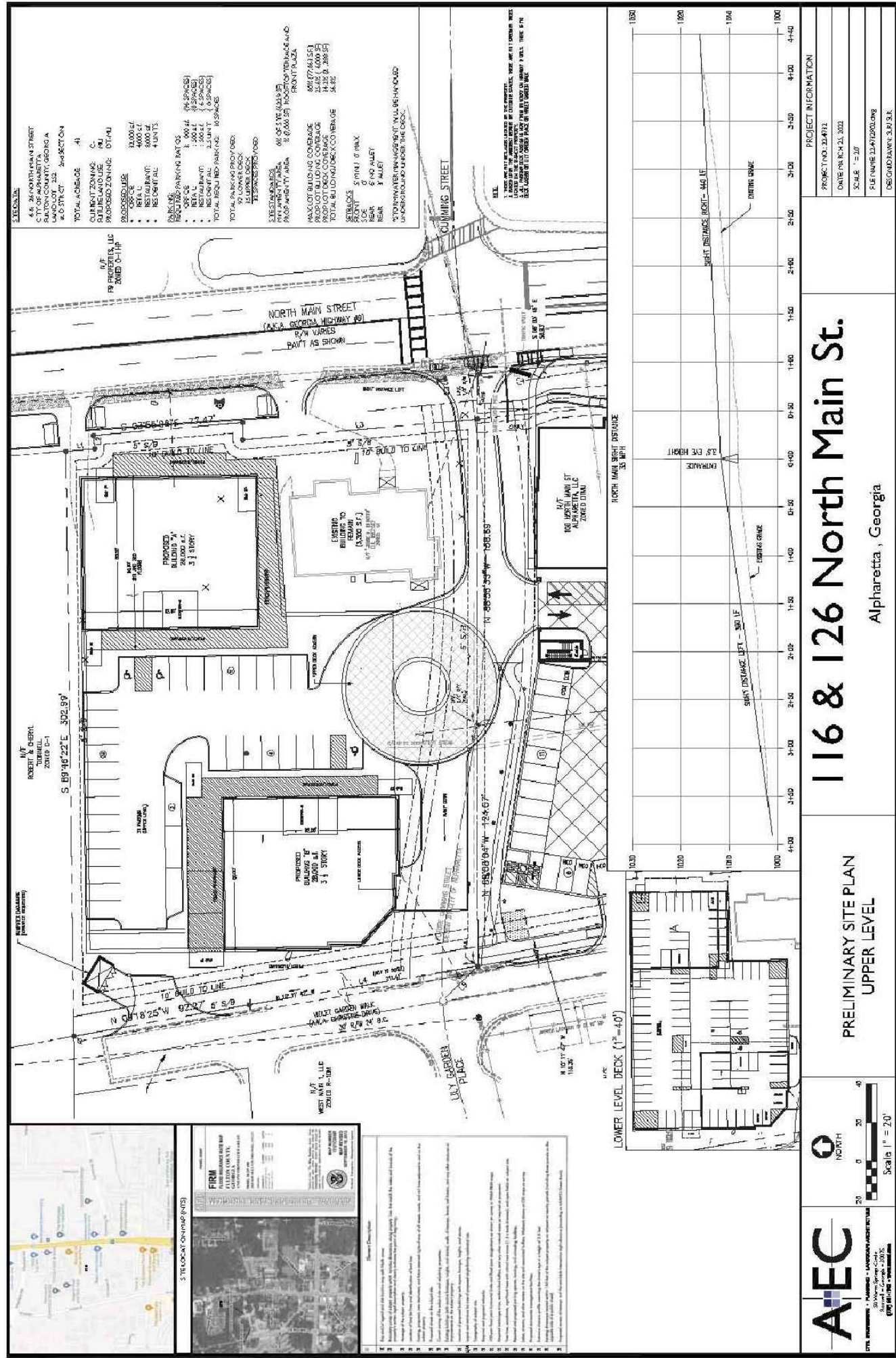
The proposed mixed-use development will be located in the northwest corner of the intersection of SR 9 (North Main Street) and Cumming Street in Alpharetta, Georgia and will consist of:

- Office: 32,000 sf
- Fine Dining Restaurant: 8,000 sf
- Retail: 4,000 sf
- Multifamily Housing: 4 units



The development proposes to have one full access driveway on SR 9 (North Main Street) aligned with Cumming Street.

A site plan is shown in Figure 4.



SITE PLAN

5.1 Trip Generation

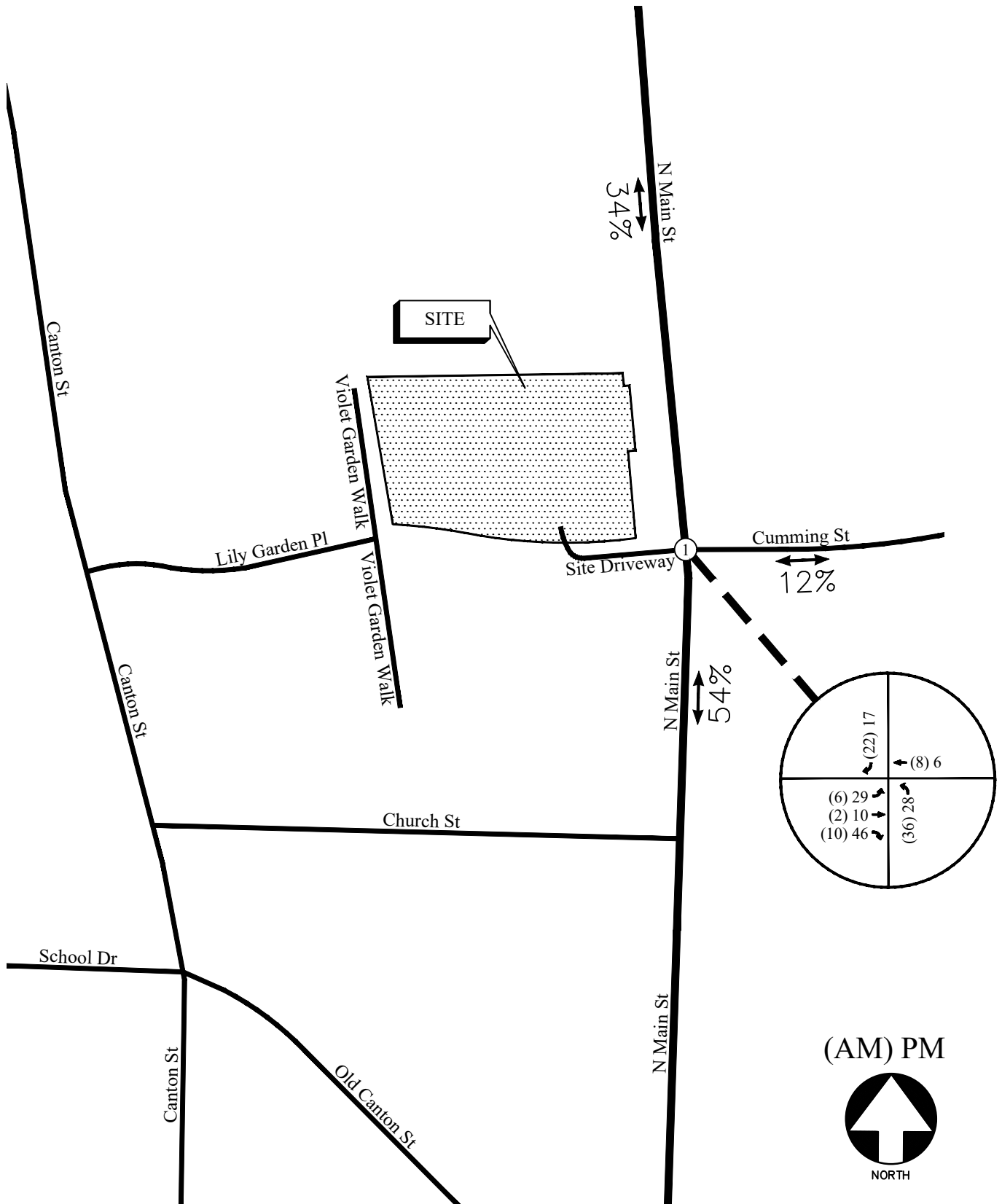
Trip generation estimates for the project were based on the rates and equations published in the 11th edition of the Institute of Transportation Engineers (ITE) Trip Generation report. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation was based on the following ITE Land Uses: 220 – *Multifamily Housing (Low-Rise) - Not Close to Rail Transit*, 710 – *General Office Building*, 822 – *Strip Retail Plaza (<40k)* and 931 – *Fine Dining Restaurant*. Due to the nature of the development, pass-by and mixed-use reductions have been applied per ITE standards. The calculated total trip generation for the proposed development is shown in Table 5.

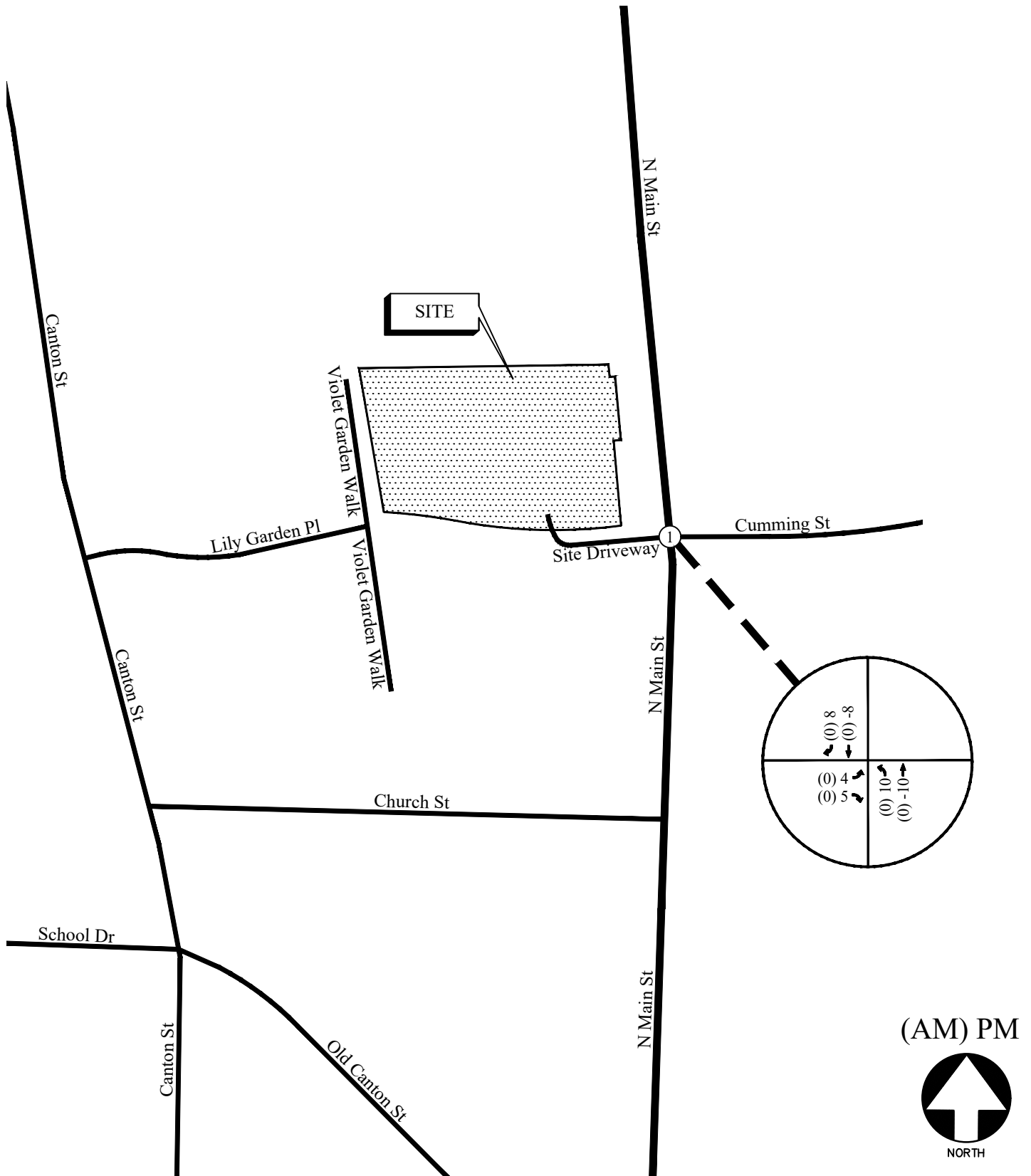
TABLE 5 – TRIP GENERATION (PROPOSED DEVELOPMENT)								
Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-way
ITE 220 – Multifamily Housing (Low-Rise) - Not Close to Rail Transit	4 units	0	2	2	1	1	2	27
Mixed-Use Reduction		0	-1	-1	0	-1	-1	-10
ITE 710 – General Office Building	32,000 sf	55	8	63	10	54	64	431
Mixed-Use Reduction		0	0	0	-1	-1	-2	-37
ITE 822 – Strip Retail Plaza (<40k)	4,000 sf	9	7	16	20	21	41	398
Mixed-Use Reduction		0	0	0	-1	0	-1	-17
ITE 931 – Fine Dining Restaurant	8,000 sf	3	3	6	41	21	62	671
Mixed-Use Reduction		-1	0	-1	-1	-1	-2	-30
Pass-by Trips (0%) 44%		0	0	0	-18	-9	-27	-270*
Total Trips (without Reductions)		67	20	87	72	97	169	1,527
New External Trips (with Reductions)		66	19	85	51	85	136	1,163

Daily pass-by reduction estimated to be least of the applied PM peak hour pass-by rate or ten times the PM pass-by volume

5.2 Trip Distribution

The trip distribution describes how traffic arrives and departs from the site. An overall trip distribution was developed for the site based on a review of the existing travel patterns in the area and the locations of major roadways and highways that will serve the development. The site-generated peak hour traffic volumes, shown in Table 5, were assigned to the study area intersections based on this distribution. The outer-leg distribution and AM and PM peak hour new traffic generated by the site are shown in Figure 5. Pass-by volumes have also been distributed based on existing travel patterns and are shown in Figure 6.





SITE PEAK HOUR PASS-BY VOLUMES
(PROPOSED DEVELOPMENT)

FIGURE 6
A&R Engineering Inc.

6.0 FUTURE 2024 TRAFFIC ANALYSIS

The future 2024 traffic operations are analyzed for the “Build” and “No-Build” conditions.

6.1 Future “No-Build” Conditions

The “No-Build” (or background) conditions provide an assessment of how traffic will operate in the study horizon year without the study site being developed as proposed, with projected increases in through traffic volumes due to normal annual growth. The Future “No-Build” volumes consist of the existing traffic volumes (Figure 2) plus increases for annual growth of through traffic and added traffic from other nearby planned developments.

6.1.1 Annual Traffic Growth

In order to evaluate future traffic operations in this area, a projection of normal traffic growth was applied to the existing volumes. The Georgia Department of Transportation recorded average daily traffic volumes at several locations in the vicinity of the site. Reviewing the growth over the last three years revealed growth of approximately 1% in the area. This growth factor was applied to the existing traffic volumes between collector and arterial roadways to estimate the future year traffic volumes prior to the addition of site-generated traffic.

6.1.2 Nearby Planned Developments

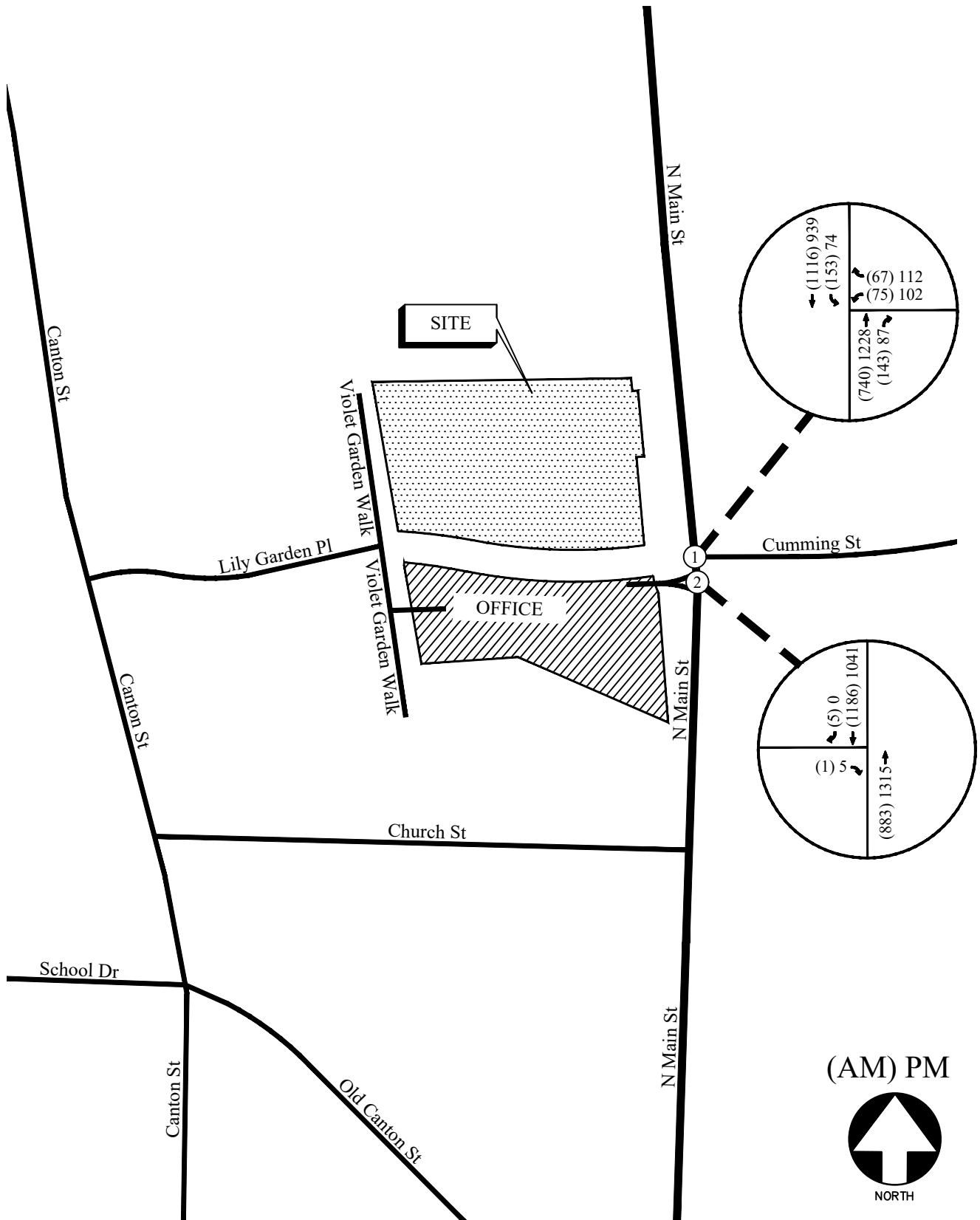
There are two planned developments in the vicinity of the proposed site:

Office Building at 100 North Main Street

A 28,100 square foot office building is proposed at 100 North Main Street to the southwest of the intersection of SR 9 (North Main Street) and Cumming Street. This site will have one right-in/right-out driveway on SR 9 (North Main Street) and one full access driveway on Violet Garden Walk. This development is proposing to close the right-in/right-out access on SR 9 (North Main Street) after the construction of our Site Driveway at the intersection of SR 9 (North Main Street) at Cumming Street and access their site from it as well. The trips from this development obtained from Figure 2 of the “Trip Generation Memo for 100 North Main Street – Alpharetta, Georgia” submitted in November 2019 were used to derive the AM and PM peak hour volumes at the study intersection. These volumes were added to the future year traffic volumes prior to the addition of site-generated traffic.

Innovation Academy High School

The school is already constructed and currently has 817 students enrolled. The total enrollment is proposed to be 1,500 students. To account for the increase in the student enrollment (1500 - 817 = 683 students) at the study intersection, the traffic on SR 9 (North Main Street) has been increased with a growth rate of 2% instead of the estimated 1% growth rate. The resulting Future “No-Build” volumes on the roadway are shown in Figure 7.



FUTURE (NO-BUILD) WEEKDAY PEAK HOUR VOLUMES

FIGURE 7

A&R Engineering Inc.

6.2 Future “No-Build” Traffic Operations

The future “No-Build” traffic operations were analyzed using the volumes in Figure 7 and the results are shown in Table 6 below.

To improve the safety operations at the intersection of SR 9 and Cumming Street, GDOT has a planned project to accommodate a southbound left turn lane by removing the northbound right turn lane on SR 9 (North Main Street). Traffic operations have also been evaluated with this system improvement and are shown in Table 6.

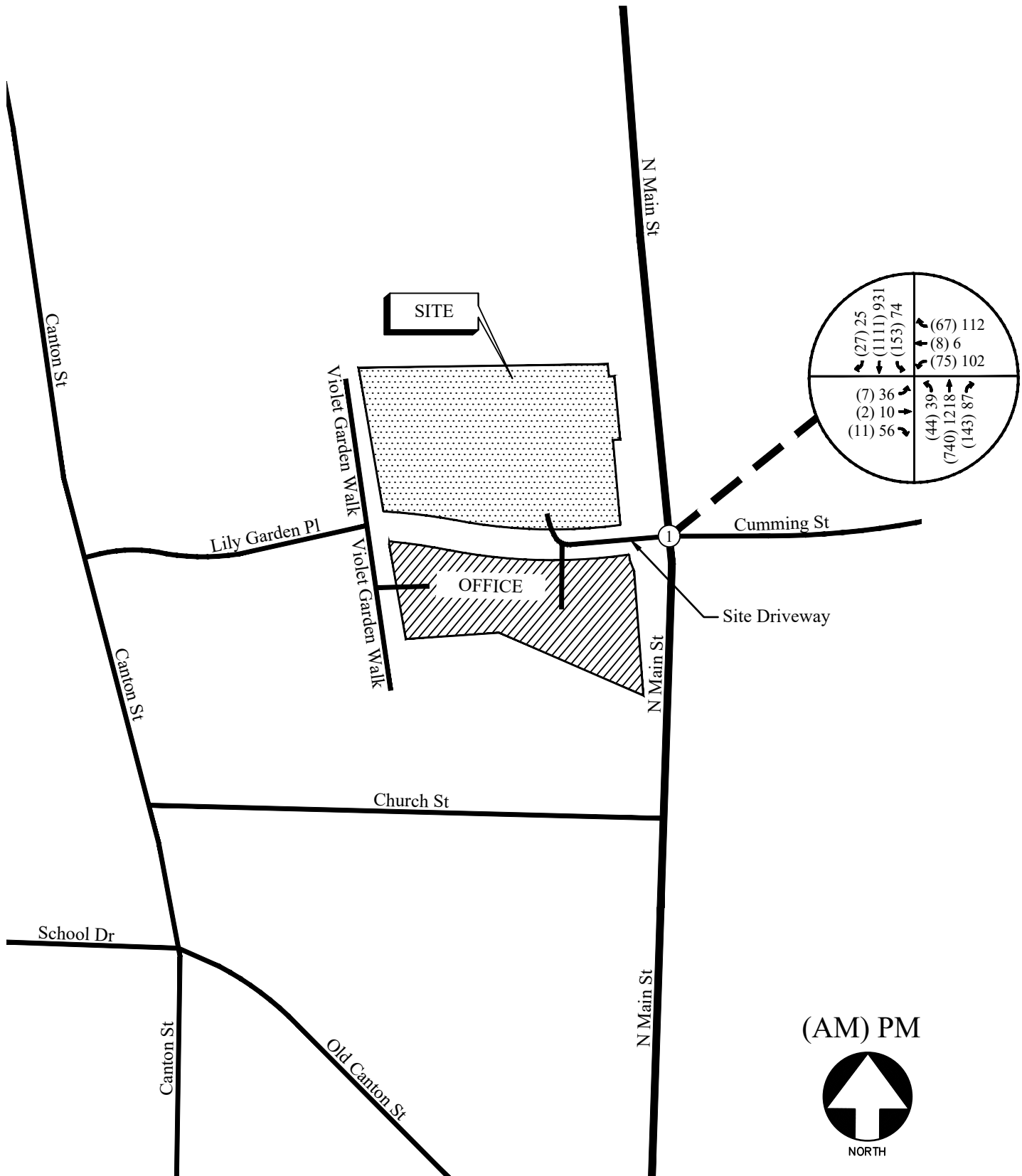
TABLE 6 — FUTURE “NO-BUILD” INTERSECTION OPERATIONS					
Intersection		No-Build Condition: LOS (Delay)			
		NO IMPROVEMENTS*		SYSTEM IMPROVEMENTS	
		AM Peak	PM Peak	AM Peak	PM Peak
1	SR 9 (N. Main Street) @ Cumming Street	A (8.3)	B (10.6)	A (9.0)	B (14.0)
	-Westbound Approach	E (56.9)	E (58.0)	E (62.6)	E (65.5)
	-Northbound Approach	A (3.4)	A (6.0)	A (7.4)	B (12.1)
	-Southbound Approach	A (6.3)	A (6.4)	A (4.0)	A (5.4)

* HCM 2000 results

The results of the future “No-Build” analysis indicate that the intersection of SR 9 (North Main Street) and Cumming Street will operate at an overall level-of-service “B” or better in both the AM and PM peak hours.

6.3 Future “Build” Conditions

The “Build” or development conditions include the estimated background traffic from the “No-Build” conditions plus the added traffic from the proposed development. To evaluate future traffic operations in this area, the additional traffic volumes from the site (Figure 5) and pass-by volumes (Figure 6) were added to base traffic volumes (Figure 7) to calculate the future traffic volumes after the construction of the development. These total future “Build” traffic volumes are shown in Figure 8.



FUTURE (BUILD) WEEKDAY PEAK HOUR VOLUMES

FIGURE 8

A&R Engineering Inc.

6.4 Auxiliary Lane Analysis

Included below are analyses for a left-turn lane and a deceleration lane for the site driveway per GDOT standards. The analyses below are based off the trip distribution included in Section 5.2. According to the trip distribution, the total 24-hour two-way volume entering and exiting the site is 1,527 vehicles.

6.4.1 Left Turn Lane Analysis

For four lane roadways with AADT's greater than 10,000 vehicles and a posted speed limit of 35 mph, the daily site generated traffic left-turn movements threshold to warrant a left-turn lane is 300 left-turning vehicles a day. The projected left-turn volumes per day for the driveway is included in Table 7.

TABLE 7 — GDOT REQUIREMENTS FOR LEFT TURN LANES					
Intersection	Left turn traffic (% total entering)	Left-turn Volume (vehicles/day)	Roadway Speed/ # lanes / ADT	GDOT Threshold (vehicles/ day)	Warrants met?
SR 9 (N. Main Street) @ Cumming Street / Site Driveway	54% (Northbound)	387 (total trips*) ÷ 2 × 0.54 = (1,433) ÷ 2 × 0.54 = 387	35 mph / 4-Lane / > 10,000	300	Yes

*Pass-by reductions included, mixed use reductions not included

Per GDOT standards, a left-turn lane is warranted at the proposed site driveway.

6.4.2 Deceleration Turn Lane Analysis

For two lane roadways with AADT's less than 6,000 vehicles and posted speed limits of 35 mph or less, the daily site generated traffic right-turn movements threshold to warrant a deceleration lane is 100 right turning vehicles a day. The projected right-turn volumes per day for the site driveway is included in Table 8.

TABLE 8 — GDOT REQUIREMENTS FOR DECELERATION LANES					
Intersection	Right-turn traffic (% total entering)	Right-turn Volume (vehicles/day)	Roadway Speed/ # lanes / ADT	GDOT Threshold (vehicles/day)	Warrants met?
SR 9 (N. Main Street) @ Cumming Street / Site Driveway	34% (Southbound)	244 (total trips) ÷ 2 × 0.34 = (1,433*) ÷ 2 × 0.34 = 244	35 mph / 4-Lane / > 10,000	100	Yes

*Pass-by reductions included, mixed use reductions not included

A deceleration lane is warranted at the site driveway per GDOT standards.

6.5 Future “Build” Traffic Operations

The future “Build” traffic operations were analyzed using the volumes in Figure 8. The results of the future traffic operations analysis are shown below in Table 9.

TABLE 9 – FUTURE INTERSECTION OPERATIONS							
Intersection		Future Condition: LOS (Delay)					
		NO IMPROVEMENTS*		SYSTEM** IMPROVEMENTS ONLY		SYSTEM & SITE*** IMPROVEMENTS	
		AM Peak	PM Peak	AM Peak	PM Peak	AM Peak	PM Peak
1	SR 9 (N. Main Street) @ Cumming Street / Site Driveway	B (10.2)	B (13.7)	A (10.0)	B (17.4)	A (9.8)	B (16.7)
	-Eastbound Approach	D (45.7)	D (42.1)	D (46.7)	D (41.2)	D (46.7)	D (41.0)
	-Westbound Approach	E (60.4)	E (61.6)	E (55.0)	E (57.4)	E (54.9)	E (55.1)
	-Northbound Approach	A (4.5)	A (8.2)	A (8.8)	B (16.5)	A (8.3)	B (15.3)
	-Southbound Approach	A (7.9)	A (8.0)	A (5.1)	A (7.9)	A (5.1)	A (7.8)

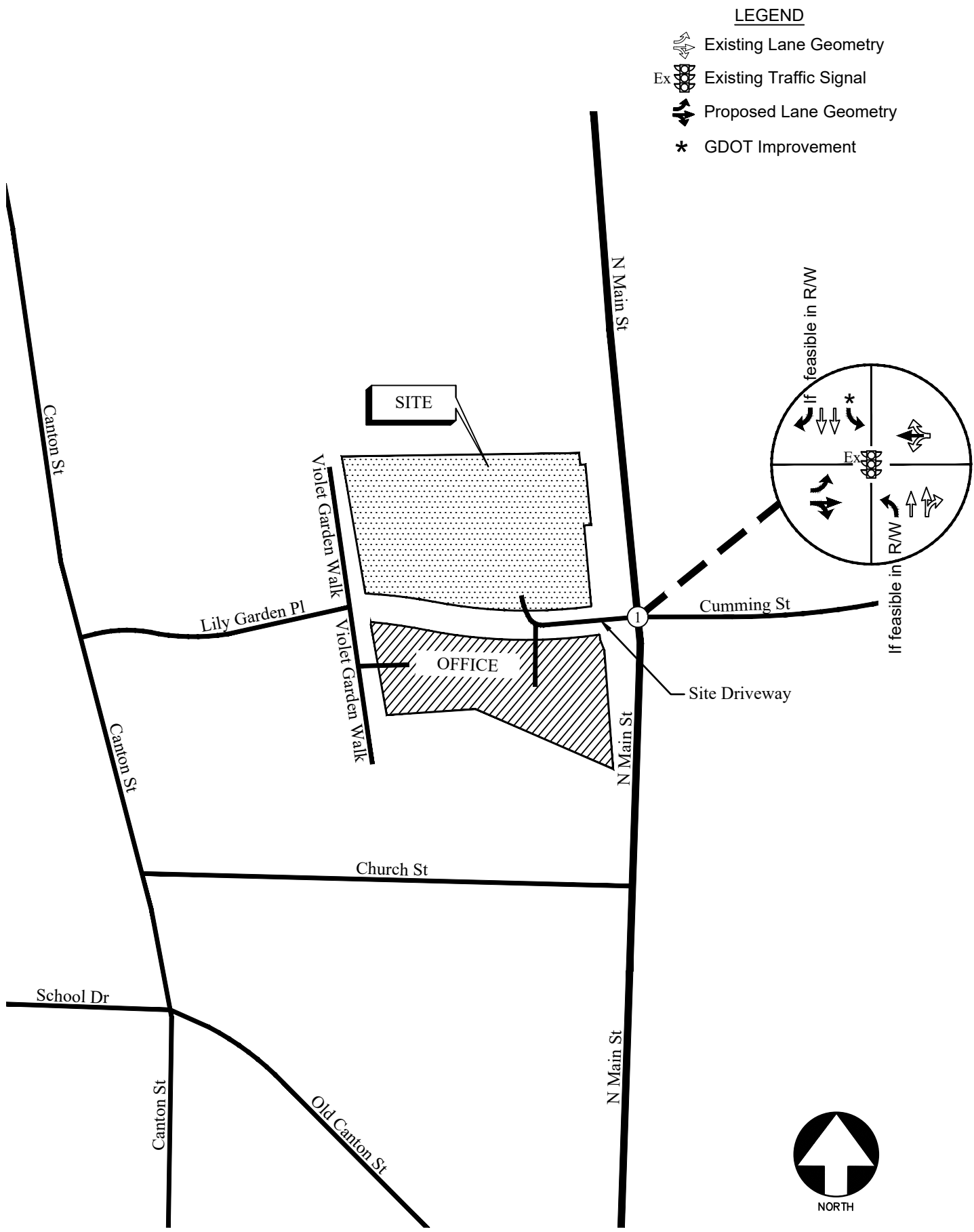
* HCM 2000 results

** System improvements include addition of southbound left turn lane and removal of northbound right turn lane on SR 9 by GDOT

*** Site improvements include addition of northbound left turn lane and southbound right turn lane on SR 9 for site entering traffic, if feasible within right-of-way

The results of the future “build” traffic operations analysis indicate that the study intersection will operate at an overall level-of-service “B” or better in both the AM and PM peak hours.

Recommendations on traffic control and lane geometry are shown in Figure 9.



FUTURE TRAFFIC CONTROL AND LANE GEOMETRY

FIGURE 9

A&R Engineering Inc.

7.0 CONCLUSIONS AND RECOMMENDATIONS

Traffic impacts were evaluated for the proposed mixed-use development located in the northwest corner of the intersection of SR 9 (North Main Street) and Cumming Street in Alpharetta, Georgia. The development will consist of:

- Office: 32,000 sf
- Fine Dining Restaurant: 8,000 sf
- Retail: 4,000 sf
- Multifamily Housing: 4 units

The development proposes to have one full access driveway on SR 9 (North Main Street) aligned across from Cumming Street.

The AM and PM peak hours have been analyzed in this study. This study included the evaluation of traffic operations at the intersection of SR 9 (North Main Street) and Cumming Street.

The analysis included the evaluation of Future operations for “No-Build” and “Build” conditions, both of which account for increases in annual growth of through traffic and added traffic from other nearby planned developments. The results of the future traffic operations analysis indicate that the intersection of SR 9 (North Main Street) and Cumming Street will continue to operate at an overall level-of-service “B” or better in both the AM and PM peak hours as in existing conditions with minimal increases in delays.

7.1 Recommendation for Site Access Configuration

The following access configuration is recommended for the proposed site driveway intersection:

- Full-access driveway on SR 9 (North Main Street), aligned with Cumming Street
 - One entering and two exiting lanes.
 - One left turn lane and a shared through/right turn lane for exiting traffic.
 - A short left turn lane for entering traffic if feasible
 - A deceleration lane for entering traffic if feasible
 - Confirm adequate sight distance per AASHTO standards.

Appendix

Existing Intersection Traffic Counts
Linear Regression of Daily Traffic.....
Existing Intersection Analysis.....
Future “No-Build” Intersection Analysis
Future “No-Build” Intersection Analysis (With Improvements)
Future “Build” Intersection Analysis
Future “Build” Intersection Analysis (With Improvements)
Traffic Volume Worksheets

EXISTING INTERSECTION TRAFFIC COUNTS

A & R Engineering, Inc.

2160 Kingston Court, Suite 'O',
Marietta, GA 30067

TMC DATA
Main St @ Cumming St
7-9 am | 4-6 pm

File Name : 20220107
Site Code : 20220107
Start Date : 3/15/2022
Page No : 1

Groups Printed- Cars,Buses & Trucks

	Main St Northbound				Main St Southbound				Eastbound				Cumming St Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	0	196	24	220	29	250	0	279	0	0	0	0	21	0	14	35	534
07:15 AM	0	165	33	198	24	255	0	279	0	0	0	0	15	0	8	23	500
07:30 AM	0	190	36	226	29	296	0	325	0	0	0	0	16	0	6	22	573
07:45 AM	0	163	33	196	50	271	0	321	0	0	0	0	24	0	18	42	559
Total	0	714	126	840	132	1072	0	1204	0	0	0	0	76	0	46	122	2166
08:00 AM	0	194	38	232	47	246	0	293	0	0	0	0	19	0	34	53	578
08:15 AM	0	177	21	198	15	208	0	223	0	0	0	0	14	0	16	30	451
08:30 AM	0	154	15	169	29	199	0	228	0	0	0	0	10	0	6	16	413
08:45 AM	0	169	16	185	21	225	0	246	0	0	0	0	16	0	19	35	466
Total	0	694	90	784	112	878	0	990	0	0	0	0	59	0	75	134	1908
*** BREAK ***																	
04:00 PM	0	294	21	315	27	222	0	249	0	0	0	0	25	0	17	42	606
04:15 PM	0	298	15	313	14	243	0	257	0	0	0	0	30	0	31	61	631
04:30 PM	0	299	26	325	16	208	0	224	0	0	0	0	26	0	28	54	603
04:45 PM	0	290	23	313	16	230	0	246	0	0	0	0	19	0	34	53	612
Total	0	1181	85	1266	73	903	0	976	0	0	0	0	100	0	110	210	2452
05:00 PM	0	298	29	327	18	203	0	221	0	0	0	0	23	0	22	45	593
05:15 PM	0	260	13	273	20	182	0	202	0	0	0	0	30	0	30	60	535
05:30 PM	0	237	27	264	18	213	0	231	0	0	0	0	21	0	18	39	534
05:45 PM	0	210	21	231	14	197	0	211	0	0	0	0	14	0	16	30	472
Total	0	1005	90	1095	70	795	0	865	0	0	0	0	88	0	86	174	2134
Grand Total	0	3594	391	3985	387	3648	0	4035	0	0	0	0	323	0	317	640	8660
Apprch %	0	90.2	9.8		9.6	90.4	0		0	0	0		50.5	0	49.5		
Total %	0	41.5	4.5	46	4.5	42.1	0	46.6	0	0	0	0	3.7	0	3.7	7.4	

A & R Engineering, Inc.

2160 Kingston Court, Suite 'O',
Marietta, GA 30067

TMC DATA

Main St @ Cumming St

7-9 am | 4-6 pm

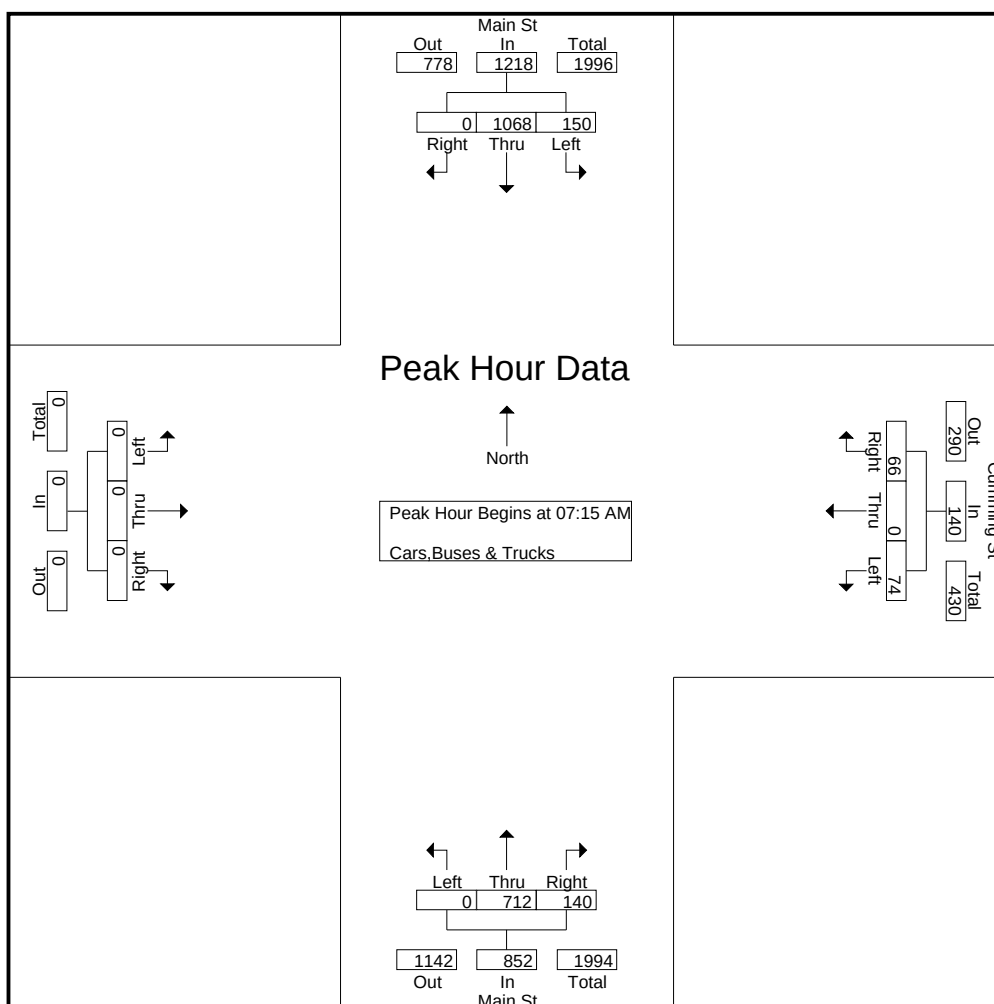
File Name : 20220107

Site Code : 20220107

Start Date : 3/15/2022

Page No : 2

	Main St Northbound				Main St Southbound				Eastbound				Cumming St Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	0	165	33	198	24	255	0	279	0	0	0	0	15	0	8	23	500
07:30 AM	0	190	36	226	29	296	0	325	0	0	0	0	16	0	6	22	573
07:45 AM	0	163	33	196	50	271	0	321	0	0	0	0	24	0	18	42	559
08:00 AM	0	194	38	232	47	246	0	293	0	0	0	0	19	0	34	53	578
Total Volume	0	712	140	852	150	1068	0	1218	0	0	0	0	74	0	66	140	2210
% App. Total	0	83.6	16.4		12.3	87.7	0		0	0	0		52.9	0	47.1		
PHF	.000	.918	.921	.918	.750	.902	.000	.937	.000	.000	.000	.000	.771	.000	.485	.660	.956



A & R Engineering, Inc.

2160 Kingston Court, Suite 'O',
Marietta, GA 30067

TMC DATA

Main St @ Cumming St
7-9 am | 4-6 pm

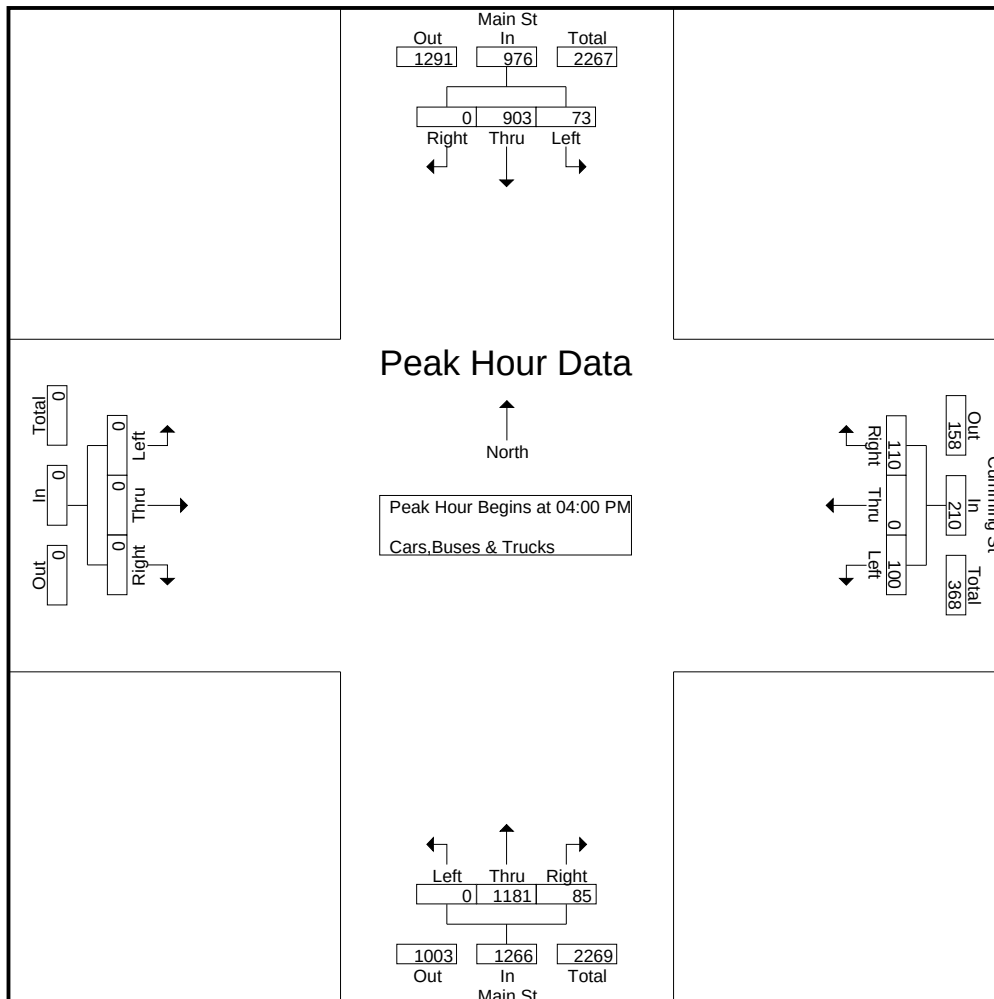
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Site Code : 20220107

Start Date : 3/15/2022

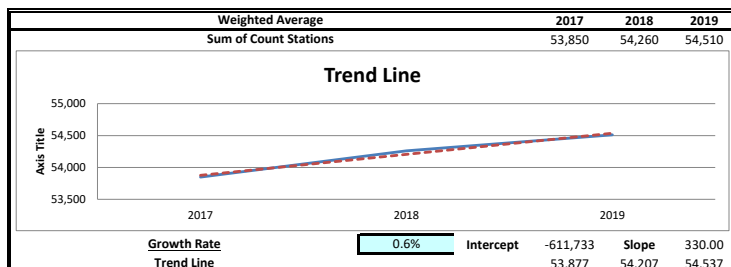
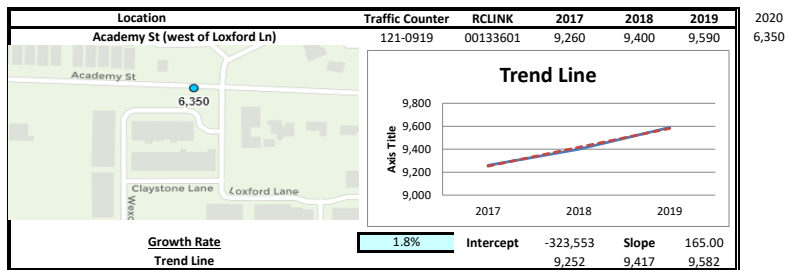
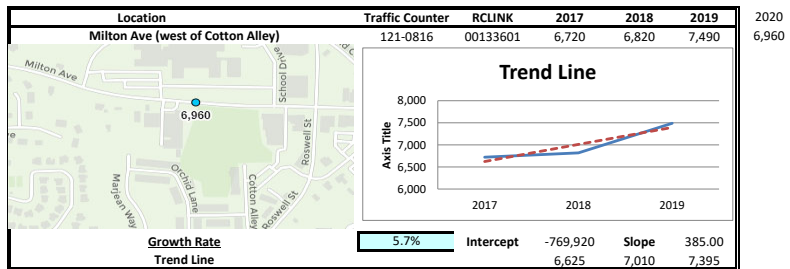
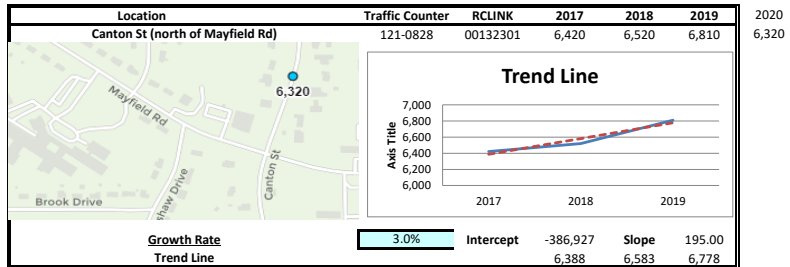
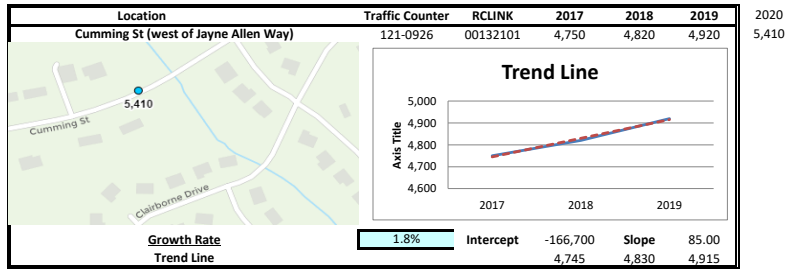
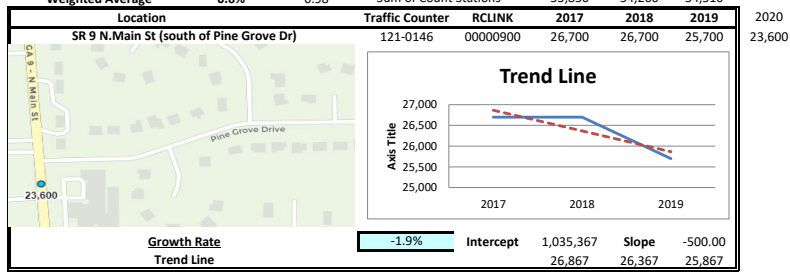
Page No : 3

	Main St Northbound				Main St Southbound				Eastbound				Cumming St Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:00 PM																	
04:00 PM	0	294	21	315	27	222	0	249	0	0	0	0	25	0	17	42	606
04:15 PM	0	298	15	313	14	243	0	257	0	0	0	0	30	0	31	61	631
04:30 PM	0	299	26	325	16	208	0	224	0	0	0	0	26	0	28	54	603
04:45 PM	0	290	23	313	16	230	0	246	0	0	0	0	19	0	34	53	612
Total Volume	0	1181	85	1266	73	903	0	976	0	0	0	0	100	0	110	210	2452
% App. Total	0	93.3	6.7		7.5	92.5	0		0	0	0		47.6	0	52.4		
PHF	.000	.987	.817	.974	.676	.929	.000	.949	.000	.000	.000	.000	.833	.000	.809	.861	.971



LINEAR REGRESSION OF DAILY TRAFFIC

Location	Growth Rate	R Squared	Station ID	Route	2017	2018	2019	2020
SR 9 N.Main St (south of Pine Grove Dr)	-1.9%	0.75	121-0146	00000900	26,700	26,700	25,700	23,600
Cumming St (west of Jayne Allen Way)	1.8%	0.99	121-0926	00132101	4,750	4,820	4,920	5,410
Canton St (north of Mayfield Rd)	3.0%	0.93	121-0828	00132301	6,420	6,520	6,810	6,320
Milton Ave (west of Cotton Alley)	5.7%	0.85	121-0816	00133601	6,720	6,820	7,490	6,960
Academy St (west of Loxford Ln)	1.8%	0.99	121-0919	00133601	9,260	9,400	9,590	6,350
Weighted Average	0.6%	0.98	Sum of Count Stations =		53,850	54,260	54,510	



EXISTING INTERSECTION ANALYSIS

Timings

1: SR 9 (N. Main St) & Cumming St

1a. Existing 2022 AM

04/06/2022

	↖	↑	↗	↘	↓
Lane Group	WBL	NBT	NBR	SBL	SBT
Lane Configurations	↖↖	↑↑	↗		↘↘
Traffic Volume (vph)	74	712	140	150	1068
Future Volume (vph)	74	712	140	150	1068
Lane Group Flow (vph)	146	742	146	0	1269
Turn Type	Prot	NA	Perm	pm+pt	NA
Protected Phases	8	6		5	2
Permitted Phases			6	2	
Detector Phase	8	6	6	5	2
Switch Phase					
Minimum Initial (s)	6.0	15.0	15.0	5.0	15.0
Minimum Split (s)	24.5	21.5	21.5	15.0	21.5
Total Split (s)	25.0	80.0	80.0	15.0	95.0
Total Split (%)	20.8%	66.7%	66.7%	12.5%	79.2%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0
Total Lost Time (s)	5.5	5.5	5.5		5.5
Lead/Lag		Lag	Lag	Lead	
Lead-Lag Optimize?		Yes	Yes	Yes	
Recall Mode	None	C-Min	C-Min	None	C-Min
v/c Ratio	0.67	0.27	0.11		0.64
Control Delay	53.9	3.8	1.7		7.5
Queue Delay	0.0	0.0	0.0		0.0
Total Delay	53.9	3.8	1.7		7.5
Queue Length 50th (ft)	86	63	8		174
Queue Length 95th (ft)	149	106	26		299
Internal Link Dist (ft)	571	604			715
Turn Bay Length (ft)			50		
Base Capacity (vph)	302	2790	1278		1988
Starvation Cap Reductn	0	0	0		0
Spillback Cap Reductn	0	0	0		0
Storage Cap Reductn	0	0	0		0
Reduced v/c Ratio	0.48	0.27	0.11		0.64

Intersection Summary

Cycle Length: 120

Actuated Cycle Length: 120

Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBT, Start of Green

Natural Cycle: 70

Control Type: Actuated-Coordinated

Splits and Phases: 1: SR 9 (N. Main St) & Cumming St



HCM Signalized Intersection Capacity Analysis

1: SR 9 (N. Main St) & Cumming St

1a. Existing 2022 AM

04/06/2022

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	74	66	712	140	150	1068
Future Volume (vph)	74	66	712	140	150	1068
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.5		5.5	5.5		5.5
Lane Util. Factor	1.00		0.95	1.00		0.95
Frt	0.94		1.00	0.85		1.00
Flt Protected	0.97		1.00	1.00		0.99
Satd. Flow (prot)	1699		3505	1583		3488
Flt Permitted	0.97		1.00	1.00		0.71
Satd. Flow (perm)	1699		3505	1583		2498
Peak-hour factor, PHF	0.96	0.96	0.96	0.96	0.96	0.96
Adj. Flow (vph)	77	69	742	146	156	1112
RTOR Reduction (vph)	28	0	0	18	0	0
Lane Group Flow (vph)	118	0	742	128	0	1269
Heavy Vehicles (%)	2%	2%	3%	2%	2%	3%
Turn Type	Prot		NA	Perm	pm+pt	NA
Protected Phases	8		6		5	2
Permitted Phases				6	2	
Actuated Green, G (s)	13.5		95.5	95.5		95.5
Effective Green, g (s)	13.5		95.5	95.5		95.5
Actuated g/C Ratio	0.11		0.80	0.80		0.80
Clearance Time (s)	5.5		5.5	5.5		5.5
Vehicle Extension (s)	3.0		5.0	5.0		5.0
Lane Grp Cap (vph)	191		2789	1259		1987
v/s Ratio Prot	c0.07		0.21			
v/s Ratio Perm				0.08		c0.51
v/c Ratio	0.62		0.27	0.10		0.64
Uniform Delay, d1	50.8		3.2	2.7		5.1
Progression Factor	1.00		1.00	1.00		1.00
Incremental Delay, d2	5.8		0.2	0.2		0.7
Delay (s)	56.6		3.4	2.9		5.8
Level of Service	E		A	A		A
Approach Delay (s)	56.6		3.3			5.8
Approach LOS	E		A			A
Intersection Summary						
HCM 2000 Control Delay			8.0		HCM 2000 Level of Service	A
HCM 2000 Volume to Capacity ratio			0.67			
Actuated Cycle Length (s)			120.0		Sum of lost time (s)	16.5
Intersection Capacity Utilization			75.5%		ICU Level of Service	D
Analysis Period (min)			15			
c Critical Lane Group						

Timings

1: SR 9 (N. Main St) & Cumming St

1b. Existing 2022 PM

04/06/2022

	↖	↑	↗	↘	↓
Lane Group	WBL	NBT	NBR	SBL	SBT
Lane Configurations	↖↖	↑↑	↗		↘↘
Traffic Volume (vph)	100	1181	85	73	903
Future Volume (vph)	100	1181	85	73	903
Lane Group Flow (vph)	216	1218	88	0	1006
Turn Type	Prot	NA	Perm	pm+pt	NA
Protected Phases	8	6		5	2
Permitted Phases			6	2	
Detector Phase	8	6	6	5	2
Switch Phase					
Minimum Initial (s)	6.0	15.0	15.0	5.0	15.0
Minimum Split (s)	24.5	21.5	21.5	15.0	21.5
Total Split (s)	32.0	73.0	73.0	15.0	88.0
Total Split (%)	26.7%	60.8%	60.8%	12.5%	73.3%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0
Total Lost Time (s)	5.5	5.5	5.5		5.5
Lead/Lag		Lag	Lag	Lead	
Lead-Lag Optimize?		Yes	Yes	Yes	
Recall Mode	None	C-Min	C-Min	None	C-Min
v/c Ratio	0.75	0.46	0.07		0.52
Control Delay	54.9	6.5	3.4		7.6
Queue Delay	0.0	0.0	0.0		0.0
Total Delay	54.9	6.5	3.4		7.6
Queue Length 50th (ft)	131	156	10		140
Queue Length 95th (ft)	203	251	29		237
Internal Link Dist (ft)	571	604			715
Turn Bay Length (ft)			50		
Base Capacity (vph)	406	2661	1208		1925
Starvation Cap Reductn	0	0	0		0
Spillback Cap Reductn	0	0	0		0
Storage Cap Reductn	0	0	0		0
Reduced v/c Ratio	0.53	0.46	0.07		0.52

Intersection Summary

Cycle Length: 120

Actuated Cycle Length: 120

Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBT, Start of Green

Natural Cycle: 70

Control Type: Actuated-Coordinated

Splits and Phases: 1: SR 9 (N. Main St) & Cumming St



HCM Signalized Intersection Capacity Analysis

1: SR 9 (N. Main St) & Cumming St

1b. Existing 2022 PM

04/06/2022

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	100	110	1181	85	73	903
Future Volume (vph)	100	110	1181	85	73	903
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.5		5.5	5.5		5.5
Lane Util. Factor	1.00		0.95	1.00		0.95
Frt	0.93		1.00	0.85		1.00
Flt Protected	0.98		1.00	1.00		1.00
Satd. Flow (prot)	1691		3505	1583		3494
Flt Permitted	0.98		1.00	1.00		0.72
Satd. Flow (perm)	1691		3505	1583		2537
Peak-hour factor, PHF	0.97	0.97	0.97	0.97	0.97	0.97
Adj. Flow (vph)	103	113	1218	88	75	931
RTOR Reduction (vph)	36	0	0	7	0	0
Lane Group Flow (vph)	180	0	1218	81	0	1006
Heavy Vehicles (%)	2%	2%	3%	2%	2%	3%
Turn Type	Prot		NA	Perm	pm+pt	NA
Protected Phases	8		6		5	2
Permitted Phases				6	2	
Actuated Green, G (s)	17.9		91.1	91.1		91.1
Effective Green, g (s)	17.9		91.1	91.1		91.1
Actuated g/C Ratio	0.15		0.76	0.76		0.76
Clearance Time (s)	5.5		5.5	5.5		5.5
Vehicle Extension (s)	3.0		5.0	5.0		5.0
Lane Grp Cap (vph)	252		2660	1201		1926
v/s Ratio Prot	c0.11		0.35			
v/s Ratio Perm				0.05		c0.40
v/c Ratio	0.72		0.46	0.07		0.52
Uniform Delay, d1	48.6		5.3	3.7		5.8
Progression Factor	1.00		1.00	1.00		1.00
Incremental Delay, d2	9.3		0.6	0.1		0.3
Delay (s)	57.9		5.9	3.8		6.0
Level of Service	E		A	A		A
Approach Delay (s)	57.9		5.8			6.0
Approach LOS	E		A			A
Intersection Summary						
HCM 2000 Control Delay			10.3		HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio			0.58			
Actuated Cycle Length (s)			120.0		Sum of lost time (s)	16.5
Intersection Capacity Utilization			85.8%		ICU Level of Service	E
Analysis Period (min)			15			
c Critical Lane Group						

**FUTURE “NO-BUILD” INTERSECTION
ANALYSIS**

Timings

2a. No-Build 2024 AM

04/22/2022

1: SR 9 (N. Main St) & Cumming St

	↖	↑	↗	↘	↓
Lane Group	WBL	NBT	NBR	SBL	SBT
Lane Configurations	↖↖	↑↑	↗		↘↘
Traffic Volume (vph)	75	740	143	153	1116
Future Volume (vph)	75	740	143	153	1116
Lane Group Flow (vph)	148	771	149	0	1322
Turn Type	Prot	NA	Perm	pm+pt	NA
Protected Phases	8	6		5	2
Permitted Phases			6	2	
Detector Phase	8	6	6	5	2
Switch Phase					
Minimum Initial (s)	6.0	15.0	15.0	5.0	15.0
Minimum Split (s)	24.5	21.5	21.5	15.0	21.5
Total Split (s)	25.0	80.0	80.0	15.0	95.0
Total Split (%)	20.8%	66.7%	66.7%	12.5%	79.2%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0
Total Lost Time (s)	5.5	5.5	5.5		5.5
Lead/Lag		Lag	Lag	Lead	
Lead-Lag Optimize?		Yes	Yes	Yes	
Recall Mode	None	C-Min	C-Min	None	C-Min
v/c Ratio	0.67	0.28	0.12		0.67
Control Delay	54.1	3.8	1.8		8.2
Queue Delay	0.0	0.0	0.0		0.0
Total Delay	54.1	3.8	1.8		8.2
Queue Length 50th (ft)	87	67	8		193
Queue Length 95th (ft)	151	111	27		332
Internal Link Dist (ft)	571	604			715
Turn Bay Length (ft)			50		
Base Capacity (vph)	302	2786	1276		1966
Starvation Cap Reductn	0	0	0		0
Spillback Cap Reductn	0	0	0		0
Storage Cap Reductn	0	0	0		0
Reduced v/c Ratio	0.49	0.28	0.12		0.67

Intersection Summary

Cycle Length: 120

Actuated Cycle Length: 120

Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBT, Start of Green

Natural Cycle: 75

Control Type: Actuated-Coordinated

Splits and Phases: 1: SR 9 (N. Main St) & Cumming St



HCM Signalized Intersection Capacity Analysis

1: SR 9 (N. Main St) & Cumming St

2a. No-Build 2024 AM

04/22/2022

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	75	67	740	143	153	1116
Future Volume (vph)	75	67	740	143	153	1116
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.5		5.5	5.5		5.5
Lane Util. Factor	1.00		0.95	1.00		0.95
Frt	0.94		1.00	0.85		1.00
Flt Protected	0.97		1.00	1.00		0.99
Satd. Flow (prot)	1699		3505	1583		3488
Flt Permitted	0.97		1.00	1.00		0.71
Satd. Flow (perm)	1699		3505	1583		2475
Peak-hour factor, PHF	0.96	0.96	0.96	0.96	0.96	0.96
Adj. Flow (vph)	78	70	771	149	159	1162
RTOR Reduction (vph)	28	0	0	18	0	0
Lane Group Flow (vph)	120	0	771	131	0	1322
Heavy Vehicles (%)	2%	2%	3%	2%	2%	3%
Turn Type	Prot		NA	Perm	pm+pt	NA
Protected Phases	8		6		5	2
Permitted Phases				6	2	
Actuated Green, G (s)	13.6		95.4	95.4		95.4
Effective Green, g (s)	13.6		95.4	95.4		95.4
Actuated g/C Ratio	0.11		0.80	0.80		0.80
Clearance Time (s)	5.5		5.5	5.5		5.5
Vehicle Extension (s)	3.0		5.0	5.0		5.0
Lane Grp Cap (vph)	192		2786	1258		1967
v/s Ratio Prot	c0.07		0.22			
v/s Ratio Perm				0.08		c0.53
v/c Ratio	0.62		0.28	0.10		0.67
Uniform Delay, d1	50.8		3.2	2.7		5.4
Progression Factor	1.00		1.00	1.00		1.00
Incremental Delay, d2	6.2		0.2	0.2		0.9
Delay (s)	56.9		3.5	2.9		6.3
Level of Service	E		A	A		A
Approach Delay (s)	56.9		3.4			6.3
Approach LOS	E		A			A
Intersection Summary						
HCM 2000 Control Delay			8.3		HCM 2000 Level of Service	A
HCM 2000 Volume to Capacity ratio			0.70			
Actuated Cycle Length (s)			120.0		Sum of lost time (s)	16.5
Intersection Capacity Utilization			77.8%		ICU Level of Service	D
Analysis Period (min)			15			
c Critical Lane Group						

Timings

2b. No-Build 2024 PM

04/22/2022

1: SR 9 (N. Main St) & Cumming St

	↖	↑	↗	↘	↓
Lane Group	WBL	NBT	NBR	SBL	SBT
Lane Configurations	W	↑↑	↗		↑↑
Traffic Volume (vph)	102	1228	87	74	939
Future Volume (vph)	102	1228	87	74	939
Lane Group Flow (vph)	220	1266	90	0	1044
Turn Type	Prot	NA	Perm	pm+pt	NA
Protected Phases	8	6		5	2
Permitted Phases			6	2	
Detector Phase	8	6	6	5	2
Switch Phase					
Minimum Initial (s)	6.0	15.0	15.0	5.0	15.0
Minimum Split (s)	24.5	21.5	21.5	15.0	21.5
Total Split (s)	32.0	73.0	73.0	15.0	88.0
Total Split (%)	26.7%	60.8%	60.8%	12.5%	73.3%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0
Total Lost Time (s)	5.5	5.5	5.5		5.5
Lead/Lag		Lag	Lag	Lead	
Lead-Lag Optimize?		Yes	Yes	Yes	
Recall Mode	None	C-Min	C-Min	None	C-Min
v/c Ratio	0.76	0.48	0.07		0.55
Control Delay	55.0	6.8	3.5		8.2
Queue Delay	0.0	0.0	0.0		0.0
Total Delay	55.0	6.8	3.5		8.2
Queue Length 50th (ft)	134	168	10		152
Queue Length 95th (ft)	208	268	30		257
Internal Link Dist (ft)	571	604			715
Turn Bay Length (ft)			50		
Base Capacity (vph)	406	2653	1205		1893
Starvation Cap Reductn	0	0	0		0
Spillback Cap Reductn	0	0	0		0
Storage Cap Reductn	0	0	0		0
Reduced v/c Ratio	0.54	0.48	0.07		0.55

Intersection Summary

Cycle Length: 120

Actuated Cycle Length: 120

Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBT, Start of Green

Natural Cycle: 75

Control Type: Actuated-Coordinated

Splits and Phases: 1: SR 9 (N. Main St) & Cumming St



HCM Signalized Intersection Capacity Analysis

1: SR 9 (N. Main St) & Cumming St

2b. No-Build 2024 PM

04/22/2022

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W	W	T	T	W	W
Traffic Volume (vph)	102	112	1228	87	74	939
Future Volume (vph)	102	112	1228	87	74	939
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.5		5.5	5.5		5.5
Lane Util. Factor	1.00		0.95	1.00		0.95
Frt	0.93		1.00	0.85		1.00
Flt Protected	0.98		1.00	1.00		1.00
Satd. Flow (prot)	1691		3505	1583		3495
Flt Permitted	0.98		1.00	1.00		0.71
Satd. Flow (perm)	1691		3505	1583		2502
Peak-hour factor, PHF	0.97	0.97	0.97	0.97	0.97	0.97
Adj. Flow (vph)	105	115	1266	90	76	968
RTOR Reduction (vph)	36	0	0	7	0	0
Lane Group Flow (vph)	184	0	1266	83	0	1044
Heavy Vehicles (%)	2%	2%	3%	2%	2%	3%
Turn Type	Prot		NA	Perm	pm+pt	NA
Protected Phases	8		6		5	2
Permitted Phases				6	2	
Actuated Green, G (s)	18.2		90.8	90.8		90.8
Effective Green, g (s)	18.2		90.8	90.8		90.8
Actuated g/C Ratio	0.15		0.76	0.76		0.76
Clearance Time (s)	5.5		5.5	5.5		5.5
Vehicle Extension (s)	3.0		5.0	5.0		5.0
Lane Grp Cap (vph)	256		2652	1197		1893
v/s Ratio Prot	c0.11		0.36			
v/s Ratio Perm				0.05		c0.42
v/c Ratio	0.72		0.48	0.07		0.55
Uniform Delay, d1	48.5		5.6	3.7		6.1
Progression Factor	1.00		1.00	1.00		1.00
Incremental Delay, d2	9.6		0.6	0.1		0.4
Delay (s)	58.0		6.2	3.9		6.4
Level of Service	E		A	A		A
Approach Delay (s)	58.0		6.0			6.4
Approach LOS	E		A			A
Intersection Summary						
HCM 2000 Control Delay			10.6		HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio			0.61			
Actuated Cycle Length (s)			120.0		Sum of lost time (s)	16.5
Intersection Capacity Utilization			88.3%		ICU Level of Service	E
Analysis Period (min)			15			
c Critical Lane Group						

**FUTURE “NO-BUILD” INTERSECTION
ANALYSIS (WITH IMPROVEMENTS)**

Timings

2a. No-Build 2024 AM (with System Improvements)

1: SR 9 (N. Main St) & Cumming St

04/22/2022



Lane Group	WBL	NBT	SBL	SBT
Lane Configurations	W	↑↑	W	↑↑
Traffic Volume (vph)	75	740	153	1116
Future Volume (vph)	75	740	153	1116
Lane Group Flow (vph)	148	920	159	1163
Turn Type	Prot	NA	pm+pt	NA
Protected Phases	8	6	5	2
Permitted Phases			2	
Detector Phase	8	6	5	2
Switch Phase				
Minimum Initial (s)	6.0	15.0	5.0	15.0
Minimum Split (s)	24.5	21.5	15.0	21.5
Total Split (s)	34.0	62.0	24.0	86.0
Total Split (%)	28.3%	51.7%	20.0%	71.7%
Yellow Time (s)	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5
Lead/Lag		Lag	Lead	
Lead-Lag Optimize?		Yes	Yes	
Recall Mode	None	C-Min	None	C-Min
v/c Ratio	0.67	0.39	0.34	0.42
Control Delay	52.8	9.3	5.2	4.6
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	52.8	9.3	5.2	4.6
Queue Length 50th (ft)	85	142	22	117
Queue Length 95th (ft)	148	224	49	190
Internal Link Dist (ft)	571	604		715
Turn Bay Length (ft)			160	
Base Capacity (vph)	429	2347	584	2790
Starvation Cap Reductn	0	0	0	0
Spillback Cap Reductn	0	0	0	0
Storage Cap Reductn	0	0	0	0
Reduced v/c Ratio	0.34	0.39	0.27	0.42

Intersection Summary

Cycle Length: 120

Actuated Cycle Length: 120

Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBT, Start of Green

Natural Cycle: 65

Control Type: Actuated-Coordinated

Splits and Phases: 1: SR 9 (N. Main St) & Cumming St



HCM 6th Signalized Intersection Summary 2a. No-Build 2024 AM (with System Improvements)

1: SR 9 (N. Main St) & Cumming St

04/22/2022



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W	W	W	W	W	W
Traffic Volume (veh/h)	75	67	740	143	153	1116
Future Volume (veh/h)	75	67	740	143	153	1116
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No		No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1856	1870	1870	1856
Adj Flow Rate, veh/h	78	70	771	149	159	1162
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	2	3	2	2	3
Cap, veh/h	93	84	2108	407	507	2830
Arrive On Green	0.11	0.11	0.72	0.72	0.04	0.80
Sat Flow, veh/h	881	791	3039	569	1781	3618
Grp Volume(v), veh/h	149	0	461	459	159	1162
Grp Sat Flow(s),veh/h/ln	1684	0	1763	1753	1781	1763
Q Serve(g_s), s	10.4	0.0	12.1	12.1	2.7	11.6
Cycle Q Clear(g_c), s	10.4	0.0	12.1	12.1	2.7	11.6
Prop In Lane	0.52	0.47		0.32	1.00	
Lane Grp Cap(c), veh/h	178	0	1261	1254	507	2830
V/C Ratio(X)	0.84	0.00	0.37	0.37	0.31	0.41
Avail Cap(c_a), veh/h	400	0	1261	1254	708	2830
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	52.7	0.0	6.6	6.6	4.5	3.5
Incr Delay (d2), s/veh	9.9	0.0	0.8	0.8	0.3	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.9	0.0	4.3	4.3	0.8	3.2
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	62.6	0.0	7.4	7.4	4.9	3.9
LnGrp LOS	E	A	A	A	A	A
Approach Vol, veh/h	149		920			1321
Approach Delay, s/veh	62.6		7.4			4.0
Approach LOS	E		A			A
Timer - Assigned Phs	2				5	6
Phs Duration (G+Y+Rc), s	101.8				10.5	91.3
Change Period (Y+Rc), s	5.5				5.5	5.5
Max Green Setting (Gmax), s	80.5				18.5	56.5
Max Q Clear Time (g_c+I1), s	13.6				4.7	14.1
Green Ext Time (p_c), s	25.3				0.3	14.6
Intersection Summary						
HCM 6th Ctrl Delay			9.0			
HCM 6th LOS			A			

Timings

2b. No-Build 2024 PM (with System Improvements)

1: SR 9 (N. Main St) & Cumming St

04/22/2022



Lane Group	WBL	NBT	SBL	SBT
Lane Configurations	W	↑↑	W	↑↑
Traffic Volume (vph)	102	1228	74	939
Future Volume (vph)	102	1228	74	939
Lane Group Flow (vph)	220	1356	76	968
Turn Type	Prot	NA	pm+pt	NA
Protected Phases	8	6	5	2
Permitted Phases			2	
Detector Phase	8	6	5	2
Switch Phase				
Minimum Initial (s)	6.0	15.0	5.0	15.0
Minimum Split (s)	24.5	21.5	15.0	21.5
Total Split (s)	32.0	73.0	15.0	88.0
Total Split (%)	26.7%	60.8%	12.5%	73.3%
Yellow Time (s)	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5
Lead/Lag		Lag	Lead	
Lead-Lag Optimize?		Yes	Yes	
Recall Mode	None	C-Min	None	C-Min
v/c Ratio	0.76	0.58	0.27	0.36
Control Delay	55.0	13.4	6.9	5.9
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	55.0	13.4	6.9	5.9
Queue Length 50th (ft)	134	286	13	113
Queue Length 95th (ft)	208	436	32	184
Internal Link Dist (ft)	571	604		715
Turn Bay Length (ft)			160	
Base Capacity (vph)	406	2336	314	2653
Starvation Cap Reductn	0	0	0	0
Spillback Cap Reductn	0	0	0	0
Storage Cap Reductn	0	0	0	0
Reduced v/c Ratio	0.54	0.58	0.24	0.36

Intersection Summary

Cycle Length: 120

Actuated Cycle Length: 120

Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBT, Start of Green

Natural Cycle: 80

Control Type: Actuated-Coordinated

Splits and Phases: 1: SR 9 (N. Main St) & Cumming St



HCM 6th Signalized Intersection Summary 2b. No-Build 2024 PM (with System Improvements)

1: SR 9 (N. Main St) & Cumming St

04/22/2022

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	102	112	1228	87	74	939
Future Volume (veh/h)	102	112	1228	87	74	939
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No		No			No
Adj Sat Flow, veh/h/ln	1870	1870	1856	1870	1870	1856
Adj Flow Rate, veh/h	105	115	1266	90	76	968
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	2	3	2	2	3
Cap, veh/h	119	130	2252	160	319	2675
Arrive On Green	0.15	0.15	0.67	0.67	0.04	0.76
Sat Flow, veh/h	795	871	3432	237	1781	3618
Grp Volume(v), veh/h	221	0	667	689	76	968
Grp Sat Flow(s),veh/h/ln	1674	0	1763	1813	1781	1763
Q Serve(g_s), s	15.5	0.0	23.8	23.9	1.4	11.0
Cycle Q Clear(g_c), s	15.5	0.0	23.8	23.9	1.4	11.0
Prop In Lane	0.48	0.52		0.13	1.00	
Lane Grp Cap(c), veh/h	250	0	1189	1223	319	2675
V/C Ratio(X)	0.88	0.00	0.56	0.56	0.24	0.36
Avail Cap(c_a), veh/h	370	0	1189	1223	392	2675
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	50.0	0.0	10.2	10.2	8.0	4.8
Incr Delay (d2), s/veh	15.5	0.0	1.9	1.9	0.4	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	7.5	0.0	8.9	9.2	0.5	3.4
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	65.5	0.0	12.1	12.1	8.4	5.2
LnGrp LOS	E	A	B	B	A	A
Approach Vol, veh/h	221		1356			1044
Approach Delay, s/veh	65.5		12.1			5.4
Approach LOS	E		B			A
Timer - Assigned Phs	2		5		6	8
Phs Duration (G+Y+Rc), s	96.6		10.1		86.5	23.4
Change Period (Y+Rc), s	5.5		5.5		5.5	5.5
Max Green Setting (Gmax), s	82.5		9.5		67.5	26.5
Max Q Clear Time (g_c+I1), s	13.0		3.4		25.9	17.5
Green Ext Time (p_c), s	19.0		0.1		24.6	0.4
Intersection Summary						
HCM 6th Ctrl Delay			14.0			
HCM 6th LOS			B			

FUTURE “**BUILD**” INTERSECTION ANALYSIS

Timings

3a. Build 2024 AM

04/22/2022

1: SR 9 (N. Main St) & Cumming St Ext./Cumming St



Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	7	2	75	8	44	740	143	153	1111
Future Volume (vph)	7	2	75	8	44	740	143	153	1111
Lane Group Flow (vph)	7	13	0	156	0	817	149	0	1344
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	pm+pt	NA
Protected Phases		4		8		6		5	2
Permitted Phases	4		8		6		6	2	
Detector Phase	4	4	8	8	6	6	6	5	2
Switch Phase									
Minimum Initial (s)	5.0	5.0	6.0	6.0	15.0	15.0	15.0	5.0	15.0
Minimum Split (s)	21.5	21.5	24.5	24.5	21.5	21.5	21.5	15.0	21.5
Total Split (s)	27.0	27.0	27.0	27.0	78.0	78.0	78.0	15.0	93.0
Total Split (%)	22.5%	22.5%	22.5%	22.5%	65.0%	65.0%	65.0%	12.5%	77.5%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0		0.0		0.0	0.0		0.0
Total Lost Time (s)	5.5	5.5		5.5		5.5	5.5		5.5
Lead/Lag					Lag	Lag	Lag	Lead	
Lead-Lag Optimize?					Yes	Yes	Yes	Yes	
Recall Mode	None	None	None	None	C-Min	C-Min	C-Min	None	C-Min
v/c Ratio	0.05	0.06		0.73		0.38	0.12		0.71
Control Delay	43.3	22.8		58.8		5.2	2.2		10.1
Queue Delay	0.0	0.0		0.0		0.0	0.0		0.0
Total Delay	43.3	22.8		58.8		5.2	2.2		10.1
Queue Length 50th (ft)	5	1		95		88	11		228
Queue Length 95th (ft)	18	20		162		145	32		386
Internal Link Dist (ft)		128		571		604			715
Turn Bay Length (ft)	75						50		
Base Capacity (vph)	191	300		286		2133	1250		1887
Starvation Cap Reductn	0	0		0		0	0		0
Spillback Cap Reductn	0	0		0		0	0		0
Storage Cap Reductn	0	0		0		0	0		0
Reduced v/c Ratio	0.04	0.04		0.55		0.38	0.12		0.71

Intersection Summary

Cycle Length: 120

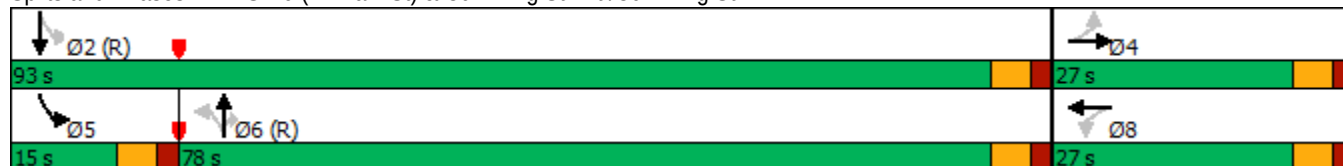
Actuated Cycle Length: 120

Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green

Natural Cycle: 80

Control Type: Actuated-Coordinated

Splits and Phases: 1: SR 9 (N. Main St) & Cumming St Ext./Cumming St



HCM Signalized Intersection Capacity Analysis

1: SR 9 (N. Main St) & Cumming St Ext./Cumming St

3a. Build 2024 AM

04/22/2022

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	7	2	11	75	8	67	44	740	143	153	1111	27
Future Volume (vph)	7	2	11	75	8	67	44	740	143	153	1111	27
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.5	5.5			5.5			5.5	5.5		5.5	
Lane Util. Factor	1.00	1.00			1.00			0.95	1.00		0.95	
Frt	1.00	0.87			0.94			1.00	0.85		1.00	
Flt Protected	0.95	1.00			0.98			1.00	1.00		0.99	
Satd. Flow (prot)	1770	1626			1707			3497	1583		3478	
Flt Permitted	0.57	1.00			0.84			0.78	1.00		0.69	
Satd. Flow (perm)	1068	1626			1462			2737	1583		2420	
Peak-hour factor, PHF	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Adj. Flow (vph)	7	2	11	78	8	70	46	771	149	159	1157	28
RTOR Reduction (vph)	0	10	0	0	26	0	0	0	17	0	1	0
Lane Group Flow (vph)	7	3	0	0	130	0	0	817	132	0	1343	0
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	3%	2%	2%	3%	2%
Turn Type	Perm	NA		Perm	NA		Perm	NA	Perm	pm+pt	NA	
Protected Phases		4			8			6		5	2	
Permitted Phases	4			8			6		6	2		
Actuated Green, G (s)	15.5	15.5			15.5			93.5	93.5		93.5	
Effective Green, g (s)	15.5	15.5			15.5			93.5	93.5		93.5	
Actuated g/C Ratio	0.13	0.13			0.13			0.78	0.78		0.78	
Clearance Time (s)	5.5	5.5			5.5			5.5	5.5		5.5	
Vehicle Extension (s)	3.0	3.0			3.0			5.0	5.0		5.0	
Lane Grp Cap (vph)	137	210			188			2132	1233		1885	
v/s Ratio Prot		0.00										
v/s Ratio Perm	0.01				c0.09			0.30	0.08		c0.56	
v/c Ratio	0.05	0.02			0.69			0.38	0.11		0.71	
Uniform Delay, d1	45.8	45.6			50.0			4.2	3.2		6.6	
Progression Factor	1.00	1.00			1.00			1.00	1.00		1.00	
Incremental Delay, d2	0.2	0.0			10.4			0.5	0.2		1.3	
Delay (s)	46.0	45.6			60.4			4.7	3.4		7.9	
Level of Service	D	D			E			A	A		A	
Approach Delay (s)		45.7			60.4			4.5			7.9	
Approach LOS		D			E			A			A	
Intersection Summary												
HCM 2000 Control Delay			10.2			HCM 2000 Level of Service				B		
HCM 2000 Volume to Capacity ratio			0.75									
Actuated Cycle Length (s)			120.0			Sum of lost time (s)			16.5			
Intersection Capacity Utilization			86.8%			ICU Level of Service			E			
Analysis Period (min)			15									
c Critical Lane Group												

Timings

3b. Build 2024 PM

1: SR 9 (N. Main St) & Cumming St Ext./Cumming St

04/22/2022



Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	36	10	102	6	39	1218	87	74	931
Future Volume (vph)	36	10	102	6	39	1218	87	74	931
Lane Group Flow (vph)	37	68	0	226	0	1296	90	0	1062
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	pm+pt	NA
Protected Phases		4		8		6		5	2
Permitted Phases	4		8		6		6	2	
Detector Phase	4	4	8	8	6	6	6	5	2
Switch Phase									
Minimum Initial (s)	5.0	5.0	6.0	6.0	15.0	15.0	15.0	5.0	15.0
Minimum Split (s)	21.5	21.5	24.5	24.5	21.5	21.5	21.5	15.0	21.5
Total Split (s)	33.8	33.8	33.8	33.8	71.2	71.2	71.2	15.0	86.2
Total Split (%)	28.2%	28.2%	28.2%	28.2%	59.3%	59.3%	59.3%	12.5%	71.8%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0		0.0		0.0	0.0		0.0
Total Lost Time (s)	5.5	5.5		5.5		5.5	5.5		5.5
Lead/Lag					Lag	Lag	Lag	Lead	
Lead-Lag Optimize?					Yes	Yes	Yes	Yes	
Recall Mode	None	None	None	None	C-Min	C-Min	C-Min	None	C-Min
v/c Ratio	0.22	0.21		0.80		0.58	0.08		0.59
Control Delay	43.0	13.8		59.2		9.4	2.1		10.0
Queue Delay	0.0	0.0		0.0		0.0	0.0		0.0
Total Delay	43.0	13.8		59.2		9.4	2.1		10.0
Queue Length 50th (ft)	25	7		140		216	3		179
Queue Length 95th (ft)	54	44		217		339	21		294
Internal Link Dist (ft)		128		571		604			715
Turn Bay Length (ft)	75						50		
Base Capacity (vph)	230	427		365		2247	1181		1799
Starvation Cap Reductn	0	0		0		0	0		0
Spillback Cap Reductn	0	0		0		0	0		0
Storage Cap Reductn	0	0		0		0	0		0
Reduced v/c Ratio	0.16	0.16		0.62		0.58	0.08		0.59

Intersection Summary

Cycle Length: 120

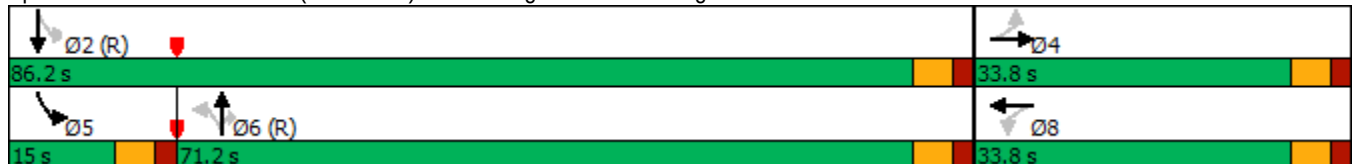
Actuated Cycle Length: 120

Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green

Natural Cycle: 80

Control Type: Actuated-Coordinated

Splits and Phases: 1: SR 9 (N. Main St) & Cumming St Ext./Cumming St



HCM Signalized Intersection Capacity Analysis

1: SR 9 (N. Main St) & Cumming St Ext./Cumming St

3b. Build 2024 PM

04/22/2022

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	36	10	56	102	6	112	39	1218	87	74	931	25
Future Volume (vph)	36	10	56	102	6	112	39	1218	87	74	931	25
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.5	5.5			5.5			5.5	5.5		5.5	
Lane Util. Factor	1.00	1.00			1.00			0.95	1.00		0.95	
Frt	1.00	0.87			0.93			1.00	0.85		1.00	
Flt Protected	0.95	1.00			0.98			1.00	1.00		1.00	
Satd. Flow (prot)	1770	1624			1695			3501	1583		3483	
Flt Permitted	0.52	1.00			0.82			0.87	1.00		0.70	
Satd. Flow (perm)	978	1624			1419			3059	1583		2450	
Peak-hour factor, PHF	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Adj. Flow (vph)	37	10	58	105	6	115	40	1256	90	76	960	26
RTOR Reduction (vph)	0	48	0	0	34	0	0	0	19	0	1	0
Lane Group Flow (vph)	37	20	0	0	192	0	0	1296	71	0	1061	0
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	3%	2%	2%	3%	2%
Turn Type	Perm	NA		Perm	NA		Perm	NA	Perm	pm+pt	NA	
Protected Phases		4			8			6		5	2	
Permitted Phases	4			8			6		6	2		
Actuated Green, G (s)	20.9	20.9			20.9			88.1	88.1		88.1	
Effective Green, g (s)	20.9	20.9			20.9			88.1	88.1		88.1	
Actuated g/C Ratio	0.17	0.17			0.17			0.73	0.73		0.73	
Clearance Time (s)	5.5	5.5			5.5			5.5	5.5		5.5	
Vehicle Extension (s)	3.0	3.0			3.0			5.0	5.0		5.0	
Lane Grp Cap (vph)	170	282			247			2245	1162		1798	
v/s Ratio Prot		0.01										
v/s Ratio Perm	0.04				c0.14			0.42	0.04		c0.43	
v/c Ratio	0.22	0.07			0.78			0.58	0.06		0.59	
Uniform Delay, d1	42.5	41.4			47.3			7.4	4.4		7.5	
Progression Factor	1.00	1.00			1.00			1.00	1.00		1.00	
Incremental Delay, d2	0.6	0.1			14.3			1.1	0.1		0.5	
Delay (s)	43.2	41.5			61.6			8.4	4.5		8.0	
Level of Service	D	D			E			A	A		A	
Approach Delay (s)		42.1			61.6			8.2			8.0	
Approach LOS		D			E			A			A	
Intersection Summary												
HCM 2000 Control Delay			13.7				HCM 2000 Level of Service			B		
HCM 2000 Volume to Capacity ratio			0.66									
Actuated Cycle Length (s)			120.0				Sum of lost time (s)			16.5		
Intersection Capacity Utilization			96.7%				ICU Level of Service			F		
Analysis Period (min)			15									
c Critical Lane Group												

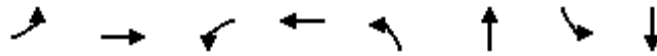
**FUTURE “BUILD” INTERSECTION ANALYSIS
(WITH IMPROVEMENTS)**

Timings

3a. Build 2024 AM (with System Improvements Only)

1: SR 9 (N. Main St) & Cumming St Ext./Cumming St

04/22/2022



Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	7	2	75	8	44	740	153	1111
Future Volume (vph)	7	2	75	8	44	740	153	1111
Lane Group Flow (vph)	7	13	0	156	0	966	159	1185
Turn Type	Perm	NA	Perm	NA	Perm	NA	pm+pt	NA
Protected Phases		4		8		6	5	2
Permitted Phases	4		8		6		2	
Detector Phase	4	4	8	8	6	6	5	2
Switch Phase								
Minimum Initial (s)	5.0	5.0	6.0	6.0	15.0	15.0	5.0	15.0
Minimum Split (s)	21.5	21.5	24.5	24.5	21.5	21.5	15.0	21.5
Total Split (s)	31.0	31.0	31.0	31.0	73.0	73.0	16.0	89.0
Total Split (%)	25.8%	25.8%	25.8%	25.8%	60.8%	60.8%	13.3%	74.2%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0		0.0		0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5		5.5		5.5	5.5	5.5
Lead/Lag					Lag	Lag	Lead	
Lead-Lag Optimize?					Yes	Yes	Yes	
Recall Mode	None	None	None	None	C-Min	C-Min	None	C-Min
v/c Ratio	0.05	0.06		0.72		0.52	0.36	0.44
Control Delay	42.6	22.3		56.9		12.4	6.2	5.6
Queue Delay	0.0	0.0		0.0		0.0	0.0	0.0
Total Delay	42.6	22.3		56.9		12.4	6.2	5.6
Queue Length 50th (ft)	5	1		94		179	25	136
Queue Length 95th (ft)	18	19		158		296	56	223
Internal Link Dist (ft)		128		571		604		715
Turn Bay Length (ft)	75						160	
Base Capacity (vph)	227	354		334		1859	465	2714
Starvation Cap Reductn	0	0		0		0	0	0
Spillback Cap Reductn	0	0		0		0	0	0
Storage Cap Reductn	0	0		0		0	0	0
Reduced v/c Ratio	0.03	0.04		0.47		0.52	0.34	0.44

Intersection Summary

Cycle Length: 120

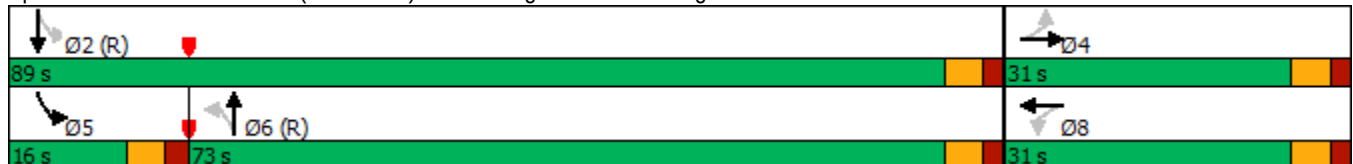
Actuated Cycle Length: 120

Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green

Natural Cycle: 70

Control Type: Actuated-Coordinated

Splits and Phases: 1: SR 9 (N. Main St) & Cumming St Ext./Cumming St



HCM 6th Signalized Intersection Summarya. Build 2024 AM (with System Improvements Only)

1: SR 9 (N. Main St) & Cumming St Ext./Cumming St

04/22/2022

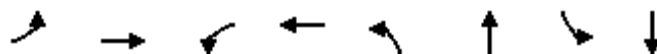
												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	7	2	11	75	8	67	44	740	143	153	1111	27
Future Volume (veh/h)	7	2	11	75	8	67	44	740	143	153	1111	27
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1856	1870	1870	1856	1870
Adj Flow Rate, veh/h	7	2	11	78	8	70	46	771	149	159	1157	28
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	2	2	2	2	2	2	3	2	2	3	2
Cap, veh/h	192	30	167	130	17	83	110	1775	338	478	2767	67
Arrive On Green	0.12	0.12	0.12	0.12	0.12	0.12	0.70	0.70	0.70	0.04	0.79	0.79
Sat Flow, veh/h	1321	250	1373	696	140	680	110	2540	484	1781	3518	85
Grp Volume(v), veh/h	7	0	13	156	0	0	473	0	493	159	580	605
Grp Sat Flow(s),veh/h/ln	1321	0	1623	1515	0	0	1532	0	1601	1781	1763	1840
Q Serve(g_s), s	0.0	0.0	0.9	11.0	0.0	0.0	0.0	0.0	16.1	2.9	12.5	12.6
Cycle Q Clear(g_c), s	0.7	0.0	0.9	12.1	0.0	0.0	12.4	0.0	16.1	2.9	12.5	12.6
Prop In Lane	1.00		0.85	0.50		0.45	0.10		0.30	1.00		0.05
Lane Grp Cap(c), veh/h	192	0	198	229	0	0	1103	0	1119	478	1387	1447
V/C Ratio(X)	0.04	0.00	0.07	0.68	0.00	0.00	0.43	0.00	0.44	0.33	0.42	0.42
Avail Cap(c_a), veh/h	312	0	345	365	0	0	1103	0	1119	559	1387	1447
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	0.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	46.6	0.0	46.7	51.5	0.0	0.0	7.3	0.0	7.9	5.7	4.1	4.1
Incr Delay (d2), s/veh	0.1	0.0	0.1	3.5	0.0	0.0	1.2	0.0	1.3	0.4	0.9	0.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	0.0	0.4	4.8	0.0	0.0	4.9	0.0	5.5	1.0	4.0	4.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	46.7	0.0	46.8	55.0	0.0	0.0	8.5	0.0	9.1	6.1	5.0	5.0
LnGrp LOS	D	A	D	E	A	A	A	A	A	A	A	A
Approach Vol, veh/h	20			156			966			1344		
Approach Delay, s/veh	46.7			55.0			8.8			5.1		
Approach LOS	D			E			A			A		
Timer - Assigned Phs	2			4		5	6	8				
Phs Duration (G+Y+Rc), s	99.9			20.1		10.5	89.4	20.1				
Change Period (Y+Rc), s	5.5			5.5		5.5	5.5	5.5				
Max Green Setting (Gmax), s	83.5			25.5		10.5	67.5	25.5				
Max Q Clear Time (g_c+I1), s	14.6			2.9		4.9	18.1	14.1				
Green Ext Time (p_c), s	25.9			0.0		0.2	18.2	0.6				
Intersection Summary												
HCM 6th Ctrl Delay	10.0											
HCM 6th LOS	B											

Timings

3b. Build 2024 PM (with System Improvements Only)

1: SR 9 (N. Main St) & Cumming St Ext./Cumming St

04/22/2022



Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	36	10	102	6	39	1218	74	931
Future Volume (vph)	36	10	102	6	39	1218	74	931
Lane Group Flow (vph)	37	68	0	226	0	1386	76	986
Turn Type	Perm	NA	Perm	NA	Perm	NA	pm+pt	NA
Protected Phases		4		8		6	5	2
Permitted Phases	4		8		6		2	
Detector Phase	4	4	8	8	6	6	5	2
Switch Phase								
Minimum Initial (s)	5.0	5.0	6.0	6.0	15.0	15.0	5.0	15.0
Minimum Split (s)	21.5	21.5	24.5	24.5	21.5	21.5	15.0	21.5
Total Split (s)	32.0	32.0	32.0	32.0	73.0	73.0	15.0	88.0
Total Split (%)	26.7%	26.7%	26.7%	26.7%	60.8%	60.8%	12.5%	73.3%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0		0.0		0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5		5.5		5.5	5.5	5.5
Lead/Lag					Lag	Lag	Lead	
Lead-Lag Optimize?					Yes	Yes	Yes	
Recall Mode	None	None	None	None	C-Min	C-Min	None	C-Min
v/c Ratio	0.22	0.21		0.82		0.69	0.29	0.38
Control Delay	43.8	14.1		61.7		17.5	8.1	6.8
Queue Delay	0.0	0.0		0.0		0.0	0.0	0.0
Total Delay	43.8	14.1		61.7		17.5	8.1	6.8
Queue Length 50th (ft)	25	6		140		355	15	132
Queue Length 95th (ft)	55	44		222		517	33	194
Internal Link Dist (ft)		128		571		604		715
Turn Bay Length (ft)	75						160	
Base Capacity (vph)	215	403		344		2001	293	2574
Starvation Cap Reductn	0	0		0		0	0	0
Spillback Cap Reductn	0	0		0		0	0	0
Storage Cap Reductn	0	0		0		0	0	0
Reduced v/c Ratio	0.17	0.17		0.66		0.69	0.26	0.38

Intersection Summary

Cycle Length: 120

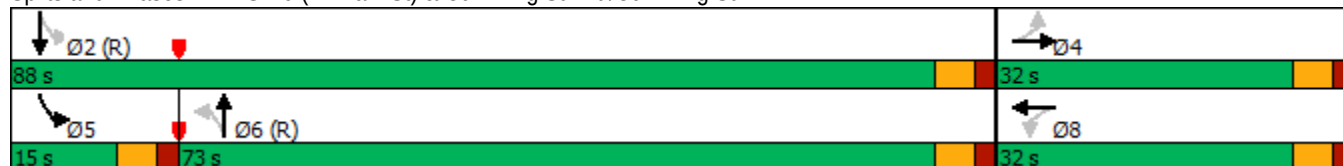
Actuated Cycle Length: 120

Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green

Natural Cycle: 90

Control Type: Actuated-Coordinated

Splits and Phases: 1: SR 9 (N. Main St) & Cumming St Ext./Cumming St



HCM 6th Signalized Intersection Summaryb. Build 2024 PM (with System Improvements Only)

1: SR 9 (N. Main St) & Cumming St Ext./Cumming St

04/22/2022

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	36	10	56	102	6	112	39	1218	87	74	931	25
Future Volume (veh/h)	36	10	56	102	6	112	39	1218	87	74	931	25
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1856	1870	1870	1856	1870
Adj Flow Rate, veh/h	37	10	58	105	6	115	40	1256	90	76	960	26
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	2	2	2	2	2	2	3	2	2	3	2
Cap, veh/h	240	46	266	151	17	128	72	1943	139	281	2510	68
Arrive On Green	0.19	0.19	0.19	0.19	0.19	0.19	0.63	0.63	0.63	0.04	0.72	0.72
Sat Flow, veh/h	1270	238	1383	555	86	664	64	3076	219	1781	3506	95
Grp Volume(v), veh/h	37	0	68	226	0	0	709	0	677	76	483	503
Grp Sat Flow(s),veh/h/ln	1270	0	1621	1304	0	0	1710	0	1649	1781	1763	1838
Q Serve(g_s), s	0.0	0.0	4.2	16.4	0.0	0.0	4.6	0.0	30.7	1.7	12.9	12.9
Cycle Q Clear(g_c), s	4.2	0.0	4.2	20.7	0.0	0.0	28.2	0.0	30.7	1.7	12.9	12.9
Prop In Lane	1.00		0.85	0.46		0.51	0.06		0.13	1.00		0.05
Lane Grp Cap(c), veh/h	240	0	312	295	0	0	1112	0	1042	281	1262	1316
V/C Ratio(X)	0.15	0.00	0.22	0.77	0.00	0.00	0.64	0.00	0.65	0.27	0.38	0.38
Avail Cap(c_a), veh/h	276	0	358	336	0	0	1112	0	1042	353	1262	1316
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	0.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	40.8	0.0	40.8	48.5	0.0	0.0	13.2	0.0	13.8	11.6	6.7	6.7
Incr Delay (d2), s/veh	0.3	0.0	0.3	9.0	0.0	0.0	2.8	0.0	3.1	0.5	0.9	0.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.9	0.0	1.7	7.3	0.0	0.0	11.4	0.0	11.4	0.6	4.5	4.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	41.1	0.0	41.2	57.4	0.0	0.0	16.0	0.0	16.9	12.2	7.5	7.5
LnGrp LOS	D	A	D	E	A	A	B	A	B	B	A	A
Approach Vol, veh/h	105			226			1386			1062		
Approach Delay, s/veh	41.2			57.4			16.5			7.9		
Approach LOS	D			E			B			A		
Timer - Assigned Phs	2			4		5	6	8				
Phs Duration (G+Y+Rc), s	91.4			28.6		10.1	81.3	28.6				
Change Period (Y+Rc), s	5.5			5.5		5.5	5.5	5.5				
Max Green Setting (Gmax), s	82.5			26.5		9.5	67.5	26.5				
Max Q Clear Time (g_c+I1), s	14.9			6.2		3.7	32.7	22.7				
Green Ext Time (p_c), s	18.0			0.4		0.1	23.0	0.4				
Intersection Summary												
HCM 6th Ctrl Delay	17.4											
HCM 6th LOS	B											

Timings

3c. Build 2024 AM (with System & Site Improvements)

1: SR 9 (N. Main St) & Cumming St Ext./Cumming St

04/22/2022



Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Configurations									
Traffic Volume (vph)	7	2	75	8	44	740	153	1111	27
Future Volume (vph)	7	2	75	8	44	740	153	1111	27
Lane Group Flow (vph)	7	13	0	156	46	920	159	1157	28
Turn Type	Perm	NA	Perm	NA	Perm	NA	pm+pt	NA	Perm
Protected Phases		4		8		6	5	2	
Permitted Phases	4		8		6		2		2
Detector Phase	4	4	8	8	6	6	5	2	2
Switch Phase									
Minimum Initial (s)	5.0	5.0	6.0	6.0	15.0	15.0	5.0	15.0	15.0
Minimum Split (s)	21.5	21.5	24.5	24.5	21.5	21.5	15.0	21.5	21.5
Total Split (s)	34.0	34.0	34.0	34.0	65.0	65.0	21.0	86.0	86.0
Total Split (%)	28.3%	28.3%	28.3%	28.3%	54.2%	54.2%	17.5%	71.7%	71.7%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5		5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag					Lag	Lag	Lead		
Lead-Lag Optimize?					Yes	Yes	Yes		
Recall Mode	None	None	None	None	C-Min	C-Min	None	C-Min	C-Min
v/c Ratio	0.05	0.06		0.72	0.15	0.40	0.35	0.42	0.02
Control Delay	42.7	22.4		56.6	11.3	10.6	6.0	5.5	2.0
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	42.7	22.4		56.6	11.3	10.6	6.0	5.5	2.0
Queue Length 50th (ft)	5	1		93	12	152	25	131	1
Queue Length 95th (ft)	18	19		158	38	246	55	215	9
Internal Link Dist (ft)		128		571		604		715	
Turn Bay Length (ft)	75				160		160		100
Base Capacity (vph)	254	394		371	301	2278	537	2725	1235
Starvation Cap Reductn	0	0		0	0	0	0	0	0
Spillback Cap Reductn	0	0		0	0	0	0	0	0
Storage Cap Reductn	0	0		0	0	0	0	0	0
Reduced v/c Ratio	0.03	0.03		0.42	0.15	0.40	0.30	0.42	0.02

Intersection Summary

Cycle Length: 120

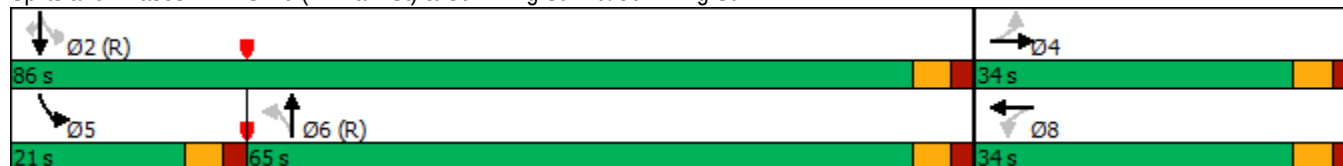
Actuated Cycle Length: 120

Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green

Natural Cycle: 65

Control Type: Actuated-Coordinated

Splits and Phases: 1: SR 9 (N. Main St) & Cumming St Ext./Cumming St



HCM 6th Signalized Intersection Summary - Build 2024 AM (with System & Site Improvements)
 1: SR 9 (N. Main St) & Cumming St Ext./Cumming St 04/22/2022

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	7	2	11	75	8	67	44	740	143	153	1111	27
Future Volume (veh/h)	7	2	11	75	8	67	44	740	143	153	1111	27
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1856	1870	1870	1856	1870
Adj Flow Rate, veh/h	7	2	11	78	8	70	46	771	149	159	1157	28
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	2	2	2	2	2	2	3	2	2	3	2
Cap, veh/h	193	31	168	130	17	83	382	2055	397	494	2771	1246
Arrive On Green	0.12	0.12	0.12	0.12	0.12	0.12	0.70	0.70	0.70	0.04	0.79	0.79
Sat Flow, veh/h	1321	250	1373	695	140	680	473	2946	569	1781	3526	1585
Grp Volume(v), veh/h	7	0	13	156	0	0	46	461	459	159	1157	28
Grp Sat Flow(s),veh/h/ln	1321	0	1623	1515	0	0	473	1763	1753	1781	1763	1585
Q Serve(g_s), s	0.0	0.0	0.9	11.0	0.0	0.0	4.1	12.9	12.9	2.9	12.5	0.5
Cycle Q Clear(g_c), s	0.7	0.0	0.9	12.1	0.0	0.0	6.0	12.9	12.9	2.9	12.5	0.5
Prop In Lane	1.00		0.85	0.50		0.45	1.00		0.32	1.00		1.00
Lane Grp Cap(c), veh/h	193	0	199	230	0	0	382	1229	1223	494	2771	1246
V/C Ratio(X)	0.04	0.00	0.07	0.68	0.00	0.00	0.12	0.38	0.38	0.32	0.42	0.02
Avail Cap(c_a), veh/h	345	0	385	403	0	0	382	1229	1223	649	2771	1246
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	46.5	0.0	46.6	51.4	0.0	0.0	6.7	7.4	7.4	5.1	4.1	2.8
Incr Delay (d2), s/veh	0.1	0.0	0.1	3.5	0.0	0.0	0.6	0.9	0.9	0.4	0.5	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	0.0	0.4	4.8	0.0	0.0	0.5	4.8	4.8	1.0	3.8	0.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	46.6	0.0	46.7	54.9	0.0	0.0	7.4	8.3	8.3	5.5	4.6	2.8
LnGrp LOS	D	A	D	D	A	A	A	A	A	A	A	A
Approach Vol, veh/h	20			156			966			1344		
Approach Delay, s/veh	46.7			54.9			8.3			4.6		
Approach LOS	D			D			A			A		
Timer - Assigned Phs	2			4		5	6	8				
Phs Duration (G+Y+Rc), s	99.8			20.2		10.6	89.2	20.2				
Change Period (Y+Rc), s	5.5			5.5		5.5	5.5	5.5				
Max Green Setting (Gmax), s	80.5			28.5		15.5	59.5	28.5				
Max Q Clear Time (g_c+I1), s	14.5			2.9		4.9	14.9	14.1				
Green Ext Time (p_c), s	26.5			0.0		0.3	16.9	0.7				
Intersection Summary												
HCM 6th Ctrl Delay	9.5											
HCM 6th LOS	A											

Timings

3d. Build 2024 PM (with System & Site Improvements)

1: SR 9 (N. Main St) & Cumming St Ext./Cumming St

04/22/2022



Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Configurations									
Traffic Volume (vph)	36	10	102	6	39	1218	74	931	25
Future Volume (vph)	36	10	102	6	39	1218	74	931	25
Lane Group Flow (vph)	37	68	0	226	40	1346	76	960	26
Turn Type	Perm	NA	Perm	NA	Perm	NA	pm+pt	NA	Perm
Protected Phases		4		8		6	5	2	
Permitted Phases	4		8		6		2		2
Detector Phase	4	4	8	8	6	6	5	2	2
Switch Phase									
Minimum Initial (s)	5.0	5.0	6.0	6.0	15.0	15.0	5.0	15.0	15.0
Minimum Split (s)	21.5	21.5	24.5	24.5	21.5	21.5	15.0	21.5	21.5
Total Split (s)	35.0	35.0	35.0	35.0	70.0	70.0	15.0	85.0	85.0
Total Split (%)	29.2%	29.2%	29.2%	29.2%	58.3%	58.3%	12.5%	70.8%	70.8%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5		5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag					Lag	Lag	Lead		
Lead-Lag Optimize?					Yes	Yes	Yes		
Recall Mode	None	None	None	None	C-Min	C-Min	None	C-Min	C-Min
v/c Ratio	0.21	0.20		0.80	0.11	0.60	0.28	0.37	0.02
Control Delay	42.4	13.6		57.9	12.4	15.5	8.2	7.1	2.8
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	42.4	13.6		57.9	12.4	15.5	8.2	7.1	2.8
Queue Length 50th (ft)	25	6		139	12	309	15	127	1
Queue Length 95th (ft)	53	43		214	35	473	36	206	10
Internal Link Dist (ft)		128		571		604		715	
Turn Bay Length (ft)	75				160		160		100
Base Capacity (vph)	241	442		379	358	2246	302	2565	1164
Starvation Cap Reductn	0	0		0	0	0	0	0	0
Spillback Cap Reductn	0	0		0	0	0	0	0	0
Storage Cap Reductn	0	0		0	0	0	0	0	0
Reduced v/c Ratio	0.15	0.15		0.60	0.11	0.60	0.25	0.37	0.02

Intersection Summary

Cycle Length: 120

Actuated Cycle Length: 120

Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green

Natural Cycle: 80

Control Type: Actuated-Coordinated

Splits and Phases: 1: SR 9 (N. Main St) & Cumming St Ext./Cumming St



HCM 6th Signalized Intersection Summary - Build 2024 PM (with System & Site Improvements)

1: SR 9 (N. Main St) & Cumming St Ext./Cumming St

04/22/2022

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	36	10	56	102	6	112	39	1218	87	74	931	25
Future Volume (veh/h)	36	10	56	102	6	112	39	1218	87	74	931	25
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1856	1870	1870	1856	1870
Adj Flow Rate, veh/h	37	10	58	105	6	115	40	1256	90	76	960	26
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	2	2	2	2	2	2	3	2	2	3	2
Cap, veh/h	242	46	268	152	17	129	415	2103	150	293	2519	1132
Arrive On Green	0.19	0.19	0.19	0.19	0.19	0.19	0.63	0.63	0.63	0.04	0.71	0.71
Sat Flow, veh/h	1270	238	1383	556	86	665	585	3337	239	1781	3526	1585
Grp Volume(v), veh/h	37	0	68	226	0	0	40	662	684	76	960	26
Grp Sat Flow(s),veh/h/ln	1270	0	1621	1308	0	0	585	1763	1813	1781	1763	1585
Q Serve(g_s), s	0.0	0.0	4.2	16.4	0.0	0.0	3.5	26.7	26.9	1.7	12.8	0.6
Cycle Q Clear(g_c), s	4.2	0.0	4.2	20.6	0.0	0.0	6.2	26.7	26.9	1.7	12.8	0.6
Prop In Lane	1.00		0.85	0.46		0.51	1.00		0.13	1.00		1.00
Lane Grp Cap(c), veh/h	242	0	314	297	0	0	415	1111	1142	293	2519	1132
V/C Ratio(X)	0.15	0.00	0.22	0.76	0.00	0.00	0.10	0.60	0.60	0.26	0.38	0.02
Avail Cap(c_a), veh/h	308	0	399	373	0	0	415	1111	1142	366	2519	1132
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	40.7	0.0	40.7	48.2	0.0	0.0	9.9	13.1	13.2	10.5	6.7	5.0
Incr Delay (d2), s/veh	0.3	0.0	0.3	6.9	0.0	0.0	0.5	2.4	2.3	0.5	0.4	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.9	0.0	1.7	7.1	0.0	0.0	0.5	10.5	10.8	0.6	4.4	0.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	41.0	0.0	41.0	55.1	0.0	0.0	10.4	15.5	15.5	10.9	7.2	5.0
LnGrp LOS	D	A	D	E	A	A	B	B	B	B	A	A
Approach Vol, veh/h	105			226			1386			1062		
Approach Delay, s/veh	41.0			55.1			15.3			7.4		
Approach LOS	D			E			B			A		
Timer - Assigned Phs	2			4		5	6	8				
Phs Duration (G+Y+Rc), s	91.2			28.8		10.1	81.1	28.8				
Change Period (Y+Rc), s	5.5			5.5		5.5	5.5	5.5				
Max Green Setting (Gmax), s	79.5			29.5		9.5	64.5	29.5				
Max Q Clear Time (g_c+I1), s	14.8			6.2		3.7	28.9	22.6				
Green Ext Time (p_c), s	18.9			0.4		0.1	22.9	0.7				
Intersection Summary												
HCM 6th Ctrl Delay	16.5											
HCM 6th LOS	B											

T R A F F I C V O L U M E W O R K S H E E T S

22-041 Mixed-Use Development at 116 & 126 North Main St - Alpharetta, Fulton County **Traffic Volumes**

A&R Engineering
 April 2022

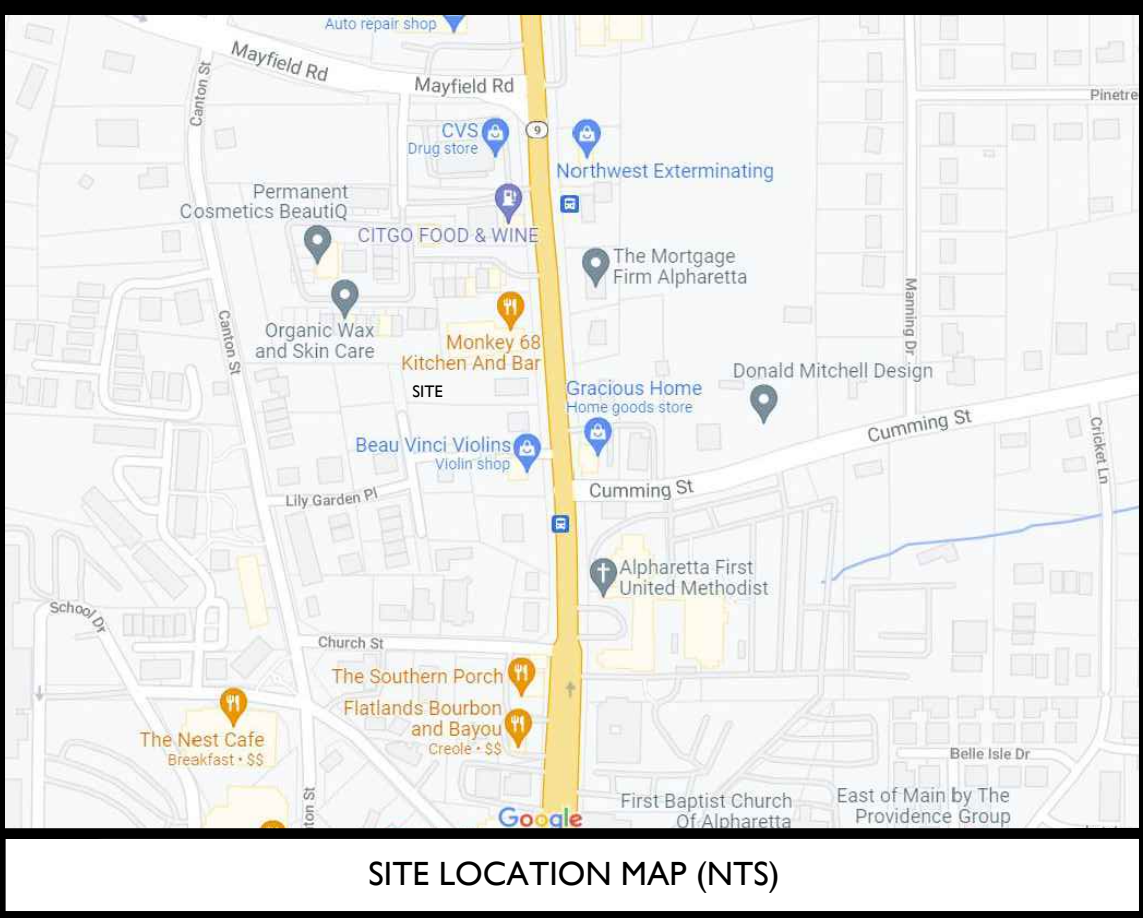
1. SR 9 N. Main St @ Cumming St

A.M. Peak Hour

Condition	SR 9 (N. Main Street) Northbound				SR 9 (N. Main Street) Southbound				Site Driveway Eastbound				Cumming Street Westbound			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2022 Traffic Counts:	0	712	140	852	150	1068	0	1218	0	0	0	0	74	0	66	140
Growth Factor (%):	1	2	1		1	2	1		1	1	1		1	1	1	
Adjacent Office Trips with RIRO on SR 9:	0	0	0	0	0	5	0	5	0	0	0	0	0	0	0	0
No-Build 2024 Volumes:	0	740	143	883	153	1116	0	1269	0	0	0	0	75	0	67	142
Proposed Development New Trips:	36	0	0	36	0	0	22	22	6	2	10	18	0	8	0	8
Proposed Development Pass-by Trips:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Adjacent Office Trips without RIRO on SR 9:	8	0	0	8	0	0	5	5	1	0	1	2	0	0	0	0
Future 2024 Traffic Volumes:	44	740	143	927	153	1111	27	1291	7	2	11	20	75	8	67	150

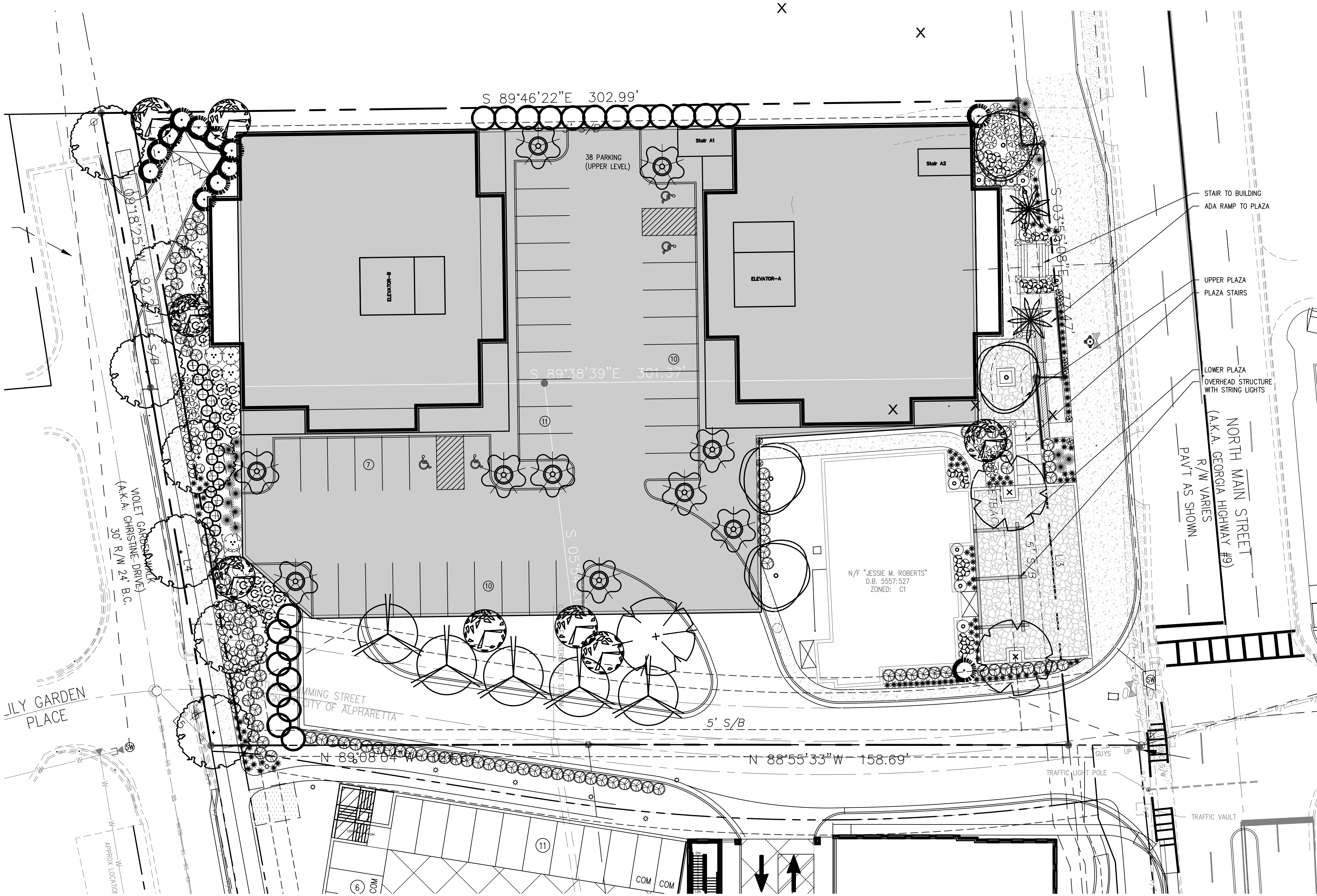
P.M. Peak Hour

Condition	SR 9 (N. Main Street) Northbound				SR 9 (N. Main Street) Southbound				Site Driveway Eastbound				Cumming Street Westbound			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2022 Traffic Counts:	0	1181	85	1266	73	903	0	976	0	0	0	0	100	0	110	210
Growth Factor (%):	1	2	1		1	2	1		1	1	1		1	1	1	
Adjacent Office Trips with RIRO on SR 9:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
No-Build 2024 Volumes:	0	1228	87	1315	74	939	0	1013	0	0	0	0	102	0	112	214
Proposed Development New Trips:	28	0	0	28	0	0	17	17	29	10	46	85	0	6	0	6
Proposed Development Pass-by Trips:	10	-10	0	0	0	-8	8	0	4	0	5	9	0	0	0	0
Adjacent Office Trips without RIRO on SR 9:	1	0	0	1	0	0	0	0	3	0	5	8	0	0	0	0
Future 2024 Traffic Volumes:	39	1218	87	1344	74	931	25	1030	36	10	56	102	102	6	112	220



Density & Specimen Replacement Trees									
Density Replacement Qnty	Botanical Name	Common Name	Min. Size	Unit Value	Total Density Inches (185.9 Required)	Total Specimen Inches (0 Required)	% Of Total*	Overstory**	Native to GA Piedmont***
12	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holy	3" Cal.	3.0	36.0"		16.7%		
	Juniperus virginiana 'Brodie'	Brodie Eastern Red Cedar	3" Cal.	3.0	63.0"		29.2%		29.2%
10	Lagerstroemia indica 'Purple Tower'	Purple Tower Crape Myrtle	3" Cal.	3.0	30.0"		13.9%		
8	Cercis canadensis	Eastern Redbud	3" Cal.	3.0	24.0"		11.1%		11.1%
5	Nyssa sylvatica 'Green Gable'	Green Gable Black Gum	6" Cal.	6.0	30.0"		6.9%	6.9%	6.9%
2	Carpinus betulus 'Fastigiata'	European Hornbeam	6" Cal.	6.0	12.0"		2.8%	2.7%	
4	Quercus palustris 'Green Pillar'	Green Pillar Oak	6" Cal.	6.0	24.0"		5.6%	5.6%	5.5%
7	Quercus shumardii	Shumard Oak	6" Cal.	6.0	42.0"		9.7%	9.7%	9.7%
1	Ginkgo biloba	Ginkgo	6" Cal.	6.0	6.0"		1.4%	1.4%	
2	Ulmus americana 'Princeton'	Princeton American Elm	6" Cal.	6.0	12.0"		2.8%	2.7%	2.8%
72	Total Tree Inches Replaced				279.0"		100.0%	29.0%	65.2%

TREE LEGEND	
	NELLIE R STEVENS HOLLY
	BRODIE CEDAR
	CRAPE MYRTLE IN 5' PLANTER POT
	EASTERN REDBUD
	BLACK GUM
	FASTIGATE EUROPEAN HORNBEAM
	PILLAR OAK
	SHUMARD OAK
	GINKGO
	PRINCETON ELM



NOTE:
1. THERE ARE NOT WETLANDS LOCATED ON THE PROPERTY.
2. BASED UPON THE ARBORIST REPORT BY OUTDOOR SPACES, THERE ARE NOT SPECIMEN TREES LOCATED ON THE SUBJECT PROPERTY.
3. ALL OVERSTORY TREES SHALL BE PLANTED AT 6" CALIPER MINIMUM IN EXCHANGE FOR REMOVING THE 47" WATER OAK (#787- NON SPECIMEN) AND 37" WILLOW OAK (#788- NON SPECIMEN).

AEC

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50 Warm Springs Circle
Roswell • Georgia • 30075
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NORTH

20040

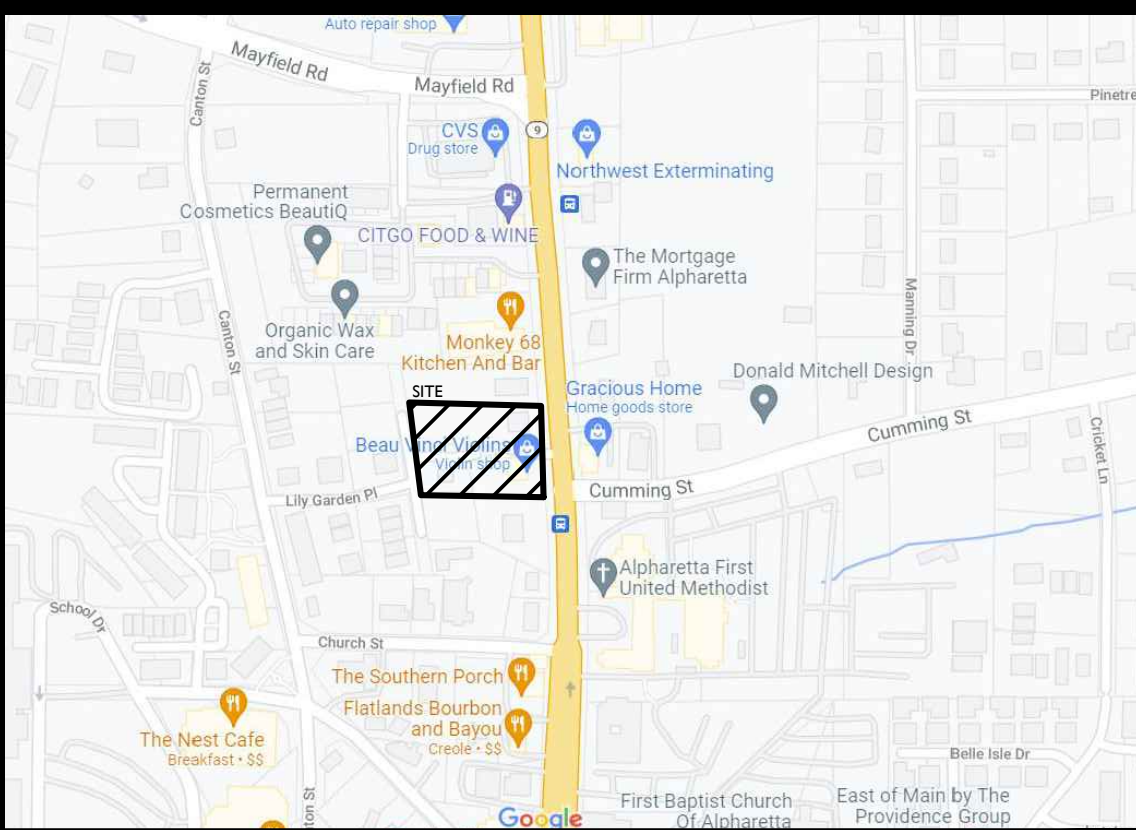
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PRELIMINARY
LANDSCAPE CONCEPT

116 & 126 North Main St.

Alpharetta , Georgia

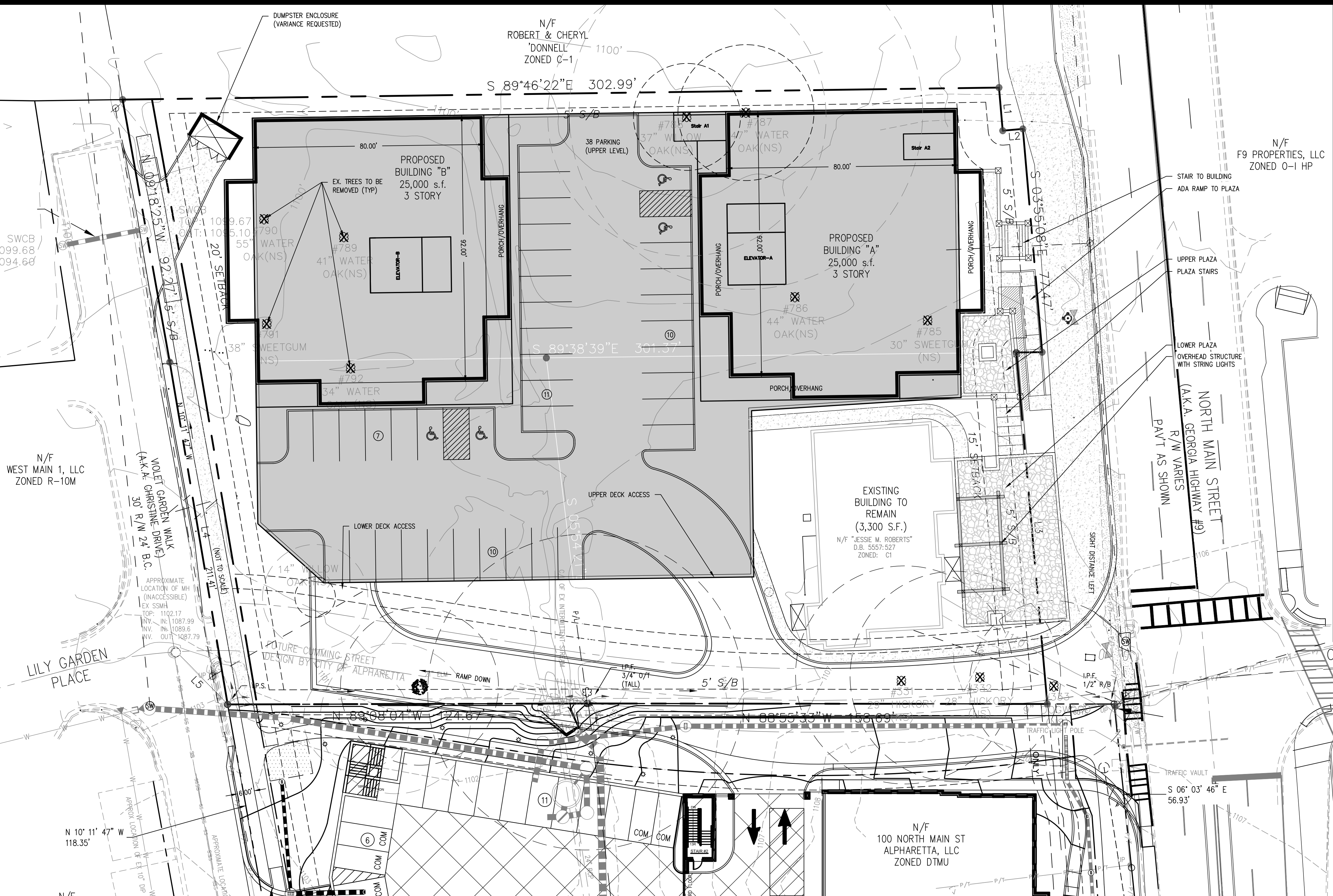
PROJECT INFORMATION	
PROJECT NO.:	22-4732
DATE:	APRIL 28, 2022
SCALE:	1" = 20'
FILE NAME:	22-4732P02.dwg
DESIGN/DRAWN:	SLR/ SLR



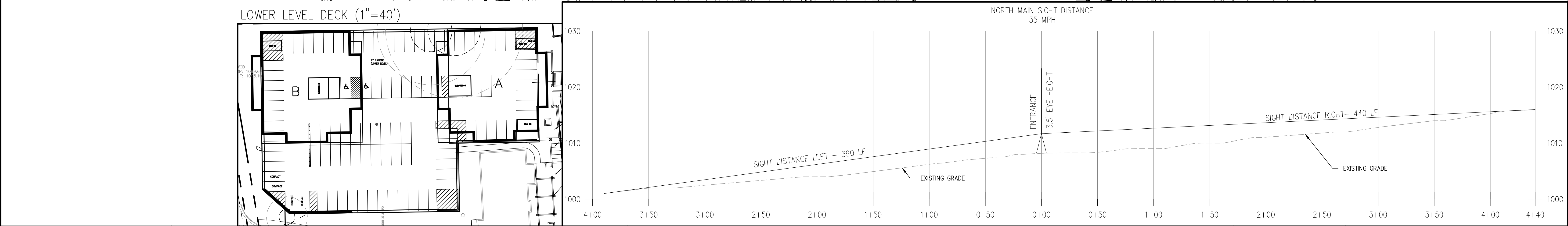
SITE LOCATION MAP (NTS)



Element Description	
Key and/or legend and site location map with North arrow	
Boundary survey of subject property which includes dimensions along property lines that match the metes and bounds of the property's written legal description and clearly indicates the point of beginning.	
Acres of the subject property.	
Location of land lot lines and identification of land lots.	
Existing, proposed, new dedicated, and future reserved rights-of-way of all streets, roads, and rail lines adjacent to and on the subject property.	
Proposed streets on the subject site.	
Current zoning of the subject site and adjoining properties.	
Existing buildings (with square footages, heights, and stories), walls, driveways, fences, cell towers, and any other structures or improvements on the subject property.	
Location of proposed buildings with square footages, heights, and stories.	
Layout and minimum lot size of proposed single-family residential lots.	
Topography of subject site.	
Required and proposed setbacks.	
100-year flood plain horizontal limits and flood zone designations as shown on survey or FEMA FIRM maps.	
Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed.	
Tree lines, woodlands, significant trees with critical root zones (1.3 x trunk diameter), and open fields on subject site.	
Required and proposed parking spaces, loading, and unloading facilities.	
Lakes, streams, and other waters on the site and associated buffers. Wetlands shown on GIS maps or survey.	
Proposed stormwater management facilities.	
Entrance distance profile assuming the driver's eye at a height of 3.5 feet.	
Existing driveways located within 150 feet of the subject property on adjacent or nearby parcels (including those parcels on the opposite side of a public street).	
Proposed access driveways and the available intersection sight distance (according to AASHTO Green Book).	



SITE DATA:	
116 & 126 NORTH MAIN STREET CITY OF ALPHARETTA FULTON COUNTY, GEORGIA LAND LOT 1252 1st DISTRICT 2nd SECTION	
TOTAL ACREAGE:	1.43
CURRENT ZONING:	C-1
FUTURE LAND USE:	MU
PROPOSED ZONING:	DT-MU
PROPOSED USE:	
• OFFICE:	32,000 s.f.
• RETAIL:	4,000 s.f.
• RESTAURANT:	6,000 s.f.
• RESIDENTIAL:	4 UNITS
BUILDING "A" USES: RETAIL, RESTAURANT & OFFICE	
BUILDING "B" USES: OFFICE AND RESIDENTIAL	
PARKING:	
REQUIRED PARKING RATIOS	
• OFFICE:	3: 1000 s.f. (9% SPACES)
• RETAIL:	1: 500 s.f. (8 SPACES)
• RESTAURANT:	1: 500 s.f. (12 SPACES)
• RESIDENTIAL:	2.5 UNIT (10 SPACES)
TOTAL REQUIRED PARKING: 126 SPACES	
TOTAL PARKING PROVIDED:	
97 LOWER DECK	
38 UPPER DECK	
135 SPACES PROVIDED	
SITE STANDARDS:	
MIN AMENITY AREA	10% OF SITE (6,229 SF)
PROP AMENITY AREA	11% (7,000 SF) ROOFTOP TERRACE AND FRONT PLAZA
MAX LOT BUILDING COVERAGE 80% (77,863 S.F.)	
PROP LOT BUILDING COVERAGE 25.6% (16,000 SF)	
PROP LOT DECK COVERAGE 34.2% (21,288 SF)	
TOTAL BUILDING/DECK COVERAGE 56.8%	
SETBACKS	
FRONT	5' MIN / 10' MAX
SIDE	0'
REAR	6' NO ALLEY
REAR	3' ALLEY
*STORMWATER MANAGEMENT WILL BE HANDLED UNDERGROUND UNDER THE DECK.	
NOTE:	
1. THERE ARE NOT WETLANDS LOCATED ON THE PROPERTY.	
2. BASED UPON THE ARBORIST REPORT BY OUTDOOR SPACES, THERE ARE NOT SPECIMEN TREES LOCATED ON THE SUBJECT PROPERTY.	
3. ALL PARKING DECK ACCESS IS NOW FROM DRIVEWAY ON HIGHWAY 9 ONLY. THERE IS NO DECK ACCESS ON LILY GARDEN PLACE OR VIOLET GARDEN WALK.	
4. ALL OVERSTORY TREES SHALL BE PLANTED AT 6" CALIPER MINIMUM IN EXCHANGE FOR REMOVING THE 47" WATER OAK (#787 - NON SPECIMEN) AND 37" WILLOW OAK (#788 - NON SPECIMEN).	



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20 0 20 40

Scale 1" = 20'

NORTH

PRELIMINARY SITE PLAN
UPPER LEVEL

116 & 126 North Main St.

Alpharetta , Georgia

PROJECT INFORMATION

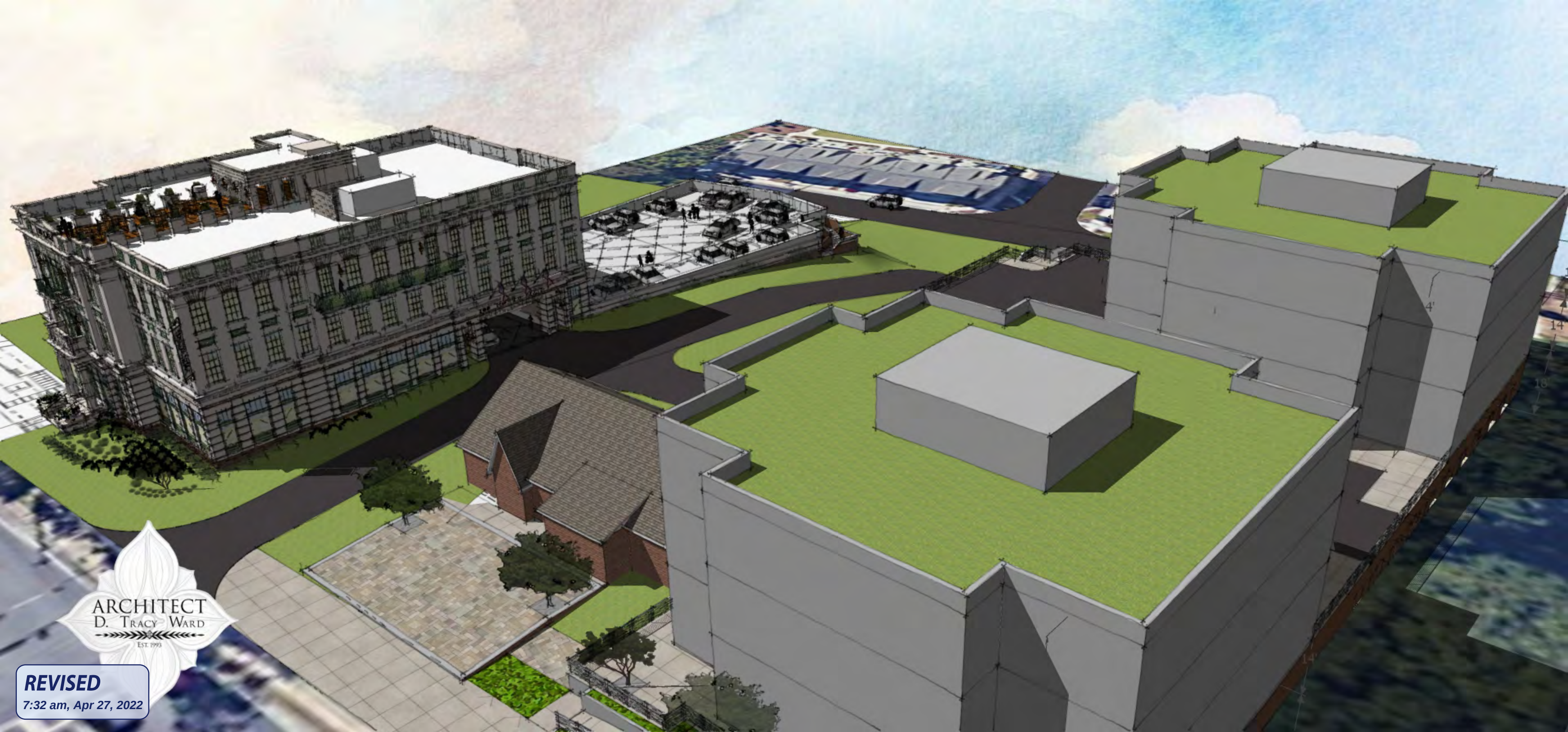
PROJECT NO.: 22-4732
DATE: APRIL 28, 2022
SCALE: 1" = 20'
FILE NAME: 22-4732P02.dwg
DESIGN/DRAWN: SLR/ SLR



ARCHITECT
D. TRACY WARD
EST. 1993

REVISED

7:32 am, Apr 27, 2022



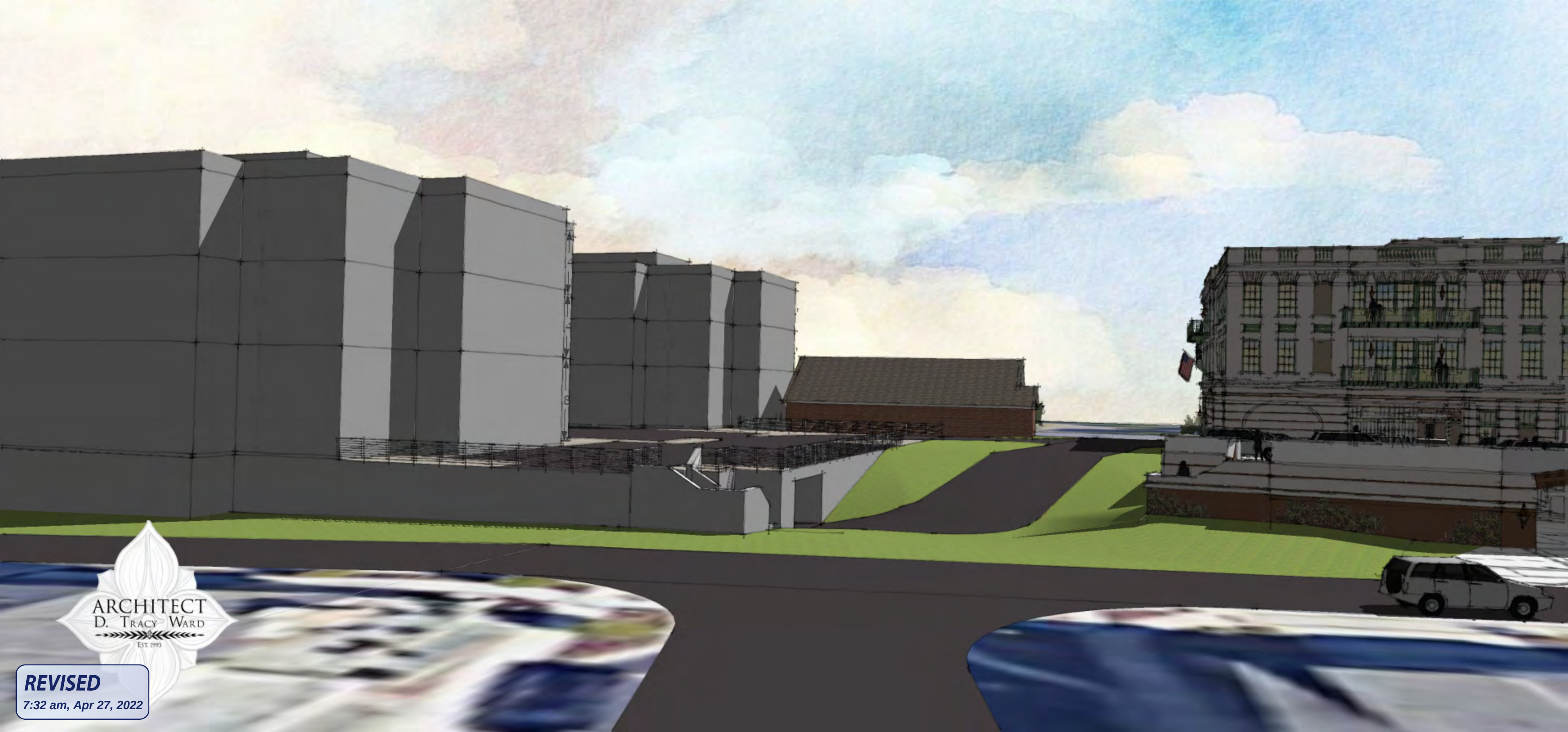
ARCHITECT
D. TRACY WARD
EST. 1993

REVISED

7:32 am, Apr 27, 2022



REVISED
7:32 am, Apr 27, 2022



REVISED
7:32 am, Apr 27, 2022

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: 116 and 126 North Main Street

Contact Name: Steven Rowe

Telephone: (770) 641-1942

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

We received some questions and concerns from surrounding property owners through phone calls, Zoom meeting and personal meetings and below is a list of the items:

- Increased Traffic and access from Violet Garden Walk.
- Setbacks and road landscaping (Highway 9 and Violet Garden Walk)
- Building architecture, style and height
- Uses of the rear building that is closer to existing residents
- Possibility and timing of Cumming Street extension to Lily Garden Place

We are currently communicating with many of the concerned residents in an attempt to answer their questions and satisfy their concerns.

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

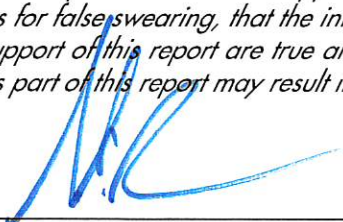


Other (Please Specify)

CZIM

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: 3/18/2012

Print Form

Original
Mailing



50 Warm Springs Circle
Roswell, Georgia 30075-4937

Main: 770.641.1942
Fax: 770.998.6924

February 17, 2022

RE: **Z-22-02 / 116 + 126 North Main Street**

Dear Property Owner:

We are representing the applicant, Market District Crabapple, LLC, in the above referenced case located at 116 and 126 North Main Street. Please allow this letter to serve as public notice for a Re-Zoning request from C-1 zoning to DTMU zoning category. I have attached a copy of the filed site plan for your convenience.

The Community Zoning Information Meeting (CZIM) for this request will be held on Wednesday March 9, 2022, at 6:00 p.m. via Zoom. The link to the meeting is <https://zoom.us/j/6766623657>. 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, April 14, 2022 at 6:30 PM and City Council on Monday, April 25, 2022 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 above request, please feel free to contact me at your convenience. I can be reached at slr@aecatl.com or (770) 641-1942.

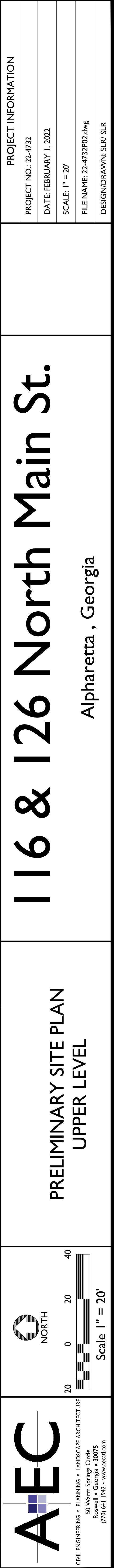
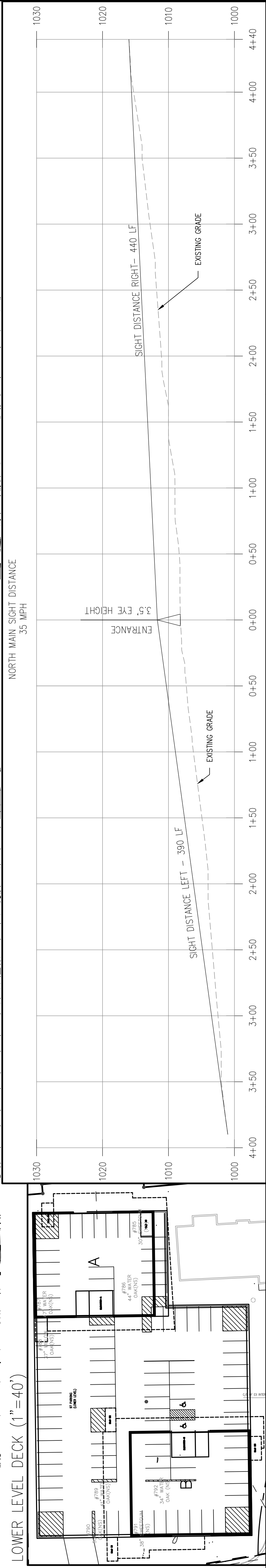
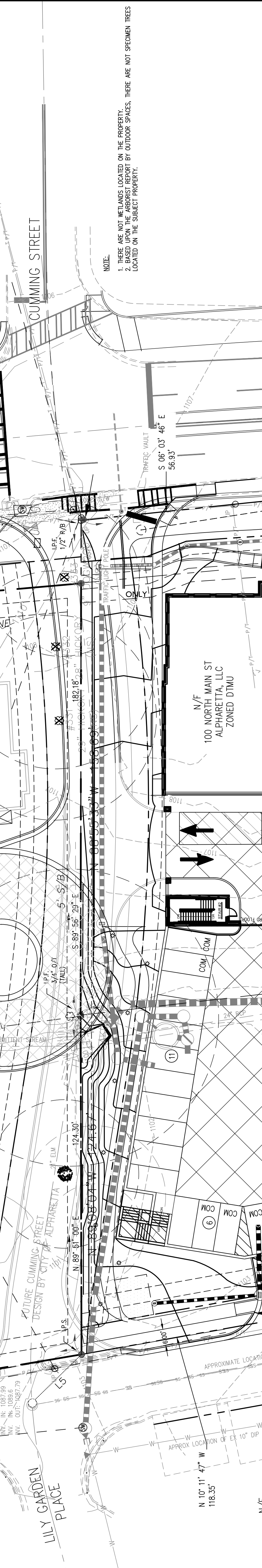
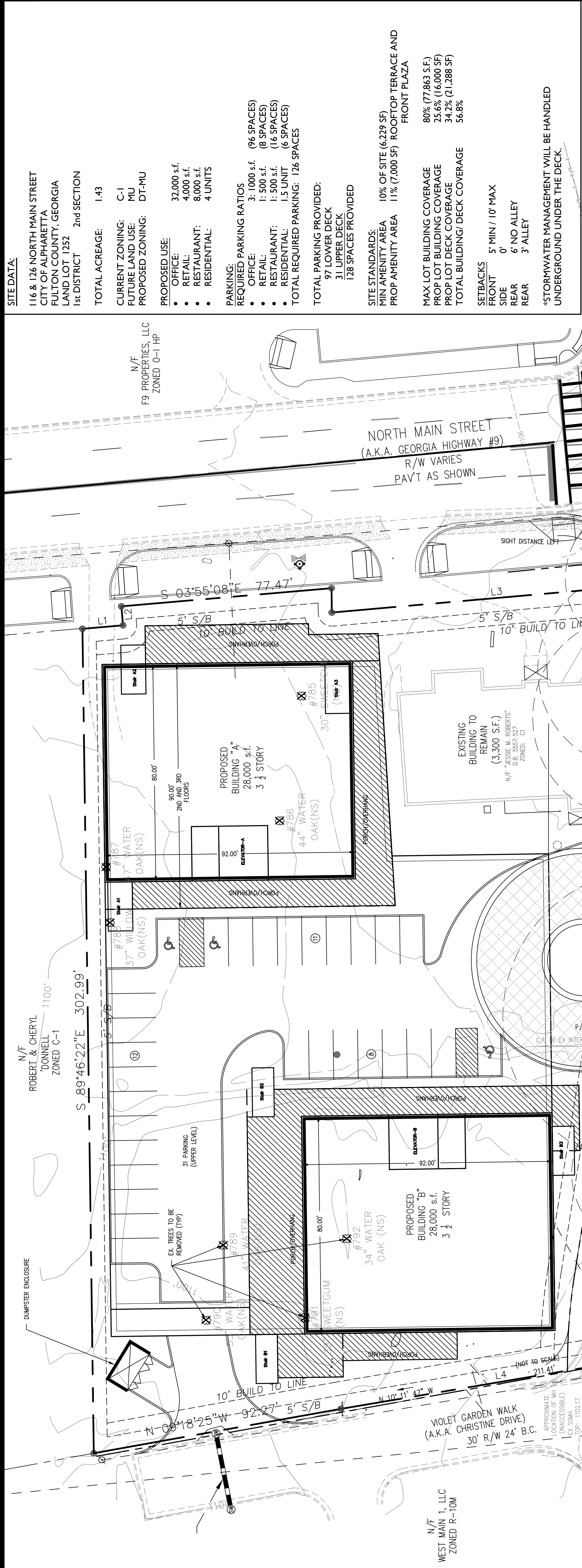
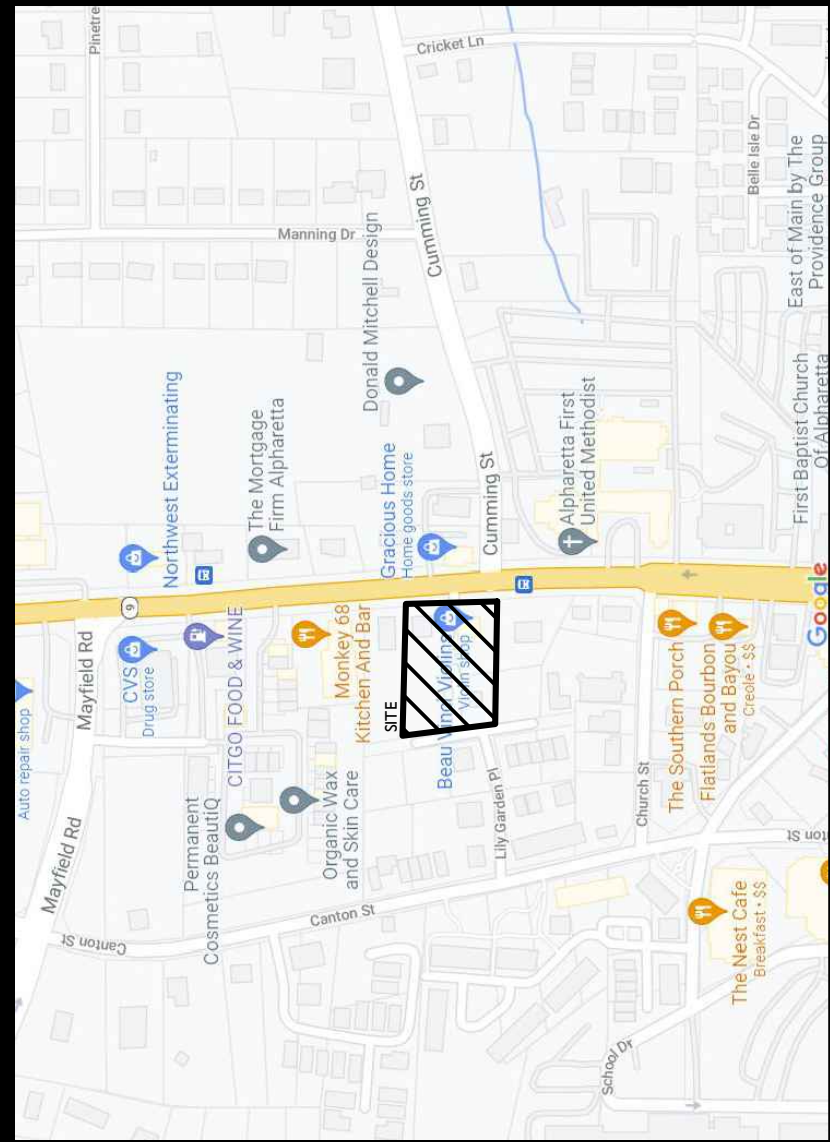
Sincerely,
AEC, Inc.

A handwritten signature in black ink, appearing to read 'SLR', is written over the printed name of Steven L. Rowe.

Steven L. Rowe, ASLA
Vice President

SLR/SCH/slr
Attachments

M:\2022 JOBS\22-4732 116 & 126 North Main\Zoning Submittal\CZIM Neighbor Letter.docx



GDCI GA 4 L P
5755 DUPREE DR SUITE 130
ATLANTA GA 30327

PIEDMONT BANK THE
1625 EXECUTIVE DRIVE SOUTH NW
DULUTH GA 30096

BERMIC RPROPERTIES LLC
1040 POWERS PL
ALPHARETTA GA 30009

GDCI GA 4 L P
5755 DUPREE DR SUITE 130
ATLANTA GA 30327

APPEN RAYMOND C & CHRISTINA B
316 LYNNE CIR
ALPHARETTA GA 30004

SBLD PROPERTIES LLC
1030 POWERS PL
ALPHARETTA GA 30004

GDCI GA 4 L P
5755 DUPREE DR SUITE 130
ATLANTA GA 30327

PIEDMONT BANK THE
1625 EXECUTIVE DRIVE SOUTH NW
DULUTH GA 30096

HI RIVER PROPERTIES LLC
7917 SONATA BAY POINT
LAKE WORTH FL 33467-7067

MAYFIELD LLC
11785 NORTHFALL LN STE 510
ALPHARETTA GA 30009

SUMMERS DOLLEH KIM
1660 HAMiota RDG
ALPHARETTA GA 30004

LORVEN PROPERTIES LLC
1125 GOLDENROD LANE
SUWANEE GA 30024

STONE MARTHA
1525 HOLBROOK CAMPGROUND RD
CUMMING GA 30040

TINK WISE LLC
1085 POWERS PL
ALPHARETTA GA 30009

OBEROI MADANJIT & MADHU
205 WEST SMOKETREE TER
ALPHARETTA GA 30005

THIRTY FOUR THIRTY SIX CHURCH STRE
ET LLC
233 CANTON ST
ALPHARETTA GA 30004

RM BILOXI LLC
1075 POWERS PL STE B
ALPHARETTA GA 30009

HARMAN DEMPSEY PROPERTIES LLC
1145 POWERS PL
ALPHARETTA GA 30009-8358

TROTTER HOLDINGS INC
37 CHURCH ST
ALPHARETTA GA 30004

JOBETH PROPERTIES LLC
745 GLENLEIGH LN
DULUTH GA 30097

AB REAL ESTATE INVESTMENTS LLC
1110 POWERS PL
ALPHARETTA GA 30004

TROTTER HOLDINGS INC
690 E MAIN ST
CANTON GA 30114

KLAM INC
4465 PINEHOLLOW CT
ALPHARETTA GA 30022

ROBERTSON SHERYL S
1120 POWERS PL
ALPHARETTA GA 30009-8359

ROBERTS ROY C
126 NORTH MAIN ST
ALPHARETTA GA 30009

LEE ANGELA D
959 BRIDGEGATE DR
MARIETTA GA 30066

OBEROI MADANJIT & MADHU
205 WEST SMOKETREE TER
ALPHARETTA GA 30005

ROBERTS JESSIE M
P.O. BOX 535
HOLLY SPRINGS GA 30142-0009

MERIDIAN GROUP INC THE
1050 POWERS PL
ALPHARETTA GA 30004

SRISAI REALTY LLC
5755 N POINT PKWY SUITE 85
ALPHARETTA GA 30022

MANNING SARAH P
40 CUMMING ST
ALPHARETTA GA 30004-1610

CUSICK RICHARD & LAURA M
350 ROSE GARDEN LANE
ALPHARETTA GA 30009

O DONNELL ROBERT J & CHERYL C
134 N MAIN ST
ALPHARETTA GA 30004-1623

FIRST UNITED METHODIST CH OF ALPHA
RETTA GA THE
69 N MAIN ST
ALPHARETTA GA 30004

WASHBOURNE JAMES F & LUCINDA
360 ROSE GARDEN LANE
ALPHARETTA GA 30009

HARRIS R T & KOVEN ROBERT P
4398 PAPER MILL RD
MARIETTA GA 30067

FIRST UNITED METHODIST CH OF ALPHA
RETTA
69 N MAIN ST
ALPHARETTA GA 30009-3620

GEORGIAN COMMUNITY ASSOCIATION INC
THE
2675 PACES FERRY RD SUITE 125
ATLANTA GA 30339

PIEDMONT BANK THE
1625 EXECUTIVE DRIVE SOUTH NW
DULUTH GA 30096

HAYWOOD T ASHLEY
P O BOX 485
ALPHARETTA GA 30009

APPEN RAYMOND C & CHRISTIANA A
316 LYNNE CIR
ALPHARETTA GA 30004

PIEDMONT BANK THE
1625 EXECUTIVE DRIVE SOUTH NW
DULUTH GA 30096

BROWN MONDI PROPERTIES INC
11675 CENTURY DR STE D
ALPHARETTA GA 30009

PIEDMONT BANK THE
1625 EXECUTIVE DRIVE SOUTH NW
DULUTH GA 30096

BENSON DOROTHY C
133 CANTON ST
ALPHARETTA GA 30004-1606

PHILLIPS ALPHARETTA LLC
830 KENNESAW AVE NW
MARIETTA GA 30060

PIEDMONT BANK THE
1625 EXECUTIVE DRIVE SOUTH NW
DULUTH GA 30096

YOUTH MINISTRY RESOURCES INC
31 CHURCH ST
ALPHARETTA GA 30009

ANDERSON JOHN DAVID
390 ROSE GARDEN LANE
ALPHARETTA GA 30009

KOVEN ROBERT P & HARRIS ROBT T
4398 PAPER MILL RD
MARIETTA GA 30067

COLE CV ALPHARETTA LLC
P.O. BOX 4900 DEPT 604
SCOTTSDALE AZ 85261-4900

BELDEN JOHN ASHLEY & BELDEN LIBBY
MARIE
550 ROSE GARDEN LANE
ALPHARETTA GA 30009

ROBERTS JESSIE M
P.O. BOX 535
HOLLY SPRINGS GA 30142-0009

COLE CV ALPHARETTA LLC
P.O. BOX 4900 DEPT 604
SCOTTSDALE AZ 85261-4900

KEBANLI ARTHUR
12250 CRABAPPLE CHASE DR
ALPHARETTA GA 30004

BUNCH DEREK
1255 RIVERSIDE RD
ROSWELL GA 30076

GENERAL CONVENIENCE STORE LLC
501 N CENTRAL AVE
ATLANTA GA 30354

WILKERSON PETER & JULIETTE
340 ROSE GARDEN LANE
ALPHARETTA GA 30004

BUNCH DEREK
1255 RIVERSIDE RD
ROSWELL GA 30076

BOBE & SNELL LLC
1095 POWERS PL
ALPHARETTA GA 30009

WHITMAN ARNOLD M
3500 LENOX RD NE STE 510
ATLANTA GA 30326

OBEROI MADANJIT & MADHU
205 WEST SMOKETREE TER
ALPHARETTA GA 30005

GRABER ALYSSA
540 ROSE GARDEN LN
ALPHARETTA GA 30009

WHITMAN ARNOLD M
3820 MANSELL RD SUITE 280
ALPHARETTA GA 30022

GRONHOLM SCOTT
12200 KING CIR
ROSWELL GA 30075

TURPEN DAVID REED & HUSSMANN EDNA
MILLER
380 ROSE GARDEN LANE
ALPHARETTA GA 30009

WHITMAN ARNOLD
3500 LENOX RD NE STE 510
ATLANTA GA 30326

ERIC S CHOFNAS PC
1100 POWERS PL
ALPHARETTA GA 30004

PAYNE JOHN MARTIN
370 ROSE GARDEN LANE
ALPHARETTA GA 30009

MC MANES A SPENCER & A SPENCER JR
1015 POWERS PL
ALPHARETTA GA 30004

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

COLLINS MARINE GROUP LLC
88 ROSWELL ST
ALPHARETTA GA 30009

PROPERTIES OF DUFFY LLC
10 CUMMING ST
ALPHARETTA GA 30004

BUTTS ROBERT R
5360 FRANKLIN GOLDMINE RD
CUMMING GA 30028

FIRST UNITED METHODIST CH OF ALPHA
RETTA
69 NORTH MAIN ST
ALPHARETTA GA 30004-1620

GEISEL PAMELA A
1000 POWERS PL
ALPHARETTA GA 30004

BELL LINDA REESE & JONES ELLON W
159 NORTH MAIN ST
ALPHARETTA GA 30009

SOLLEY ROBERT A
1105 POWERS PL
ALPHARETTA GA 30004

LIGHT INVESTMENTS LLC
145 N MAIN ST
ALPHARETTA GA 30009

OBEROI MADANJIT OBEROI MADHU
205 W SMOKETREE TER
ALPHARETTA GA 30005

KIM KON & SOON JA
1160 ALPHARETTA ST
ROSWELL GA 30075

EHORSE L L C
1070 POWERS PL
ALPHARETTA GA 30004

MAIN STREET COMMONS OFFICE PARK OW
NERS ASSOCIATION
1102 ABBEY CT
ALPHARETTA GA 30004

Follow Up Mailing



50 Warm Springs Circle
Roswell, Georgia 30075-4937

Main: 770.641.1942
Fax: 770.998.6924

March 17, 2022

RE: **Z-22-02 / 116 + 126 North Main Street**

Dear Property Owner:

We are representing the applicant, Market District Crabapple, LLC, in the above referenced case located at 116 and 126 North Main Street. This is the second letter we are sending out due to some issues with the City's GIS system regarding the current property owners within the area. We apologize for any confusion, and we want to make sure everyone has an opportunity to comment on the proposed development.

Please allow this letter to serve as public notice for a Re-Zoning and concurrent Variance request from C-1 zoning to DTMU zoning category. I have attached a copy of the filed site plan for your convenience.

The Community Zoning Information Meeting (CZIM) for this request was held on Wednesday March 9, 2022, at 6:00 p.m. via Zoom and there were some good comments and discussion regarding the project. We are still in the process of looking at design options and want to hear from you if you have any other questions or concerns regarding the proposed development.

This item will be considered by the Planning Commission on Thursday, April 14, 2022 at 6:30 PM and City Council on Monday, April 25, 2022 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 above request, please feel free to contact me at your convenience. I can be reached at slr@aecatl.com or (770) 641-1942.

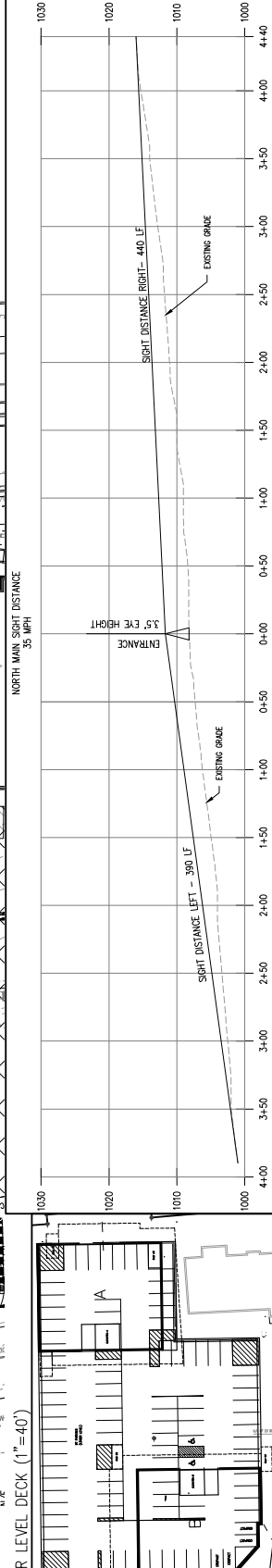
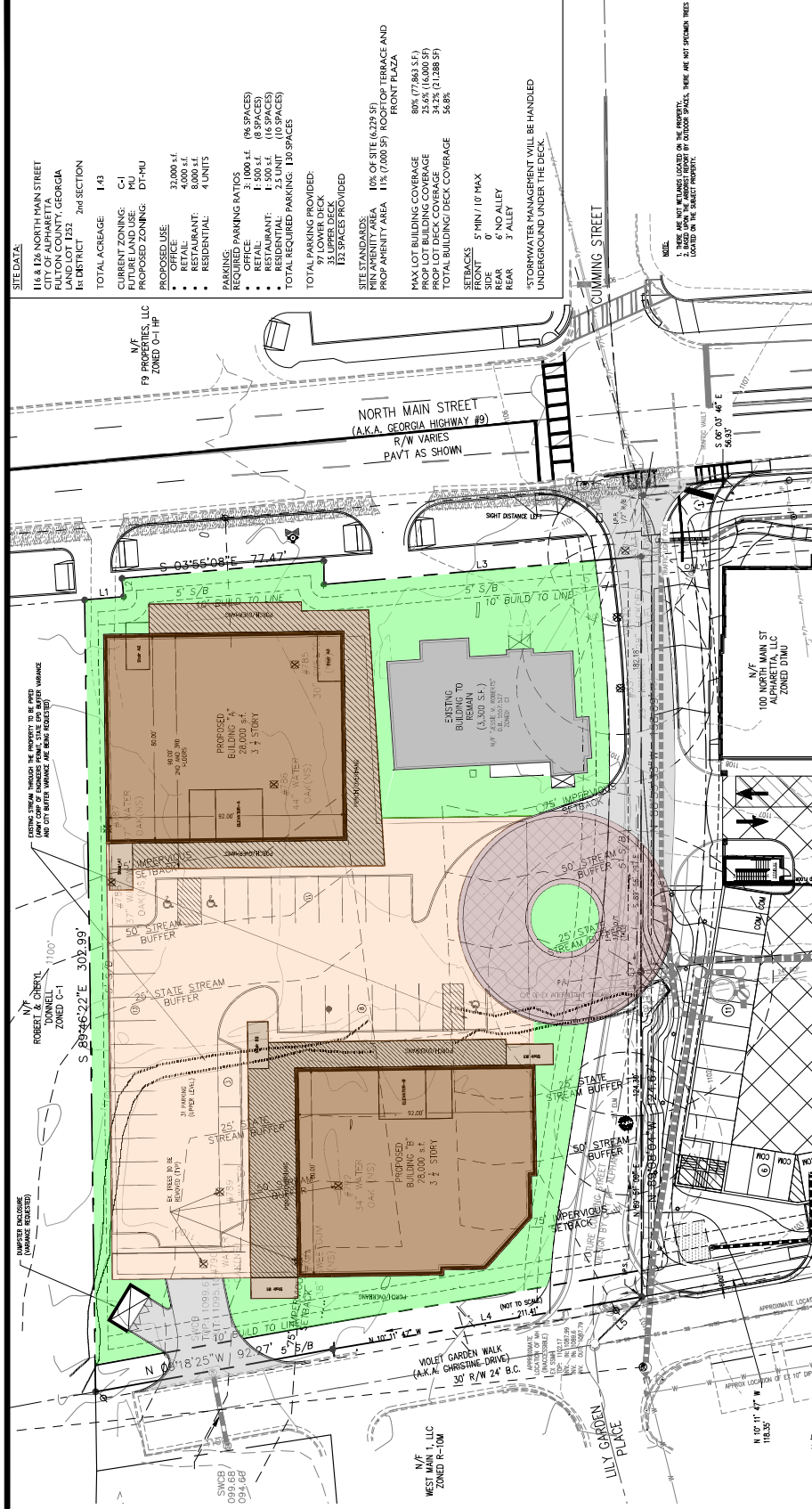
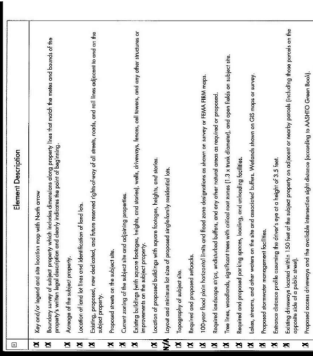
Sincerely,
AEC, Inc.

A handwritten signature in black ink, appearing to read 'SLR' or 'Rowe', written over a blue horizontal line.

Steven L. Rowe, ASLA
Vice President

SLR/SCH/slr
Attachments

M:\2022 JOBS\22-4713 116 & 126 North Main\Zoning Submittal\CZIM Neighbor Letter-rev.docx



 AEC CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE 50 Miami Springs Circle Miami Springs, FL 33166 (770) 641-1842 • www.aecad.com	 NORTH  Scale 1" = 20'	PRELIMINARY SITE PLAN UPPER LEVEL	I16 & I26 North Main St. Alpharetta, Georgia	PROJECT INFORMATION PROJECT NO.: 22-4732 DATE: MARCH 18, 2022 SCALE: 1" = 20' FILE NAME: 22-4732PRG.dwg DESIGNED BY: SLR SLR
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AKA
STUDIO, PC
Architects & Interiors

ARCHITECT
D. TEGE WARD
www.aka-studio.com



AKA
STUDIO, PC
Architects & Interiors

ARCHITECT
D. Tracy Ward
www.dtracyward.com

100 NORTH MAIN ST ALPHARETTA LLC
1055 POWERS PL STE B
ALPHARETTA GA 30009

100 NORTH MAIN ST ALPHARETTA LLC
1055 POWERS PL STE B
ALPHARETTA GA 30009

61 OLD CANTON LLC
14195 HOPEWELL RD
ALPHARETTA GA 30004

AB REAL ESTATE INVESTMENTS LLC
1110 POWERS PL
ALPHARETTA GA 30004

ALPHARETTA FIRST UNITED METHODIST
CHURCH INC
69 N MAIN ST
ALPHARETTA GA 30009

ANDERSON JOHN DAVID
390 ROSE GARDEN LANE
ALPHARETTA GA 30009

APPEN RAYMOND C & CHRISTINA B
316 LYNNE CIR
ALPHARETTA GA 30004

AR INVESTMENTS LLC
200 VIOLET GARDEN WALK
ALPHARETTA GA 30009

ASHER RABUN LEIGH & RABUN LEE W III
95 CANTON ST
ALPHARETTA GA 30009

AVON MICHAEL V & DENISE
57 CHURCH ST
ALPHARETTA GA 30009

BDS REVOCABLE TRUST THE
51 CHURCH ST
ALPHARETTA GA 30009

BEANIES PROP LLC
231 VAUGHAN DR
ALPHARETTA GA 30009

BECHER MICHELLE
93 CANTON ST
ALPHARETTA GA 30009

BERMIC RPROPERTIES LLC
1040 POWERS PL
ALPHARETTA GA 30009

BOBE & SNELL LLC
1095 POWERS PL
ALPHARETTA GA 30009

BRACKEN LAWRENCE J II & TRACY C
208 VIOLET GARDEN WALK
ALPHARETTA GA 30009

BRANNON ROBERT A & FLYNN MICHAEL
15144 TAYLOR RD
ALPHARETTA GA 30004

BREEN JAMES J & LEILA RUTH
55 CHURCH ST
ALPHARETTA GA 30009

BROWN & MONDI PROPERTIES INC
18 CUMMING ST
ALPHARETTA GA 30009

BROWN MONDI PROPERTIES INC
11675 CENTURY DR STE D
ALPHARETTA GA 30009

BUNCH DEREK
1255 RIVERSIDE RD
ROSWELL GA 30076

BUNCH DEREK
1255 RIVERSIDE RD
ROSWELL GA 30076

BUTTS ROBERT R
5360 FRANKLIN GOLDMINE RD
CUMMING GA 30028

CANTON STREET COMMONS
HOMEOWNERS ASSOCIATION INC
2675 PACES FERRY RD STE 125
ATLANTA GA 30339

CANTON STREET FD DEVELOPMENT
PARTNERS LLC
91 W WIEUCA RD BLDG/STE A2000
ATLANTA GA 30342

CARRUTHERS RICHARD A SR & CARRUTHERS
MARTHA PATTEE
124 LILY GARDEN PL
ALPHARETTA GA 30009

CHURCH STREET COMMERCIAL PROP LLC
435 ST REGIS DR
ALPHARETTA GA 30022

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

COLLINS MARINE GROUP LLC
125 COOPER SANDY LANE
MILTON GA 30004

COMMUNITY BANK OF PICKENS COUNTY
P O BOX 40
JASPER GA 30143

CUSICK RICHARD & LAURA M
350 ROSE GARDEN LANE
ALPHARETTA GA 30009

D AURIA DIANE
115 LILY GARDEN PL
ALPHARETTA GA 30009

EHORSE L L C
1070 POWERS PL
ALPHARETTA GA 30004

ERIC S CHOFNAS PC
1100 POWERS PL
ALPHARETTA GA 30004

GALLEGOS ENRIGUE HERRERA & HERRERA
MARGARITA
330 ROSE GARDEN LANE
ALPHARETTA GA 30009

GEISEL PAMELA A
1000 POWERS PL
ALPHARETTA GA 30004

GENERAL CONVENIENCE STORE LLC
501 N CENTRAL AVE
ATLANTA GA 30354

GEORGIAN COMMUNITY ASSOCIATION INC
THE
958 MCEVER RDG STE B5
GAINESVILLE GA 30504

GIAQUINTO RICHARD M & MABELINE
202 VIOLET GARDEN WALK
ALPHARETTA GA 30009

GRONHOLM SCOTT
12200 KING CIR
ROSWELL GA 30075

HAMMERMASTER GREG R & JOANNE
97 CANTON ST
ALPHARETTA GA 30009

HARMAN DEMPSEY PROPERTIES LLC
1145 POWERS PL
ALPHARETTA GA 30009-8358

HARRISON DAVID & SIMONE M
260 ROSE GARDEN LANE
ALPHARETTA GA 30009

HAWKINS HOLMES J III & TRACEY
126 LILY GARDEN PL
ALPHARETTA GA 30009

HI RIVER PROPERTIES LLC
7917 SONATA BAY POINT
LAKE WORTH FL 33467-7067

JANICO PETER M & JANICO MARY
550 ROSE GARDEN LANE
ALPHARETTA GA 30009

JOBETH PROPERTIES LLC
305 ANNA MARIA BLVD
CLEMSON SC 29631-2183

JORDAN D WESLEY
2711 CANOPY CIR
ALPHARETTA GA 30009

KEBANLI ARTHUR
12250 CRABAPPLE CHASE DR
ALPHARETTA GA 30004

KIM KON & SOON JA
1160 ALPHARETTA ST
ROSWELL GA 30075

KLAM INC
4465 PINEHOLLOW CT
ALPHARETTA GA 30022

KUELBS JAMES & JUDITH
119 LILY GARDEN PL
ALPHARETTA GA 30009

LAMONTE DAVID & REGINA
121 LILY GARDEN PL
ALPHARETTA GA 30009

LEE ANGELA D
959 BRIDGEGATE DR
MARIETTA GA 30066

LIGHT INVESTMENTS LLC
145 N MAIN ST
ALPHARETTA GA 30009

LORVEN PROPERTIES LLC
1125 GOLDENROD LANE
SUWANEE GA 30024

MAIN STREET COMMONS OFFICE PARK
OWNERS ASSOCIATION INC
1102 ABBEY CT
ALPHARETTA GA 30004

MANNING ON THE SQUARE
COMMUNITY ASSN INC
4400 NORTH POINT PKWY STE 295
ALPHARETTA GA 30022

MC CLARD MICHELLE STUDLEY
59 CHURCH ST
ALPHARETTA GA 30009

MC MANES A SPENCER JR
1015 POWERS PL
ALPHARETTA GA 30004

MERIDIAN GROUP INC THE
1050 POWERS PL
ALPHARETTA GA 30004

MILLER MARK E & JULIE M
540 ROSE GARDEN LANE
ALPHARETTA GA 30009

O DONNELL ROBERT J & CHERYL C
134 N MAIN ST
ALPHARETTA GA 30004-1623

OBEROI MADANJIT & MADHU
205 WEST SMOKETREE TER
ALPHARETTA GA 30005

OBEROI MADANJIT OBEROI MADHU
205 W SMOKETREE TER
ALPHARETTA GA 30005

PAYNE JOHN MARTIN
370 ROSE GARDEN LANE
ALPHARETTA GA 30009

PEACHTREE RESIDENTIAL LLC
7380 MCGINNIS FERRY RD
SUWANEE GA 30024

PHILLIPS RICHARD MARK & NATALIE
99 CANTON ST
ALPHARETTA GA 30009

PROPERTIES OF DUFFY LLC
10 CUMMING ST
ALPHARETTA GA 30004

RAWPRENEUER LLC
335 CREEK PT
ALPHARETTA GA 30004

RICHEY BRIAN & MOLLY
204 VIOLET GARDEN WALK
ALPHARETTA GA 30009

RM BILOXI LLC
1075 POWERS PL STE B
ALPHARETTA GA 30009

ROBERTS JAMES M ET AL
P O BOX 535
HOLLY SPRINGS GA 30142

ROBERTS ROY C
126 NORTH MAIN ST
ALPHARETTA GA 30009

ROBERTSON SHERYL S
1120 POWERS PL
ALPHARETTA GA 30009-8359

ROWLES DOUGLAS M
206 VIOLET GARDEN WALK
ALPHARETTA GA 30009

SBLD PROPERTIES LLC
1030 POWERS PL
ALPHARETTA GA 30004

SIMMONS NICHOLAS A & MELINDA
117 LILY GARDEN PL
ALPHARETTA GA 30009

SIMS BRIAN P & LINDSAY
91 CANTON ST
ALPHARETTA GA 30009

SOLLEY ROBERT A
1105 POWERS PL
ALPHARETTA GA 30004

SRISAI REALTY LLC
5755 N POINT PKWY STE 85
ALPHARETTA GA 30022

SWOPE DARRELL & ELKET
325 NORTH COLEMAN RD
ROSWELL GA 30075

TAYLOR MORRISON OF GEORGIA LLC
6845 SHILOH RD E STE D3
ALPHARETTA GA 30005

TROTTER HOLDINGS INC
690 E MAIN ST
CANTON GA 30114

TROTTER HOLDINGS INC
37 CHURCH ST
ALPHARETTA GA 30004

TURPEN DAVID REED & HUSSMANN EDNA
MILLER
380 ROSE GARDEN LANE
ALPHARETTA GA 30009

TYLER M VASSAR & KATHLEEN T VASSAR
1999 LIVING TRUST THE
89 CANTON ST UNIT 6
ALPHARETTA GA 30009

WALLERT RONALD & PAGE W
320 ROSE GARDEN LANE
ALPHARETTA GA 30009

WASHBOURNE JAMES F & LUCINDA
360 ROSE GARDEN LANE
ALPHARETTA GA 30009

WEST MAIN I LLC
6400 LILY GARDEN PL
ATLANTA GA 30339

**WILKERSON PETER & JULIETTE
340 ROSE GARDEN LANE
ALPHARETTA GA 30004**

**YOUTH MINISTRY RESOURCES INC
31 CHURCH ST
ALPHARETTA GA 30009**

**ZIMMERMAN JONATHAN S & BROCK
ZIMMERMAN MARY PROSSER
53 CHURCH ST UNIT 10
ALPHARETTA GA 30009**

From: [Bracken, Larry](#)
To: [Woodman, Michael](#); [Callum, Alexandra](#); kcook@alpharetta.ga; egraves@alpharetta.ga.us; CityCouncilMayor@alpharetta.ga.us
Cc: [Holmes Hawkins](#); [Brian Richey](#)
Subject: 116 & 126 NORTH MAIN STREET (Z-22-02)
Date: Sunday, March 27, 2022 10:44:01 AM
Attachments: [100 N Main PC Recommended Conditions ONLY in WORD applicant version in BLUE -c.pdf](#)

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My wife and I own a home in the West Main development at 208 Violet Garden Walk, which is on the corner of Lily Garden Place and Violet Garden Walk. We have lived in our current home since December 2019 and have been Alpharetta residents since 1992. I write to express concerns about the 116/126 North Main Street project, which is on the April 14 Planning Commission agenda and the April 25 City Council agenda. Our concerns are shared by almost all, if not all, of our West Main neighbors.

To begin with, we recognize that we are living in downtown Alpharetta and that there will be development appropriate to that setting. Accordingly, we didn't oppose the 100 North Main project immediately behind our home, subject to modifications to that project, nor do we oppose the 116/126 North Main project in its entirety, only as currently planned:

1. The 116/126 North Main St. development as currently proposed anticipates more than 1,600 *additional* car trips a day into these buildings. A significant proportion of those trips would come in from Canton Street along Lily Garden Place to Violet Garden Walk. Especially when added to the 120+ *additional* car trips a day expected when North Main Street is completed, the traffic volume on Lily Garden and Violet Garden will clog our residential streets to the point of being unlivable, especially as much of that traffic will be restaurant traffic on nights and weekends. We simply cannot have that volume of traffic and noise on narrow residential streets such as Lily Garden and Violet Garden. I don't think there is any comparable situation in the City where such a high volume of restaurant traffic can access restaurant parking via a residential street, and it shouldn't be allowed here. Any parking access from Lily Garden/Violet Garden should be limited to residents of the 116/126 property, with business and restaurant traffic limited to accessing the parking deck from Main Street. This can easily be regulated by gates and card access if there is a parking deck entrance on Violet Garden Walk (as currently planned).

2. The buildings as planned would be taller than both the West Main townhomes and 100 N. Main Street. For both aesthetics and purposes of natural light, we think 116/126 North Main should not be any taller than the 100 North Main Street building.

3. We are also concerned about noise from the planned restaurants, especially if there is outdoor or rooftop dining. This should be manageable but it does need to be managed by specific conditions required by the City, at the time the zoning variance is granted.

4. As you are aware, the City Council approved substantial modifications to the 100 North Main project based upon detailed and well-founded recommendations by the Community Development staff, some of which included recommendations from the West Main community. The staff's recommendations for 100 North Main St. are attached; we request

that to the extent these recommendations can be applied to the 116/126 North Main development, they should be. In particular, it is essential that any parking deck have limited access, with 24-hour gates.

5. The West Main residents in the buildings adjoining Violet Garden Walk (buildings 4 and 5) have endured 9 months of construction of 100 North Main St., and there has been little consideration of our residents by the developer or construction managers. The concrete pad at 100 North Main still has not been fully installed as of today. We have put up with the noise, vibration, illegal parking by workers, and interference with street access from 100 North Main for too long and it appears that the building's construction will go on for another year. I don't know what conditions or penalties the City can impose on developers who take too long to build their projects, but we don't want 116/126 North Main to stretch out interminably as 100 North Main has.

The developers of the project have been proactive about reaching out to our community and have been receptive to input from our residents, but our community's residents think it is important to communicate with each of you as well. We understand that there will be development in Downtown Alpharetta, but any project that adjoins residential streets such as Lily Garden Place and Violet Garden Walk must take into account the effect the project will have on nearby residents, both during the construction phase and over the longer term.

Thank you for your consideration of these comments.

Lawrence Bracken
208 Violet Garden Walk
Alpharetta


From: [LaMonte, Dave](#)
To: [City Council and Mayor](#)
Cc: [Callum, Alexandra](#); [Cook, Kathi](#); [Woodman, Michael](#); [Graves, Eric](#)
Subject: 116 & 126 North Main Street (Z-22-02)
Date: Friday, March 25, 2022 2:41:43 PM

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All, I currently reside at 121 Lily Garden Place in the Westmain community and I am writing in regard to 116 & 126 North Main Street (Z-22-02) and its pending application. I am all for the growth of Alpharetta and by no means am I against improvements or building in the surrounding areas. I know you have heard from others in our community but I would also like to stress a few points;

This is the second time since 2019 that proper notification for an application was not properly distributed in our community on pending applications. Both times the same excuse was used by the Developer which raise serious questions about your process or the "hidden agenda" of those involved.

With the application of 100 North Main we were able to come to agreement with many of the concerns of our community which was a win for everyone. However this project is much larger and the increase in traffic flow will create serious back ups that can not be solved with Traffic Lights or Traffic circles on feeding roadways. Lily Garden Place was not built for Highway 9 Traffic flow. Having attended some of these meetings I have heard about a Traffic study from 2015/2016 which I think we can all agree is make believe at this point. Furthermore it doesn't even have Lily Garden Pl as the name of the road!

I urge all of you to consider the potential damage to the way of life in the surrounding areas this volume of traffic would create. Build what the land accommodates but you cannot ignore the capacity of the roads. Canton Rd is already difficult to travel today and with 4000+ trips a day will never work. It will not work for residents and it will not work for the businesses in the proposed buildings.

While our community may meet with the Developer on this project it is up to you to limit the flow of Traffic for the good of all. Why have we not done a Traffic study recently? How can we propose new construction not having done so?

I know the connection of Canton and Highway 9 was passed years ago but the budget has not allowed for its construction. Lily Garden is not the same road today as it was then, nor is everything feeding it.

Again, we all want the growth of Alpharetta to continue but it has to be done with common sense. Please visit the area today during peak hours and see for yourself what the addition of 4000+ trips (at entire completion) would do to the flow of Traffic.

Thanks, Dave LaMonte

From: [Paul Norsworthy](#)
To: [Callum, Alexandra](#); [Cook, Kathi](#); [Woodman, Michael](#); egraves@alpharetta.ga.us;
CityCouncilandMayor@alpharetta.ga.us
Cc: [Paul Norsworthy](#); [Babby Norsworthy](#); [Brian Richey](#); [Holmes Hawkins](#); [Larry Bracken](#)
Subject: 116 / 126 NORTH MAIN STREET (Z-22-02)
Date: Monday, March 28, 2022 12:19:14 PM

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On Saturday (3/26/2022) a number of residents of West Main and 14 Park met with the developers (Brent Beecham and Greg Swayne) of the subject project. I think it was a productive meeting.

It is my understanding that the developers have submitted documents to Alpharetta showing ALL traffic entering/ exiting the project via N. Main St. (Hwy. 9) with NO roadway connection between the project and Violet Garden Walk / Lily Garden Place.

I fully support this approach and ask that you folks make this happen. In addition, I ask that Alpharetta terminate any future efforts to connect Cumming St. with Lily Garden Place. Lily Garden Place in general and the Lily Garden Place / Canton St. intersection specifically are not capable of SAFELY handling the volume of traffic that would result from extending Cumming St. to Lily Garden Place.

Sincerely,

Paul Norsworthy
202 Violet Garden Walk
Alpharetta, GA 30009



From: [michelle becher](#)
To: [City Council and Mayor](#)
Cc: [Graves, Eric](#); [Cook, Kathi](#); [Callum, Alexandra](#); [Woodman, Michael](#)
Subject: 116/126 North Main Street Rezoning Concerns
Date: Thursday, March 24, 2022 12:16:38 PM

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Greetings All,

I am writing this email as a resident of West Main Townhomes and as a board member for our community. We were recently made aware of a rezoning request for 116 and 126 North Main Street. The notification was informal verses a direct contact from the developer and with minimal lead time prior to the CZIM Meeting on March 9.

While not in opposition of the project in terms of growth, the size and use create significant impact to our community in terms of livability and safety. The application promotes Lily Garden Pl and Violet Garden Walk as the primary method of ingress and egress to the buildings. Our community had a similar situation during the planning phase of 100 North Main and felt our concerns were heard. The proposed buildings are much larger in scale than 100 North Main and with that increased size comes obstacles that have significant impact to our community. The additional size adds room outside of office space for restaurants and residential dwelling. The traffic, noise and safety issues for residents increase from primarily daytime hours five days a week to all day and night seven days a week. Late hours and noise seven days a week equals a decline in livability even in urban environments.

The applicants predicated number of car trips per day (1200 minimum and more like 1600 if the Cumming Connector is added) contradicts the current street design. The predicated number of cars and the addition of commuter traffic with the proposed Cumming Street Extension further exceeds the street design capacity. Site plans and street designs that included two residential communities now encompass multiple commercial entities and the commuter route for neighboring areas. I encourage in review that the developer plan for alternative ways to access the buildings/garages that do not include using Lily Garden Pl and Violet Garden Walk as the primary route. In professional practice it might appear that Lily Garden can handle the addition of traffic from 14 Park Place, 100 North Main and the proposed project, however actual performance as experienced by residents proves otherwise. I am not sure it

would be possible for the residents that enter Lily Garden from our garage alley ways (most of West Main and all of 14 Park Place) to gain access during peak travel times. It seemed confusing that our developers site plan included Lily Garden positioned in the middle of our community when an old site plan was discussed during the planning phase of 100 North Main, it now seems like a compromise in safety.

Many of the homeowners in West Main purchased just as Downtown Alpharetta was showing the rewards of thoughtful and quality planning by many on this email. Supporting our city is a top priority of our community, however doing so without parameters could impact our quality of life, safety and ultimately our investments. We are the community in the simplest form, we live here. Thank you in advance for considering our concerns as this project is proposed.

Sincerely,

Michelle Becher

HOA Board Member

93 Canton Street



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Good afternoon, Ms. Callum, Mr. Woodman and Ms. Cook:

I attended the CZIM Meeting last night concerning the proposed rezoning request at 116 & 126 North Main Street (Z-22-02). I live at 126 Lily Garden Pl., in West Main Townhomes. Our residence is immediately adjacent to the subject property, directly across Violet Garden Walk. My understanding is that this item is currently on the agenda for the Planning Commission on April 14 and for the City Council on April 25. I wanted to briefly summarize a number of concerns that I have regarding the proposed development. I would welcome the opportunity to meet with you and/or other city staff to discuss these concerns in more detail. If my email should be directed to someone else, please let me know.

1. As an initial matter, I have serious concerns about whether proper notice was given by the Applicant for the CZIM meeting last night. Although we live immediately adjacent to the parcel in question, I did not receive any written notice from the Applicant, even though I understand that he was required to notify every property owner within 500'. I checked with several other West Main neighbors and none of them received any written notice from the Applicant either. One neighbor said he was personally contacted by a representative of the Applicant via email, which is the only way that I learned about the proposed development. Had my neighbor not mentioned it to me in passing, I still would not be aware of it. I suspect that most of the surrounding homeowners in West Main and Fourteen Park Place were not notified of the meeting last night and therefore have not had the opportunity to learn anything about the project. As I previously indicated, the Application that is available on the City website does not include the list of property owners who were to be notified on the Citizen Participation Form – Part A. Given the apparent lack of notice provided to the affected neighbors, I have concerns that there has not been enough of an opportunity to consider input from the community in advance of the Planning Commission meeting next month.
2. My specific concerns about the proposed development are with (a) its overall size and scale, (b) the nature and intensity of its use, and (c) most importantly, its use of Lily Garden Pl. and Violet Garden Walk as the primary method of ingress and egress to the development.
3. As to the overall size and scale, it is helpful to use the recently approved new building at 100 N. Main St. as a reference point.
 - a. The project at 100 N. Main Street consists of a single 28,100 sf three-story building, with a maximum height of 46'. In contrast, the proposed development at 116/126 N. Main St. is **over twice the size** – two 28,000 sf buildings. If you include the existing 3,300 sf home that is on the property and which apparently will be converted into a restaurant, that's **nearly 60,000 total sf on only 1.4 acres**.
 - b. The maximum height of the building under construction at N. Main St. was limited by the City to 46'. In contrast, it appears from the application that the two new buildings

will be constructed **on top of a parking deck**, which will make the total height of the front building that will face N. Main St. **at least 61' or more**. (See p. 8 of the attached renderings). The renderings do not illustrate the height of the building in the rear of the property (which is directly across from our residence), but I assume it will be the same height or even higher due to the grade of the property.

4. As to the intensity of use, the building under construction at 110 N. Main St. is an office building. In contrast, the proposed development at 116/126 N. Main St. will consist of 32,000 sf of office space, 4,000 sf of retail, 8,000 sf of restaurant space and 4 residential units. It is not clear from the Application materials, but it appears to me that the 8,000 sf of restaurant space is specific to the two new buildings only and does not include the additional 3,300 sf existing home which is to be converted into a restaurant. If you include that space, there would be more than 11,000 sf of restaurant space alone.
5. The relevance of the large disparity in intensity of use is most evident when comparing the predicted number of car trips to and from the two properties. The new office building at 100 N. Main St. is predicted to generate a total of **330 car trips per day**, but the proposed development at 116/126 N. Main St. is predicted to generate **more than 1600 car trips per day, nearly 5 times as many**. (See last page of Application). The majority of that (1043 of the 1605) is due to the 8,000 sf of new restaurant space. From my reading of the plans, it appears to me that even the estimate of 1605 car trips per day is too low because it does not account for converting the existing 3,300 sf home to a restaurant. Including the additional traffic for that restaurant would add even more traffic to the development.
6. The intensity of that use leads me to my most serious concerns about the proposed development – the ingress and egress to the proposed parking structure off of Violet Garden Walk. According to the plans, a two story parking deck will be constructed. Of the 128 total parking spaces in that deck, **97 (76%) are in the lower level and must be accessed through an entrance on Violet Garden Walk**. The other 31 (24%) are on the upper level and will be accessed from the south side of the property, through an apparent new road that will connect to N. Main St. It is unclear from the plans whether the development assumes that the City will construct the proposed Cumming St/Lily Garden extension, although that appears likely to be the case.
7. Even setting aside the question of whether Lily Garden Pl. should be extended to connect to Main St. (which for the reasons below I believe is a very bad idea), the fact that **over 75% of the traffic to and from the proposed new development must use Lily Garden Pl. and Violet Garden Walk, two quiet and narrow residential streets, is a very poor idea**. By the Applicant's own estimates, that would mean **over 1200 additional car trips per day** (76% of 1605 total car trips per day) using those two residential streets. That would be **on top of the 330 car trips per day** that will be generated from the new 100 N. Main St. office building. There is simply no doubt that Lily Garden Pl. cannot accommodate those kinds of traffic loads. Even now, it is virtually impossible for residents in our community to pull out onto Canton Street during rush hour. The visibility when turning left off of Lily Garden Pl. onto Canton Street when cars are parked in the spaces along Canton Street is already extremely poor. Adding more than 1200 cars per day to that road will make it very difficult, if not impossible, for the residents of West Main and Fourteen Park Place to get out of their homes. It will also create a potential

safety issue for residents due to the nature of the West Main development. For example, Lily Garden Pl. bisects the West Main community, with 22 residences on the south side of Lily Garden Pl, and two residences (including mine) on the north side. The dog park for the community is also located on the north side of Lily Garden Pl, so residents routinely walk across the street to access the dog park. The community mailboxes are also located directly on Lily Garden Pl. That works fine when there is very little traffic but with thousands of cars passing throughout the day will create a significant safety hazard. It is also worth noting that, unlike the 100 N. Main Street project, which will only generate traffic during office hours, the proposed development at 116/226 N. Main Street will generate traffic at all hours of the day and on weekends. Having large numbers of restaurant patrons departing late at night directly through a residential neighborhood is a disaster waiting to happen.

8. If the development is to be approved, ***I would strongly urge that the site plan be reconfigured so that access to the lower level of the parking deck is not from the rear of the property from Violet Garden Pl.*** Two possible alternatives would be either provide direct access from N. Main Street, or from the south side of the property where the proposed roundabout is shown. However, the latter option would only work if the Lily Garden extension is not constructed. See comments below. If the site is reconfigured so that access to the development is all routed off of N. Main Street and not through our residential community, I think a majority of the concerns can be addressed.
9. As noted above, my concerns about the ingress and egress of the significant new volume of traffic to the proposed new development is independent of whether Lily Garden Pl. is extended to N. Main St. However, suffice it to say, if the road extension is built, the significant traffic issues on Lily Garden Pl will be ***exponentially magnified***, because in addition to the 1500+ car trip per day on Lily Garden Pl from the new developments you will also have -- ***by design*** -- a significant number of additional cars using the Lily Garden extension as ***a cut through*** from Cumming Street to Canton Street. I believe that a significant amount of due diligence, including traffic studies, risk assessments and public hearings, should be completed before any decision on the Lily Garden road extension is made by the City.
10. Another concern I have is with respect to the potential use of the rooftop area, specifically on the rear building (the one that is immediately adjacent to our home). During the CZIM meeting last night, I asked a question about this and was told that the renderings only showed potential public use on the rooftop of the front building (facing N. Main St.). However, that is not accurate. If you look at ***p. 4 of the attached renderings***, you will see it illustrates 7 tables and a gathering of people on the ***rooftop of the rear building***. Even worse, it shows that amenity space on the ***back side of that building, i.e., the side that is closest to our home***. We strongly object to any commercial or public use of the rooftop of that rear building, especially on the side facing our residential community, and would request that be made a condition of any approval from the City.
11. Finally, as the City is reviewing the proposed development, I would urge the City to be mindful of the conditions that were imposed on 100 N. Main Street, many, if not all, of which would be more than appropriate for the proposed new project, including, for

example:

- a. Max building height shall be no greater than 3 stores and 46' (and I would urge that that height limit include any parking structure that is above grade).
- b. Maximum total building footprint to be comparable to the approved size at 100 N. Main Street.
- c. Parking deck shall be screened with a mix of landscape materials of varying heights.
- d. Decorative lighting and trees shall be placed on the upper level of the parking deck.
- e. Occupiable vertical structures on the rooftop space are prohibited, and the rooftop space shall not be rented out for commercial use.
- f. Foundation plantings, consisting of shrubs, vines and/or grasses, shall be required along Violet Garden Walk.
- g. New utilities shall be placed underground.
- h. 5' sidewalk on Violet Garden Walk with an additional 5' added to the landscape area.
- i. If access to the lower level parking deck is to remain on Violet Garden Walk, it should use a gated system with no public parking.
- j. Car head lights shall be screened from the parking deck via wall height and landscaping.

Please let me know if you have any questions or if you would like to meet to discuss these concerns in more detail.

Regards,
Holmes Hawkins
126 Lily Garden Pl.
Alpharetta, GA 30009

From: Callum, Alexandra <acallum@alpharetta.ga.us>
Sent: Tuesday, March 8, 2022 5:00 PM
To: Holmes Hawkins <HHawkins@KSLAW.com>
Cc: Cook, Kathi <Kcook@alpharetta.ga.us>; Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Z-22-02 / 116 + 126 North Main Street

CAUTION: MAIL FROM OUTSIDE THE FIRM

Good afternoon, Holmes,

A letter to all properties within 500' of the address is mailed out by the City 21 days before the first public hearing. This includes information regarding the Planning Commission and City Council meeting dates. This notification is scheduled to be mailed out on March 24, 2022. The Applicant should have sent a mailer to all addresses within 500' feet of the property. There is a sign posted on the property regarding the Community Zoning Information Meeting (CZIM) tomorrow night, and I

attachments unless you recognize the sender and know the content is safe.

Dear and City Council of Alpharetta,

Thank you for the opportunity to express our views as residents of Alpharetta and the West Main Town Homes.

It is our understanding that the developer of the property, Market District Crabapple, LLC has submitted a revised plan that would only allow ingress and egress to the 116 + 126 property from North Main Street.

We very much appreciate the developers consideration of our concerns to **avoid** a throughway using Lily Garden Place. Based on the developers daily estimate of 1,600 cars, we strongly believe the revised plan would be safer due to the narrow configuration of the street through this concentrated residential area. We believe and appreciate that they have made a smart choice to both continue the project while supporting the needs of the existing neighbors.

We request that you support and approve the revised plan, which should be acceptable for the City, the Developer and the residents of West Main Town Homes.

Thanks you again for your consideration.

Sincerely,

Jon and Mary P. Zimmerman

From: [Mike Avon](#)
To: [City Council and Mayor](#)
Cc: [Graves, Eric](#); [Woodman, Michael](#); [Cook, Kathi](#); [Callum, Alexandra](#)
Subject: Re: Z-22-02 / V-22-08 / 116 + 126 North Main Street Re-zoning Application
Date: Wednesday, March 23, 2022 2:32:11 PM

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March 23, 2022
Mayor and City Council
City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

Dear Mayor & City Council:

I currently reside at 57 Church Street, a townhome unit in West Main. All residents of West Main and 14 Park Place, the townhomes adjacent to West Main, north on Canton Street, have a single road to enter and exit our homes by vehicle - Lilly Garden Place. As a community, we only recently became aware of this proposed re-zoning and based on the information included in the application I am certain that if approved as-is, it will have a major detrimental impact on our two communities as well as the surrounding area. I am writing to you not as a representative of West Main, but as a concerned Alpharetta citizen but I know all of my neighbors share these concerns. We went through a similar experience with the 100 Main Street development where we learned of the proposal almost by accident, but in that case our concerns were listened to, and respected, resulting in conditions getting added to the application that we feel are a reasonable compromise. I ask for the same opportunity to voice our concerns since our motive is not to have this application denied, but to put conditions on this new application to mitigate the impact on our neighborhood, and in particular the large volume of traffic that will be crammed into Lilly Garden Place.

As you are no doubt aware, Lilly Garden Place is a relatively narrow road - around 30' wide, which is adequate for it's current exclusive use by the residents and guests of the two townhome communities (23 units in West Main; currently 6 but eventually 14 units in 14 Park Place). The road bisects West Main with two townhomes and a dog park on one side, opposite the community mailboxes and the rest of the units on the other side; residents cross Lilly Garden Place to get mail and walk their dogs. When we leave our homes by car we all have to turn onto Canton Street from Lilly Garden Place - there is no other option. Currently, turning left onto Canton Street can be difficult when there are cars parked on Canton south of Lilly Garden Place (which invariably there are). There have been several 'near-misses' and I personally predict there will be accidents at this intersection even at the current traffic volumes and conditions.

The development at 100 Main Street is projected to add 330 car trips daily, with the majority expected to use Lilly Garden Place/Violet Garden Walk for access to the main parking deck. We are all anxious to see what impact this will have on us, but at least we know it will only be office traffic in the morning and evening, Monday to Friday since the building is limited to office space, and a condition was added that the car park will be gated to prevent public parking. This new application is significantly different because it includes at least 2, possibly 3 restaurants and is projected to result in **1,600 car trips daily**, including evenings and weekends, as there are currently no restrictions. Again, the entrance to the main parking deck is designed to be exclusively from Violet Garden Walk (and therefore potentially Lilly Garden Place). It is almost

impossible to imagine the volume of traffic on Lilly Garden Place that this will generate, but given the current difficulty exiting onto Canton Street I firmly believe Lilly Garden Place will be backed up with bumper to bumper traffic along the entire stretch of road at a minimum during morning and evening rush hours, and possibly at other times also. If so, all of the residents of West Main and 14 Park Place will find it impossible to enter or leave our homes by car. The only option I can think of to avoid this potential nightmare is to move the entrance to the proposed parking deck in this application so that it can only be accessed via Main Street opposite Cumming Street (which benefits from an existing stop light).

I understand there is a long-standing plan to extend Cumming Street across Main Street to join Lilly Garden Place and that this application may be seen as helping to finally make that a reality. This extension in isolation and in the context of what existed in the area at the time it was proposed - 7 years ago - I am sure made sense. It probably still made sense when West Main and 14 Park Place was added. However, I doubt there was a projection of around 2,000 car trips potentially using this extension on a daily basis, in addition to the traffic coming from Cumming Street itself. We do not believe Lilly Garden Place is wide enough for the volume of traffic expected, and we now have 37 homes directly and unavoidably dependent on Lilly Garden Place to enter and exit our homes.

I ask that prior to approving this application a new traffic survey be undertaken that takes into consideration all of the current and proposed development that has taken place in the last 7 years to:

1. Determine if this extension of Cumming Street onto Lilly Garden Place is still viable and will result in a positive improvement or create new and worse issues than it is intended to solve
2. Recommend what can be done to improve the intersection of Lilly Garden Place and Canton Street
3. Identify what conditions should be imposed on this new proposed development to mitigate the impact of all of the additional traffic projected

Thank you for your time.

Respectfully,
Mike Avon

From: [Lindsay Sims](#)
To: [Woodman, Michael](#)
Cc: [Cook, Kathi](#); [Callum, Alexandra](#)
Subject: Re: Z-22-02 / V-22-08 / 116 + 126 North Main Street Re-zoning Opposition letter.
Date: Tuesday, March 22, 2022 7:49:25 PM

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March 22, 2022
Mayor and City Council
City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

Re: [Z-22-02 / V-22-08 / 116 + 126 North Main Street](#) Re-zoning Opposition letter.

Dear Mayor & City Council:

We are writing as residents of West Main Townhomes in opposition of the proposed re-zoning of 116/126 N. Main Street. For the second time in a few years, we have not been notified of significant rezoning requests that would severely impact our neighborhood. We met several times in 2019/2020 regarding the 100 N. Main project and were mostly satisfied with the compromises we were able to reach as a community with the city and the developer on that project.

We have only recently been made aware of the significant implications the proposed project would have on our residential neighborhood. We received written communication from the developer- 2 weeks after the initial zoning meeting. This is extremely disappointing considering the exact same thing happened in 2019 with 100 N. Main and our community expressed our concerns to the city about it then. We feel as though we have been intentionally left out of this project in efforts for it to pass.

We are not in total opposition of the project or the growth of Downtown Alpharetta, this was a reason that we chose to relocate here. However, we did choose our location for it's privacy and quietness and 1600 trips (not including the 330 trips from the office building and delivery trucks) is not at all desirable to our community.

We are, however, opposing the request as it pertains to using Lily Garden as an entry point for the 116 N. Main project and the Cumming Street Extension. Lily Garden feeds into all of our driveways and onto an already congested Canton street. It is already impossible to make a left hand turn from Lily Garden on to Canton in the mornings and afternoons,

adding an additional 1600 car/trips to this flow is unfathomable.

A few of our concerns and questions are listed here below:

- The existing width of Lily garden is not wide enough to support the volume that you are proposing. Our neighborhood spans both sides of Lily garden with a dog park on one side and mailboxes on the other. We have more than 10 dogs that live here and use the dog park. Are there plans for a cross walk? Speed bumps?
- Lily garden is simply not the size or set-up to become a major thoroughfare for our city.
- The extension project was proposed 7 years ago, before there were residential neighborhoods here. If this was part of the plan, then why wasn't Lily garden made bigger at the time West Main was approved?
- The visibility turning left on Canton without a stop light is dangerous. This will be exacerbated with the volume of cars this project is proposing. Furthermore, I don't see how we will even be able to get out of our own driveways.
- When we were meeting regarding our concerns with 100 N Main, we were comforted in the fact that that the building would be used for office use only- and no after-hours businesses. 116 N. Main is an entirely different project. With proposed businesses that would be open weekends and evenings- there are many concerns for our community on noise level, increased traffic, trash, and even potential crime.

I urge and encourage members of City Council to visit Lily Garden during peak traffic times and see if you still believe it's feasible, safe or smart to encourage this project. I hope you will consider the residents of West Main, Fourteen Park Place and the developments along Canton that will be affected by the project as it is currently proposed.

Thank you for your time.

Sincerely,
Lindsay and Brian Sims
91 Canton Street

Lindsay P. Sims

.....

From: [Jon Zimmerman](#)
To: [City Council and Mayor](#)
Cc: [Mary Prosser Brock Zimmerman](#); [Callum, Alexandra](#); [Cook, Kathi](#); [Woodman, Michael](#)
Subject: Z-22-02 / V-22-08 / 116 + 126 North Main Street Re-Zoning
Date: Saturday, April 2, 2022 4:17:57 PM

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Dear and City Council of Alpharetta,

Thank you for the opportunity to express our views as residents of Alpharetta and the West Main Town Homes.

It is our understanding that the developer of the property, Market District Crabapple, LLC has submitted a revised plan that would only allow ingress and egress to the 116 + 126 property from North Main Street.

We very much appreciate the developers consideration of our concerns to **avoid** a throughway using Lily Garden Place. Based on the developers daily estimate of 1,600 cars, we strongly believe the revised plan would be safer due to the narrow configuration of the street through this concentrated residential area. We believe and appreciate that they have made a smart choice to both continue the project while supporting the needs of the existing neighbors.

We request that you support and approve the revised plan, which should be acceptable for the City, the Developer and the residents of West Main Town Homes.

Thanks you again for your consideration.

Sincerely,

Jon and Mary P. Zimmerman

From: [Denise](#)
To: [City Council and Mayor](#); [Graves, Eric](#); [Woodman, Michael](#); [Cook, Kathi](#); [Callum, Alexandra](#)
Cc: [Denise Avon](#)
Subject: Z-22-02 / V-22-08 / 116 + 126 North Main Street Re-zoning Application
Date: Wednesday, March 23, 2022 3:20:45 PM

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March 23, 2022

Mayor and City Council

City of Alpharetta

2 Park Plaza

Alpharetta, GA 30009

Re: [Z-22-02 / V-22-08 / 116 + 126 North Main Street](#) Re-zoning Opposition letter

Dear Mayor & City Council:

I reside at 57 Church Street, a townhome unit in West Main and currently serve as the HOA President for our community. All residents of West Main and 14 Park Place, the townhomes adjacent to West Main, north on Canton Street, have a single road to enter and exit our homes by vehicle - Lily Garden Place. We only recently became aware of a proposed re-zoning request for the property listed above and based on the information included in the application we are certain that if approved as proposed, it will have a significant impact on our two communities as well as the surrounding area. I am writing to you not only as representative of West Main, but also as a concerned Alpharetta citizen. We went through a similar experience with the 100 Main Street development where we learned of their proposal almost by accident, but in that case our concerns were listened to, respected, and it resulted in conditions getting added to the application that we feel are a reasonable compromise for everyone. I feel as though we have been intentionally left out of this new project in efforts for it to pass with no input from the surrounding residents. I ask for the City to provide the same opportunity now to let us voice our concerns since our motive is not to have this application denied, but to put similar conditions on this new application to mitigate the impact on our neighborhood, and in particular the large volume of traffic that will be forced into Lily Garden Place.

Lily Garden Place is a very narrow road - around 30' wide, not much wider than an alley, by definition. It is adequate for its current exclusive use by the residents and guests of the two townhome communities (23 units in West Main, currently 6 but eventually 14 units in 14 Park Place). Lily Garden bisects West Main with two townhomes and a dog park on one side, opposite the community mailboxes on the other side along with the rest of the units; residents cross Lily Garden Place to get mail and walk their dogs. It is a very cohesive

community with only West Main and 14 Park Place residents driving on Lily Garden Place. When we leave our homes by car, we all have to turn onto Canton Street from Lily Garden Place - there is no other option. Currently, turning left onto Canton Street can be difficult with the cars parallel parked on Canton Street south of Lily Garden Place and just as obstructed is the view turning right on to Canton Street. There are 'near-misses' at this intersection on a daily basis.

The development at 100 N. Main Street is projected to add 330 car trips daily, with the majority of cars expected to use Lily Garden Place/Violet Garden Walk for access to the main lower-level parking deck. We are eager to see what impact this will have on us, but at least we know it will only be office traffic in the morning and evening, Monday - Friday since the building is limited to office space, and a condition was added that the car park will be gated to prevent public parking. This new application is significantly different because it includes at least 2, possibly 3 restaurants and is projected to result in **1,600 car trips daily**, including evenings and weekends, as there are currently no restrictions for any parking access. The entrance to the main parking deck is designed to be exclusively from Violet Garden Walk (and therefore via Lily Garden Place). It is impossible to imagine the volume of traffic on Lily Garden Place that will be generated, but given the current difficulty exiting onto Canton Street, I predict Lily Garden Place will be backed up with bumper to bumper cars along the entire stretch of road during morning and evening rush hours. If so, all of the residents of West Main and 14 Park Place will find it impossible to leave our homes by car.

I understand there is a long-standing plan to extend Cumming Street across Main Street to join Lily Garden Place and that this application may be seen as helping the City to finally make that extension a reality. 7 years ago when this extension was proposed, it may have made sense given what this area looked like in 2015. I feel sure that in 2015 there wasn't a projection of almost 2,000 car trips potentially using this extension on a daily basis, in addition to the traffic that would be coming across from Cumming Street anyway. I do not believe Lily Garden Place is wide enough for the volume of traffic expected, and we now have 37 homes directly and unavoidably dependent on Lily Garden Place to enter and exit our homes. I ask that prior to approving this application, a new traffic survey be undertaken considering all of the new developments in this area to determine if this extension onto Lily Garden Place is still viable, and to identify what conditions should be imposed on the new proposed development to mitigate the impact of all of the additional traffic projected. With proposed businesses that would be open weekends and evenings, there are also many concerns for our community such as noise levels, trash, and even potential crime and we ask that this also be taken into consideration in the approval of this development.

Thank you for your time.

Denise Avon

President, West Main HOA

From: [Graves, Eric](#)
To: [Paul Norsworthy](#)
Cc: [Woodman, Michael](#); [Callum, Alexandra](#)
Subject: RE: 116 & 126 NORTH MAIN STREET (Z-22-02)
Date: Wednesday, March 23, 2022 11:29:36 AM

Thank you, Paul. We will add your comments to the Public Record

Eric Graves, PE
678-297-6220

From: Paul Norsworthy <[REDACTED]>
Sent: Wednesday, March 23, 2022 11:26 AM
To: Graves, Eric <egraves@alpharetta.ga.us>
Cc: Paul Norsworthy [REDACTED]
Subject: Fwd: 116 & 126 NORTH MAIN STREET (Z-22-02)

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Paul Norsworthy
Southeastern Architectural Systems, Inc. (SEAS)

[REDACTED]
[REDACTED]

Begin forwarded message:

From: Paul Norsworthy <[REDACTED]>
Subject: 116 & 126 NORTH MAIN STREET (Z-22-02)
Date: March 23, 2022 at 11:22:09 AM EDT
To: mwoodman@alpharetta.ga.us, acallum@alpharetta.ga.us,
kcook@alpharetta.ga.us, egraves@alpharetta.ga.us,
CityCouncilMayor@alpharetta.ga.us
Cc: Paul Norsworthy <[REDACTED]>, Holmes Hawkins
<[REDACTED]>, Brian Richey [REDACTED], Larry
Bracken [REDACTED] Bobby Norsworthy
[REDACTED]

My wife and I purchased our townhome in the West Main development last April. We like living in downtown Alpharetta and expect that most or all of the surrounding land will eventually be developed. In general, we find this to be exciting. However, all new developments must be well planned, well executed and sympathetic to the needs of the existing neighbors.

As it currently exists the subject proposed development is failing on multiple fronts. My concerns are as follows:

1) I live within 500' of this proposed project and I have not received any notification of the developer's zoning request. I have seen no signs posted on Violet Garden Walk announcing upcoming meetings of the Planning Commission and City Council which have this item on their agendas. The developer declined to meet with several West Main homeowners (restricting the meeting to one homeowner) on 3/17/22 to discuss our concerns. At this point, I am concerned about the developer's willingness to be transparent and address my concerns.

2) Both Lily Garden Place and Violet Garden Walk are narrow streets designed for light traffic moving at a modest pace. The office building currently under construction at 100 N. Main Street will add several hundred vehicle trips per day to both streets. The townhomes currently under construction on the North side of Lily Garden Place will add additional vehicle trips. The proposed development at 116 / 126 N. Main St. will add an additional 1,200+ vehicle trips per day. This increase in traffic will create a significant traffic issue at the Canton St. / Lily Garden Place intersection. What is already a difficult and semi-blind turn from Lily Garden Place onto Canton St. will become a dangerous choke point.

All access to the proposed project should be from N. Main Street. This is a high volume thoroughfare currently undergoing a major upgrade. Access to both levels of the parking deck can be achieved by a ramp within the deck. The proposed additional traffic must be removed from Lily Garden Place and Violet Garden Walk.

With the many changes that have occurred in recent years it would be in everyone's best interests for new grid analysis, traffic projections, aerial photos, etc. to be performed.

3) The height of the proposed new buildings is excessive. 100 N. Main St is limited to 46' while the new buildings appear to be at least 15' taller. It is particularly critical that the height of the building closest to Violet Garden Walk not exceed the height of the West Main townhomes.

4) Increased noise is also an issue. Renderings show outdoor "party" or dining spaces on the roofs of both buildings. This is a particular concern for the building closest to Violet Garden Walk as this building will only be a few feet from West Main townhomes.

Sincerely,

Paul Norsworthy
202 Violet Garden Walk

From: [Holmes Hawkins](#)
To: [Woodman, Michael](#); [Callum, Alexandra](#); kcook@alpharetta.ga; CityCouncilMayor@alpharetta.ga.us; egraves@alpharetta.ga.us
Cc: [Bracken, Larry](#); [Brian Richey](#)
Subject: 116 & 126 NORTH MAIN STREET (Z-22-02)
Date: Monday, April 11, 2022 12:25:53 PM
Attachments: [image001.png](#)
[RE Z-22-02 116 + 126 North Main Street.msg](#)

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This email is a follow up to the email that I sent to City Staff on March 10, 2022 (copy attached) regarding the proposed rezoning request at 116 & 126 North Main Street (Z-22-02), which is on the agenda for the Planning Commission on April 14 and for the City Council on April 25. My wife and I live at 126 Lily Garden Pl., in the West Main Townhome community. Our residence is directly across Violet Garden Walk from the subject property. I refer you to my March 10th email for a complete list of my initial questions and concerns regarding this proposed project. I was hoping to be able to attend the Planning Commission meeting this Thursday, but unfortunately I will be out of town and unable to attend. Since I cannot attend the meeting, please allow this email to serve as an update to my prior correspondence.

First, I want to commend the Applicant for their willingness to meet with numerous of residents of West Main in recent weeks to listen to our questions and concerns. While I have voiced serious concerns about why none of the West Main residents were provided notice prior to the March 9 CZIM meeting, I am happy to see that the Applicant has taken appropriate steps since then to engage with our community. I also want to specifically commend the Applicant for their willingness to make a critical change to the design of the proposed parking deck in order to address one of our primary concerns about the project – the use of Lily Garden Pl. and Violet Garden Walk to access the parking deck of the development, which would have created an enormous amount of traffic through our residential community and created a substantial public safety risk. At our request, the Applicant revised the plan so that access to both levels of the parking deck is now provided through the new driveway off of N. Main Street, removing vehicular access to the site from Violet Garden Walk and Lily Garden Pl. The residents of West Main **strongly support this change**. In fact, in order to avoid any ambiguity, **I would urge that this be made an express condition of the project approval**.

Second, the residents of West Main are generally supportive of most of the 25 proposed conditions that the City Staff is recommending be included in any approval of the proposed rezoning request. It appears that the majority of those conditions, including the height restrictions, are designed to be consistent with the conditions imposed on the adjacent development at 100 N. Main Street, which makes good sense. The conditions imposed on 100 N. Main St. were the result of a lot of negotiations and compromises between the developer, the City, and the West Main residents, and we believe those same conditions should be applicable to 116/126 N. Main Street to the greatest extent possible. There is at least one apparent discrepancy between the final list of conditions imposed on 100 N. Main St. and the staff's proposed conditions on 116/126 N. Main St. that should

be clarified. During the public hearings for the 100 N. Main Street building in late 2019, there was a lot of discussion about the details of the rooftop amenity space given the proximity to residents, and there were particular concerns about potential noise and other negative impacts to the residents of West Main. The developer's attorney noted during this presentation, in arguing against any restrictions, noted that there would be no bar, restaurant, kitchen, restroom facilities or roof on the rooftop amenity space. Nonetheless, the City Council decided it was appropriate to add a condition that ***"occupiable vertical structures on the rooftop space are prohibited, and the rooftop space shall not be rented out for commercial use."*** I do not see that condition in the proposed recommendations for 116/126 N. Main Street, but is not clear why that development should be treated any different than 100 N. Main St.

Third, at the 12/16/19 City Council meeting for the 100 N. Main Street building, there was a lot of discussion about the increased traffic on Lily Garden Pl. and Violet Garden Walk, due to the proximity of residents and the fact that Lily Garden Pl and Violet Garden Walk are narrow (only 30' wide instead of the usual 50' minimum). There were also a lot of questions and discussion from City Council about how and where truck deliveries would be made, and how they could be kept off of Lily Garden Pl. and Violet Garden Walk. In order to address those concerns, the City Council imposed a condition that the lower level parking be gated and not open to the public. Because the proposed development at 116/126 N. Main St. is intended to include multiple restaurants, we understand that gating the parking deck and closing it to the public is not feasible. Fortunately, the Applicant's revised parking deck design that routes all traffic off of N. Main St. (and precludes access from Lily Garden Pl.) addresses the traffic concerns from West Main residents while providing Applicant with unrestricted use of the parking deck. That appears to be a win/win for everyone. Two additional important points on this, however: (1) any benefit achieved by the new parking deck design would be completely undercut if the proposed Cumming St. extension is built, because it would allow traffic to and from the development through Lily Garden Pl, and (2) regardless of the parking deck design, we would urge the City Council to impose a condition that all truck deliveries for the development must be made on the top level of the parking deck through N. Main Street, and not through Lily Garden Pl or Violet Garden Walk.

Finally, while I understand that the only issue for the City Council to decide at the upcoming April 25 meeting is whether to grant the rezoning request – and ***not*** to decide whether to build the proposed Cumming Street or Lily Garden Pl. extension (to connect N. Main St. to Canton Street) -- I want to take this opportunity to voice my strong objection to that road extension. I've noticed that whenever this issue is discussed in public meetings, the standard line from the City is that "the downtown master plan promotes a system of connected streets and includes the Cumming St. extension." However, it is important to remember that the downtown master plan was last updated in **2015**, seven years ago. My understanding is that the primary traffic study on the proposed Cumming St. extension was done in 2015 and last updated in 2017. To say that much has changed since that plan was prepared is a gross understatement. None of the homes at West Main and Fourteen Park Place along Lily Garden Pl. were built then, and the new high school just off Canton Street was not completed. In addition, the current traffic levels on Cumming Street are far greater than they were back in 2015 (due at least in part to heavy traffic coming from employees at Fiserv). The point is that just because something was included in a concept plan back in 2015 doesn't mean that it still makes good sense to do it in 2022. There are many aspects of the 2015 master plan that have not come to fruition (including, e.g., the proposed extension of Marjean Way from Marietta St.

to Milton Ave). Traffic on Canton Street is already extremely heavy, especially since the new school has opened. Routing hundreds of additional cars from Cumming Street and N. Main Street through Lily Garden Pl., which is a very narrow two lane road with no room for turn lanes, onto Canton Street is a very bad idea, and at the very least should be the subject of separate public hearings and updated traffic studies. To that end, I believe that the Staff's recommended condition #23 ("*Site improvements shall not preclude a possible future vehicular connection between Violet Garden Walk and North Main Street (i.e., the Cumming St. or Lily Garden Pl. extension*") is unnecessary and should be removed.

Thank you for your consideration of these comments.

Regards,

Holmes & Tracey Hawkins

Holmes J. Hawkins III

Partner

| [Bio](#) | [vCard](#)

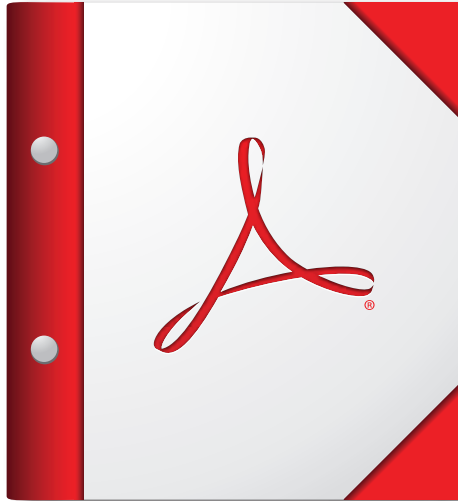
King & Spalding LLP
1180 Peachtree Street, NE
Suite 1600
Atlanta, GA 30309



kslaw.com

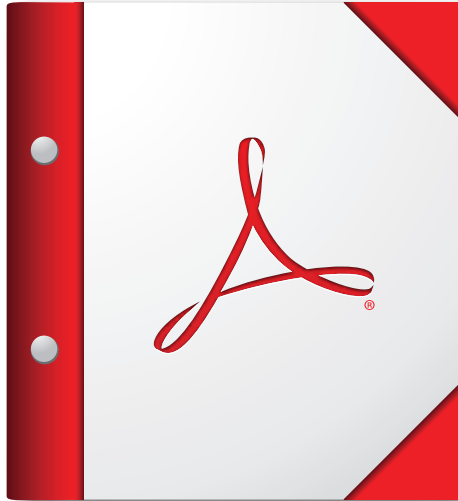
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Community Zoning Information Meeting
March 9, 2022
Department of Community Development
Via Zoom
6:00 PM

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 Planning Commission, but not quoted or paraphrased. This document includes limited presentation by Planning Commission and invited speakers in summary form. The public is advised that the tapes recorded at said meeting are a matter of public record and are available upon request.

I. Staff Members Present:

- a. Michael Woodman, Planning + Development Services Manager
- b. Ben Kern, GIS Specialist/Planner
- c. Alexandra Callum, Planning + Zoning Coordinator

II. Items:

- a. **63 South Main Street Parking In-Lieu** - presented by Dan Connor
 - i. 28,000 square foot office building.
 - ii. Asking for a 13-space variance.
 - iii. We are wanting flexibility on the third floor.

There were no public comments for this item.

- b. **116 + 126 North Main Street** - presented by Steve Rowe
 - i. Parking deck is on the ground level.
 - ii. The lower level would enter from the back side.
 - iii. The storm water management is held underground.
 - iv. We are requesting a variance for the dumpster.
 - v. The goal is an industrial look.
 - vi. The violin shop would be reused for a restaurant.

Public Comments:



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Holmes and Tracy Hawkins- Lily Garden Lane (townhome closest to the rear building)

- Regarding the 3 ½ story building, is that on top of the parking garage? Yes.
- What is the proposed height in total? The parking is buried somewhat. I don't have the exact number on that. It measures 46 feet to the roof level and add another five feet because of the parking. The rooftop is anywhere from 12-15 feet.
- In some of the renderings of the back building, there was some tables. Can you describe the intended use? It will be residential, more of an outdoor living space. The one along Highway 9 will be for restaurant use.
- The traffic projections show 1,600 trips per day. Does that include the violin shop turning into a restaurant? Yes, and we are having our own traffic analysis run right now.
- Would the lower parking deck be open to the public? Yes.
- What's the proposed setback from the roadway? Would there be any landscaping? There would be a 10-foot landscape strip.

c. **380 Milton Avenue** – presented by Brendan Walsh

- i. This was originally a single lot, and the previous owner separated into two lots.
- ii. It's a personal residence with one single home.
- iii. We want to change the previous conditions to move it back into one.
- iv. The side entrance garage is off Nathan Circle.

There were no public comments for this item.

d. **Kimball 154** – presented by Bruce Fernald

- i. We want to increase the parking capacity from the approved ratio to 3.5 spaces per 1,000 feet.
- ii. The topography of the lot is triangular with steep topography to the east.
- iii. We want to consolidate our parking into a five-story structure. The height won't exceed the adjacent building.
- iv. We are requesting a variance of the eastern border.

There were no public comments for this item.



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e. **Toll Brothers Kimball Bridge Road** – presented by Don Rolader and Jake Meek

- i. The property is 22.74 acres.
- ii. It is currently zoned AG- we are requesting R-15.
- iii. The plan is for 43 single family lots with homes to be built.
- iv. We are requesting to reduce the setback from interior streets from 35 feet to 25 feet.
- v. The density is 1.89 units per acre, which is considered low density.
- vi. Every lot meets the R-15 requirements.
- vii. This would be approved site plan specific.
- viii. Many lots will have basements.
- ix. The price range is \$1.4-1.5 million.

Public Comments:

- Is this a gated community? No.

- Are you building a water retention pond? Yes, we will have ponds. Our natural flow doesn't head west or south- it heads to the north. The detention ponds are on the northern boundary of the property. The outlets flow into the storm system that meanders through Park Brooke. The northwest pond will tie directly through the pipe.

- So, most of the rainwater will stay in the neighborhood? Yes.

- What about during construction? We don't have a phase 1 erosion plan at this time, but we will have temporary sediment ponds. The City and state code requires us to not increase the flow that already exists.

- What kind of traffic delays will this add to the northside and southside of Kimball Bridge Road? We did a traffic analysis of peak periods. With this many lots, it's minimal. There will be a left turn lane into the neighborhood, and we are also retiming the light and adding some signalization at the intersection.

- What was the variance again? The variance is a 10-foot reduction to the front setback line for all the lots. It will bring the homes closer and more internal to the project.



Community Zoning Information Meeting
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Department of Community Development
Via Zoom
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- Is the outer boundary going to be fenced? We'll work with every neighbor to provide screening as needed. Even if we don't do a fence in the original development, we will give homeowners the opportunity to build fences.
- There will be landscaping that will provide a nice aesthetic for the houses that face Kimball Bridge Road.
- Between lots 12 and 13 is one of the two areas for detention. What is the wetland area? Prior to Park Brooke, there was a stream meandering through the property. It was piped and built over when Park Brooke was developed, and the remaining part of the stream terminated on our property. Those are the associated buffers. That stream becomes a linear wetland, which can be disturbed.
- The topography of those lots is a little higher than the lots in Park Brooke, correct? Yes.
- According to Code, there will be no changes to the flow that goes through Park Brooke.
- We have had several meetings with our HOA and individual property owners. We have a lot of serious concerns regarding the setbacks for the properties next to the new subdivision. We don't feel they've allowed adequate buffers for lots 13-17. We feel they have planned the retention ponds to come against the Park Brooke property and have not allowed any setback. This is a concern because we have flooding and erosion issues. We feel the retention ponds need to have an increased setback from the Park Brooke property line.
- We have had two meetings with the association. We are looking at our site plan and studies and anticipate having a further meeting with all affected parties within the next two weeks. We will let you know to discuss it further. We are aware of the concerns.
- We don't have a concern with the R-15 zoning or the variance with the street setback. We have concerns with the lot sizes of the rear properties. We are asking for a 100-foot setback and an undeveloped strip buffer. We want confirmed, in writing, that the rear lots will have additional setbacks.
- At what point in time are you doing an evaluation regarding current runoff amounts? Once we have zoning approved, we will begin hydrology studies. It is a significant investment. This will be prior to ground-breaking.
- The wetland area would be filled in to allow for two additional properties. It just seems egregious and a concern for us.
- We sat with Toll Brothers and asked them to amend their layout with access to the red light, which would come through their development and exit at the red light. We feel that would be a safer option for the properties along Buice Road.



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Via Zoom
6:00 PM

- Susan Hook, a homeowner, read a statement declaring that all residents, homes, landscaping, and properties should be protected. It was also restated that the 100-foot buffer should be included in the development. Privacy is important for both developments.
- Do they realize they are the dominant land? I am experiencing flooding now without the development here.
- How are we getting 43 homes on 23 acres? The lot standards are the exact same as Shirley Estates. The topography between the two properties is different.
- We are in a densely wooded area, and I don't think this plan takes that into consideration. We think it will take away the conservation aspect. We are happy to report that we are doing a plant rescue and rehabilitation plan where a group can come remove plants and place them elsewhere. That is one conservation effort we are happy to make.
- Where are you on the measures necessary to comply regarding the Violation Summary from February 7, 2022? It was my understanding you had 30 days. All of the requirements have been met, and we are working with the City arborist on a plan.
- What was the purpose of this if you came with old plans? We approached you prior to this meeting with our concerns, and we don't see any changes. Your letter was dated March 1, 2022. We will have something to present to you. We are trying to address your concerns.

x. Chat Comments:

- i. There were no chat comments.

xi. Meeting Ended at: 7:07 p.m.

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

Stream Buffer Variance.

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

Yes, the property is limited in size and is further constrained by an existing historic structure that must be retained, future right of way set aside for the future extension of Cumming Street and there is a stream that bisects the property. The combination of all of these constraints make the property undevelopable.

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

Yes, the strict application of the zoning code creates an unnecessary hardship for the property.

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

Yes.

1. There is a historic structure on the property that must be retained.
2. The City is requiring the set aside of future right of way for Cumming Street extension to Lily Garden Place.
3. The City has determined that an intermittent stream bisects the property that needs to be buffered.

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, granting of this variance would not cause a detriment to the public good. The stream is piped to the subject property and we are proposing to continue the piping. Any runoff from this property will be managed and treated prior to discharge off-site.

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.

Dumpster location variance.

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

Yes, the property is limited in size and is further constrained by an existing historic structure that must be retained, future right of way set aside for the future extension of Cumming Street and there is a stream that bisects the property. The combination of all of these constraints make the property undevelopable. Design modifications must be made to successfully develop the site.

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

Yes, the strict application of the zoning code creates an unnecessary hardship for the property. The property is surrounded on 3 sides by Right of Way and future Right of way and for the dumpster to be 50' off of the Right of Way, would place it where the proposed structure needs to sit. The proposed dumpster will be fully enclosed, screened and covered from public view.

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

Yes.

1. There is a historic structure on the property that must be retained.
2. The City is requiring the set aside of future right of way for Cumming Street extension to Lily Garden Place.
3. The City has determined that an intermittent stream bisects the property that needs to be buffered.

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, granting of this variance would not cause a detriment to the public good. The proposed dumpster will be fully enclosed by a masonry enclosure, screened with additional landscaping and covered from public view by doors that will be kept closed except for when the dumpster is emptied.

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.



50 Warm Springs Circle
Roswell, Georgia 30075-4937

Main: 770.641.1942
Fax: 770.998.6924

March 18, 2022

The Mayor and City Council
City of Alpharetta
2 Park Plaza
Alpharetta, Georgia 30009

RE: **116 and 126 North Main Street
Re-Zoning and Variance Request
C-I to DTMU**

Dear Mayor and Councilpersons:

Market District Crabapple, LLC, the Applicant, seeks a change in zoning and concurrent variances on approximately 1.4 acre property at 116 and 126 North Main Street. The property is currently used as a residence and retail commercial properties. The property is currently Zoned C-I, and we are seeking to change the zoning to DTMU (Downtown Mixed Use). The Comprehensive Land Use Plan and Future Land Use Map call for the property to be used as Mixed Use which is consistent with our requested zoning.

The property is situated with its frontage on the eastern edge along North Main Street (S.R. 9) and Georgia DOT is under construction with a major roadway improvement in this area. To the west of the property is Violet Garden Walk, a local road, and across the street is property zoned RM-10. To the north is property zoned C-I and is currently used as a dentist office and the parcel to the south is zoned DTMU and is an office under construction.

The applicant is proposing a pedestrian oriented mixed-use development and includes a parking deck and 2 separate buildings while preserving the existing historic structure on the property. The building along North Main Street will be 4 stories have architecture that addresses the road and will include retail, restaurant and office uses. The building to the rear will also be 4 stories and will include office and residential uses. The fourth floor of both buildings will be set back from the main frontage for architectural and screening purposes. The development will also allow for the extension of Cumming Street to Lily Garden Way between the subject property and 100 North Main Street. This proposed road extension is in keeping with the City's intent to complete the downtown roadway grid.

As a part of the development, we are requesting two (2) variances in order to develop the property, a stream buffer variance and a dumpster location variance.

Although we do not agree with the determination, the City of Alpharetta has called the drainage through the property an intermittent stream requiring buffers. The application of a 50' undisturbed buffer and a 75' impervious setback makes a significant portion of the property un-developable. Because of the impact to the property, we are requesting a variance to pipe the existing stream through the property. The property to the north currently pipes the drainage water to this property and we are proposing to continue the piping across our property. We are proposing a mitigation plan that includes additional water quality or offsite stream buffer enhancement.

We are also requesting a variance to place the proposed dumpster within 50' of the Right of Way of Violet Garden Walk. The property is small and is constrained by the historic structure to remain and the set aside of the future Right of Way of Cumming Street extension through the property. Three of the 4 sides of the property have existing Right of Way or future Right of Way and strictly limits the placement of the proposed dumpster pad on the property. The current proposed location is closer to Violet Garden Walk, a minor local road, and will be screened by a masonry enclosure and metal doors as well as covered by landscaping. The placement of the dumpster is in the best place possible given the constraints and the proposed site design.

We thank you for your consideration in this matter and respectfully request that the re-zoning request be granted as requested since it meets the intent of the City's CLUP as well as the infrastructure connectivity plan. If you have any questions or require further information, please feel free to contact me at your convenience.

Sincerely,
AEC, Inc.



Steven L. Rowe, ASLA
Vice President

SLR/SCH/slr

M:\2022 JOBS\22-4713 116 & 126 North Main\Zoning Submittal\Re-Zoning Letter of Intent-constitutional assertions-rev.docx

Constitutional Assertions Attachment

The applicant respectfully submits that the failure to approve the re-zoning request would be unconstitutional, illegal, null and void, constituting a taking of Applicant'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 Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary and capricious act by the Alpharetta City Council without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and 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 Alpharetta City Council to approve the re-zoning application for the Property in accordance with the zoning criteria as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of the 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. The application of the City of Alpharetta Unified Development Code, facially and as applied to the Property, which restricts the Property to any zoning classification, uses, or to any zoning classification other than the classification as proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant'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 Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

For all the foregoing reasons, it is submitted on behalf of the Applicant that the re-zoning application of the applicant meets the requirements of the Alpharetta Unified Development Code. This notice is being given to comply with the provisions of O.C.G.A. § 36-33-5 to afford the City an opportunity to grant the requested re-zoning. If action is not taken by the City Council to grant the re-zoning within a reasonable time, a claim will be filed in the Superior Court of Fulton County demanding just and adequate compensation under Georgia law for the taking of the Property, diminution of value of the Property, attorney's fees and other damages in an amount no less than Ten Million Dollars (\$10,000,000) arising out of the unlawful deprivation of the Applicant's property rights.

We thank you for your consideration in this matter and respectfully request that the re-zoning request be granted as requested. If you have any questions or require further information, please feel free to contact me at your convenience.

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: PH1220003

PH #: 1-22-02

☐ Property Taxes & Code Violations Verified

☒ Fee Paid Initial: jc

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: Market District Crabapple, LLC (Brent Beecham) Telephone: 770-862-7895

Address: 4575 Webb Bridge Road Suite: 5400

City: Alpharetta State: Ga Zip: 30005 Fax: _____

Mobile Tel: 770-862-7895 Email: brent@md-atl.com

Subject Property Information:

Address: 116 and 126 North Main St. Current Zoning: C-1

District: 1 Section: 2 Land Lot: 1252 Parcel ID: 22 482212520575, 22 482212520773, 22 482212520781

Proposed Zoning: DTMU Current Use: Residential and Commercial

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?

The proposed development will include Retail, Residential, Restaurant and Office Uses.

Applicant's Request (Please itemize the proposal):

We are requesting to change the current C-1 Zoning to a DTMU Zoning.

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

(Please see attached Letter of Intent)

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Robert H Roberts

Telephone: _____

Address: 116 N Main St & 0 Christine dr

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: Brent Beecham

Telephone: 7708627895

Address: _____

Suite: _____

City: _____

State: _____

Zip: _____

So Sworn and Attested:

Owner Signature: [Signature]

Date: 1/28/2022

Notary:

Notary Signature: [Signature]

Date: 01/28/2022



PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: **James M Roberts**

Telephone: _____

Address: **116 N Main St & 0 Christine Dr**

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: **Brent Beecham**

Telephone: **7708627895**

Address: _____

Suite: _____

City: _____

State: _____

Zip: _____

So Sworn and Attested:

Owner Signature: _____

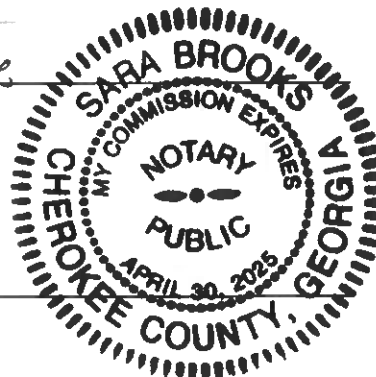
James M. Roberts

Date: **1/28/2022**

Notary: _____

Sara Brooks

Notary Signature: _____



Date: **1/28/2022**

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Roy Roberts

Telephone: 404-547-6159

Address: 116 & 126 N Main St

Suite: _____

City Alpharetta

State: GA

Zip: 30009

Authorization:

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

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

☐ Annexation

☐ Special Use

☒ Rezoning

☐ Conditional Use

☐ Variance

☐ Master Plan

☐ Land Use Application

☐ Other I own 126 and 1/3 of 116.

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Brent Beecham

Telephone: 770-862-7895

Address: 1104 Breckenridge Lane

Suite: _____

City Alpharetta

State: GA

Zip: 30005

So Sworn and Attested:

Owner Signature: _____

Roy C Roberts

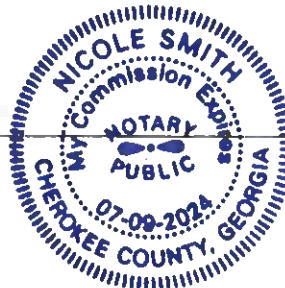
Digitally signed by Roy C Roberts
Date: 2022.01.26 16:30:40 -05'00'

Date: 1-26-22

Notary:

Notary Signature: _____

Nicole Smith



Date: 1.27.2022

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:

Reg O'Kelly

Subject Public Hearing Case:

Zoning

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-3.

Signature:

Reg O'Kelly

Date:

1-27-22

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).

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Name of Applicant or Opponent:

Brant Beecher

Subject Public Hearing Case:

Rezoning 116-126 N 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 has been made.

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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-3.

Signature:

[Signature]

Date:

1/3/2022

DISCLOSURE FORM

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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 Roberts

Subject Public Hearing Case: Zoning

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-3.

Signature: Blair Hanks Blair

Date: 1/28/2022

DISCLOSURE FORM

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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: Robert Roberts

Subject Public Hearing Case: Zoning

Campaign Contribution Information:

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

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

Name of Official: _____ Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-3.

Signature: _____

Date: _____

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The proposed mixed use development is consistent with the property to the south that is being developed as office under the DTMU zoning category we are requesting.

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

The proposed development will have minimal impact on the existing used but will have a positive impact to surrounding property values.

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

Given the size of the property and the current C-1 zoning, developing the property for a reasonable economic use will be difficult given the required setbacks and restrictions under the C-1 zoning.

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

The increase to the daily traffic would be minimal as compared to the existing background traffic and the increase to the daytime population would be approximately 125 people.

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

There would be minimal impact to the existing schools and the surrounding utilities are well within their capacity to handle the propose development.

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

The proposed project is consistent with the City of Alpharetta CLUP and the Future Land Use Maps.

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

Several properties along the corridor, north of downtown, are currently going through redevelopment that is consistent with the proposed project.

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: 116 and 126 North Main Street

Contact Name: Brent Beecham Telephone: 770-862-7895

The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

(see attached list)

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

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

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

Letters will be sent to the residents and property owners on the list and they will be able to voice their thoughts and concerns via telephone, e-mail or an in person meeting if requested.



50 Warm Springs Circle
Roswell, Georgia 30075-4937

Main: 770.641.1942
Fax: 770.998.6924

February 1, 2022

The Mayor and City Council
City of Alpharetta
2 Park Plaza
Alpharetta, Georgia 30009

RE: **116 and 126 North Main Street
Re-Zoning Request
C-I to DTMU**

Dear Mayor and Councilpersons:

Market District Crabapple, LLC, the Applicant, seeks a change in zoning on approximately 1.4 acre property at 116 and 126 North Main Street. The property is currently used as a residence and retail commercial properties. The property is currently Zoned C-I, and we are seeking to change the zoning to DTMU (Downtown Mixed Use). The Comprehensive Land Use Plan and Future Land Use Map call for the property to be used as Mixed Use which is consistent with our requested zoning.

The property is situated with its frontage on the eastern edge along North Main Street (S.R. 9) and Georgia DOT is under construction with a major roadway improvement in this area. To the west of the property is Violet Garden Walk, a local road, and across the street is property zoned RM-10. To the north is property zoned C-I and is currently used as a dentist office and the parcel to the south is zoned DTMU and is an office under construction.

The applicant is proposing a pedestrian oriented mixed-use development and includes a parking deck and 2 separate buildings while preserving the existing historic structure on the property. The building along North Main Street will be 4 stories have architecture that addresses the road and will include retail, restaurant and office uses. The building to the rear will also be 4 stories and will include office and residential uses. The fourth floor of both buildings will be set back from the main frontage for architectural and screening purposes. The development will also allow for the extension of Cumming Street to Lily Garden Way between the subject property and 100 North Main Street. This proposed road extension is in keeping with the City's intent to complete the downtown roadway grid.

We thank you for your consideration in this matter and respectfully request that the re-zoning request be granted as requested since it meets the intent of the City's CLUP as well as the infrastructure connectivity plan. If you have any questions or require further information, please feel free to contact me at your convenience.

Sincerely,

AEC, Inc.



Steven L. Rowe, ASLA
Vice President

SLR/SCH/slr

M:\2022 JOBS\22-4732 116 & 126 North Main\Zoning Submittal\Re-Zoning Letter of Intent-constitutional assertions.docx

Constitutional Assertions Attachment

The applicant respectfully submits that the failure to approve the re-zoning request would be unconstitutional, illegal, null and void, constituting a taking of Applicant'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 Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary and capricious act by the Alpharetta City Council without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and 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 Alpharetta City Council to approve the re-zoning application for the Property in accordance with the zoning criteria as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of the 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. The application of the City of Alpharetta Unified Development Code, facially and as applied to the Property, which restricts the Property to any zoning classification, uses, or to any zoning classification other than the classification as proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant'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 Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

For all the foregoing reasons, it is submitted on behalf of the Applicant that the re-zoning application of the applicant meets the requirements of the Alpharetta Unified Development Code. This notice is being given to comply with the provisions of O.C.G.A. § 36-33-5 to afford the City an opportunity to grant the requested re-zoning. If action is not taken by the City Council to grant the re-zoning within a reasonable time, a claim will be filed in the Superior Court of Fulton County demanding just and adequate compensation under Georgia law for the taking of the Property, diminution of value of the Property, attorney's fees and other damages in an amount no less than Ten Million Dollars (\$10,000,000) arising out of the unlawful deprivation of the Applicant's property rights.

We thank you for your consideration in this matter and respectfully request that the re-zoning request be granted as requested. If you have any questions or require further information, please feel free to contact me at your convenience.

Real Estate

View Bill

View bill image

As of	1/31/2022
Bill Year	2021
Bill	2117516
Owner	ROBERTS JAMES M ET AL
Parcel ID	22 -4822-1252-078-1

View payments/adjustments

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2021	\$290.26	\$290.26	\$0.00	\$0.00	\$0.00
TOTAL		\$290.26	\$290.26	\$0.00	\$0.00	\$0.00

Real Estate

View Bill

View bill image

As of	1/31/2022
Bill Year	2021
Bill	2117508
Owner	ROBERTS JAMES M ET AL
Parcel ID	22 -4822-1252-057-5

View payments/adjustments

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2021	\$1,293.76	\$1,293.76	\$0.00	\$0.00	\$0.00
TOTAL		\$1,293.76	\$1,293.76	\$0.00	\$0.00	\$0.00

Real Estate

View Bill

View bill image

As of	1/31/2022
Bill Year	2021
Bill	2117515
Owner	ROBERTS ROY C
Parcel ID	22 -4822-1252-077-3

View payments/adjustments

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2021	\$801.65	\$801.65	\$0.00	\$0.00	\$0.00
TOTAL		\$801.65	\$801.65	\$0.00	\$0.00	\$0.00

116 and 126 North
Main Street
Legal Description

All that tract or parcel of land lying and being in Land Lot 1252, 2nd District, 2nd Section, Fulton County, Georgia, and being more particularly described as follows:

Beginning at a point on the West side of N. Main Street, also known as State Highway #9, Three Hundred and Seventeen (317) feet North from the intersection of the North side of Church Street with the West side of N. Main Street, prior to widening to the Point of Beginning: thence departing the Right of Way of Highway 9 North 88 degrees 55 minutes 33 seconds West a distance of 158.69' to a point; thence North 89 degrees 8 minutes 4 seconds West a distance of 124.67' to a point; thence North 8 degrees 28 minutes 21 seconds West a distance of 119.97' to a point; thence North 9 degrees 18 minutes 25 seconds West a distance of 92.27' to a point; thence South 89 degrees 46 minutes 22 seconds East a distance of 302.99 to a point, said point being on the Right of way of Highway 9; thence continuing along said Right of way South 3 degrees 55 minutes 10 seconds East a distance of 14.95' to a point; thence North 86 degrees 4 minutes 51 seconds East a distance of 7.0' to a point; thence South 3 degrees 55 minutes 8 seconds East a distance of 77.47' to a point; thence South 89 degrees 38 minutes 39 seconds East a distance of 8.94 to a point; thence South 4 degrees 1 minute 46 seconds West a distance of 119.97 to a point, said point being the Point of Beginning.

Said tract contains 1.43 acres (62,290 square feet) more or less.

21-09-19-01 116 N Main Arborist Report Alpharetta

Reference UDC
Alpharetta, Georgia
(Updated June 18, 2021)



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.

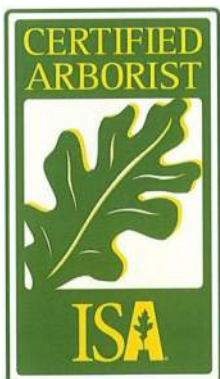
Outdoor Spaces, LLC

By Scott Hall, Owner

On Site Specimen Evaluation Date: October 12, 2021

Report Date: October 18, 2021

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; 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 or not.

All specimen 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 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 cannot 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

Smiley, E.. (2003). Does included bark reduce the strength of codominant stems?. Journal of Arboriculture 29.

One of the most common locations for the aboveground portion of a tree to fail is at the junction of two or more codominant stems. Due to the frequency of failures at this point, a study was undertaken to get a better understanding of the mechanical strength of this point and to determine if included bark reduces the strength of the union. Eighty-four codominant stems were removed from 26 felled maple trees. These crotches were securely anchored and split apart using measured force. Breaking force varied from 64 to 2,363 kg. The regression line produced from the comparison of stem diameter and force required for breaking the union when there was no included bark was $\text{Force} = \text{Diameter} * 613 - 1388, r^2 = 0.92$. When only those unions with included bark were

analyzed, the regression line was $\text{Force} = \text{Diameter} * 537 - 1285$, $r^2 = 0.76$. There was a significant difference between the regression lines ($p < 0.05$). Codominant stems that have bark trapped in the union are significantly weaker than those that do not have bark included. The differences appear to be greater with smaller-diameter stems than with larger stems.

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), or 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 previous 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.



Notes:

- All specimen tree locations shall be approximate.
- The provided tree locations are GPS located (+/- 30' Accuracy) and in no manner shall this Specimen Location Plan be used or represented as a tree survey.
- It is the sole responsibility of the OWNER to have all tagged specimen trees located by a Certified Land Surveyor.



Tree Location



North

Not To Scale

**Specimen
Location Plan**

Tree #	Size/ Species	Health Condition	Structural Condition	Classification	Comments	Photo # (See Attached)	City of Alpharetta's Assessment
331	29" Hickory	Poor	Poor	Non-Specimen	Several large cavities. Numerous main and some minor limbs dead/ gone 2 Co-Dominate Leaders 10' up with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	1-3	
332	28" Hickory	Poor	Poor	Non-Specimen	Several large cavities. 3 Co-Dominate Leaders 10' up with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	4-7	
333	9" Dogwood	Poor	Poor	Non-Specimen	Was 3 Co-Dominate 1 gone other in severe decline	8	
785	30" Sweet Gum	Poor	Poor	Non-Specimen	Numerous main and some minor limbs dead/ gone 2 Co-Dominate Leaders 30' up with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	9-10	
786	44" Water Oak	Poor	Poor	Non-Specimen	Bleeding Cankers (possible Phytophthora Canker) and severe trunk distortion an indication of Trunk Rot. Numerous main and some minor limbs dead/ gone	11-13	
787	46" Water Oak	Poor	Poor	Non-Specimen	Butt Rot and Root Rot with fruiting body	14	
788	37" Willow Oak	Poor	Poor	Non-Specimen	Butt Rot with fruiting body	15-16	
789	41" Water Oak	Poor	Poor	Non-Specimen	Numerous main and some minor limbs dead/ gone. Trunk Rot with fruiting bodies.	17-19	
790	55"(27"-30") Water Oak	Fair	Poor	Non-Specimen	2 Trees creating 2 Co-Dominate Leaders with decay in union and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	20-21	
791	38"(24"-21") Sweet Gum	Fair	Poor	Non-Specimen (does not meet size requirements)	2 Trees creating 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	22	
792	34" Water Oak	Poor	Poor	Non-Specimen	Trunk Rot with new and old Basidiocarps	23-24	
793	41" Water Oak	Poor	Poor	Non-Specimen	3 Co-Dominate Leaders with 1 dead. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	25	



Photo 1



Photo 2

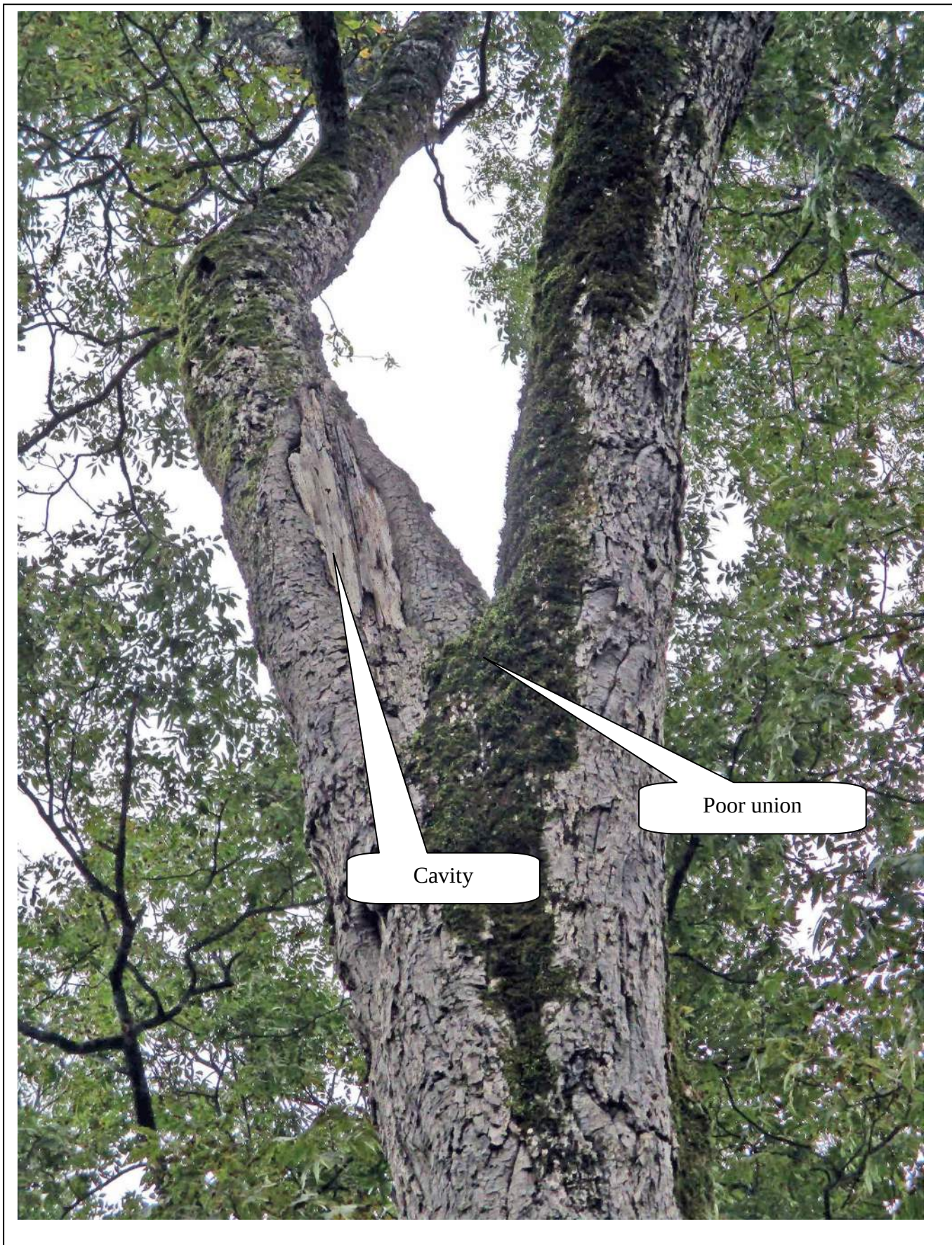


Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8

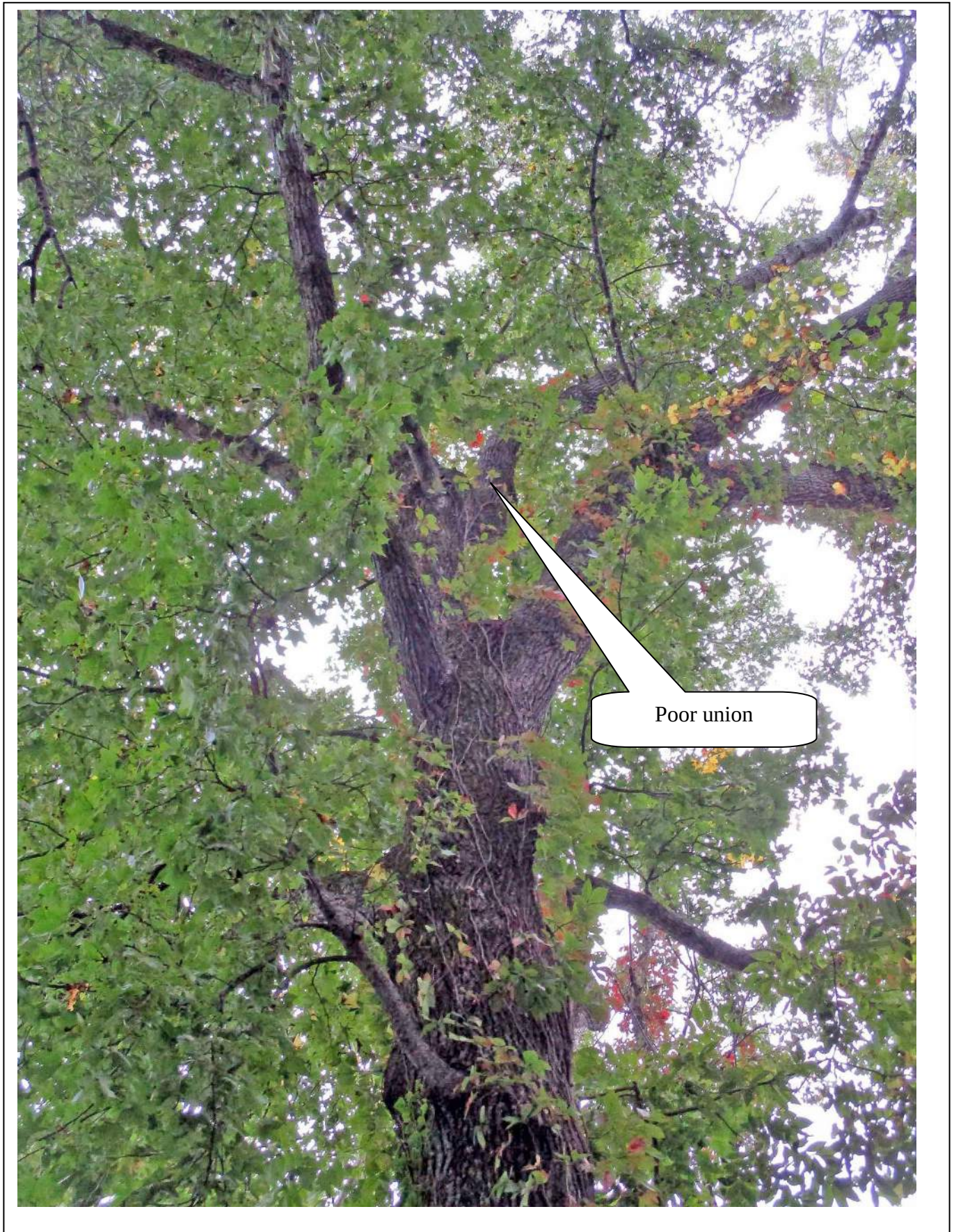


Photo 9

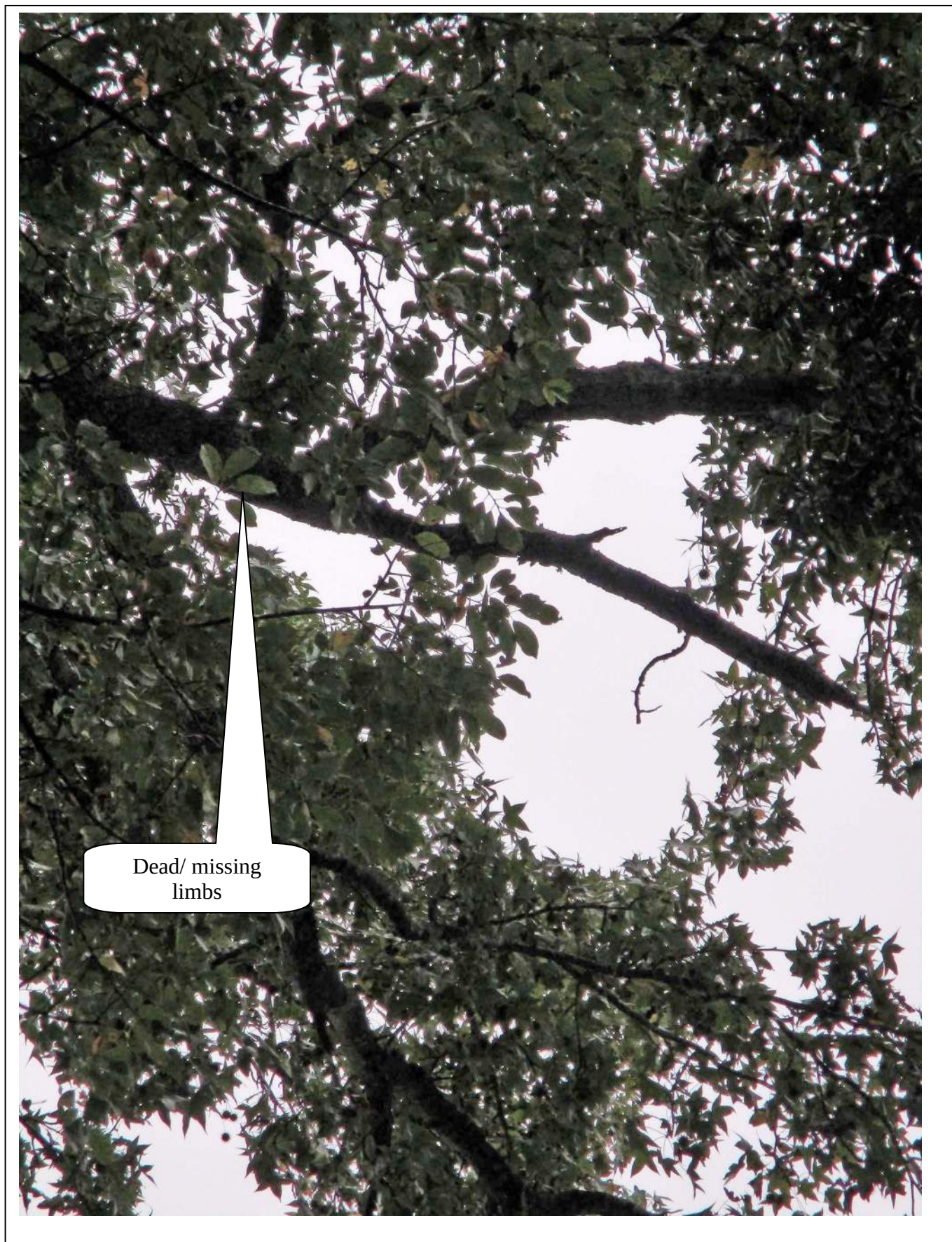


Photo 10



Photo 11

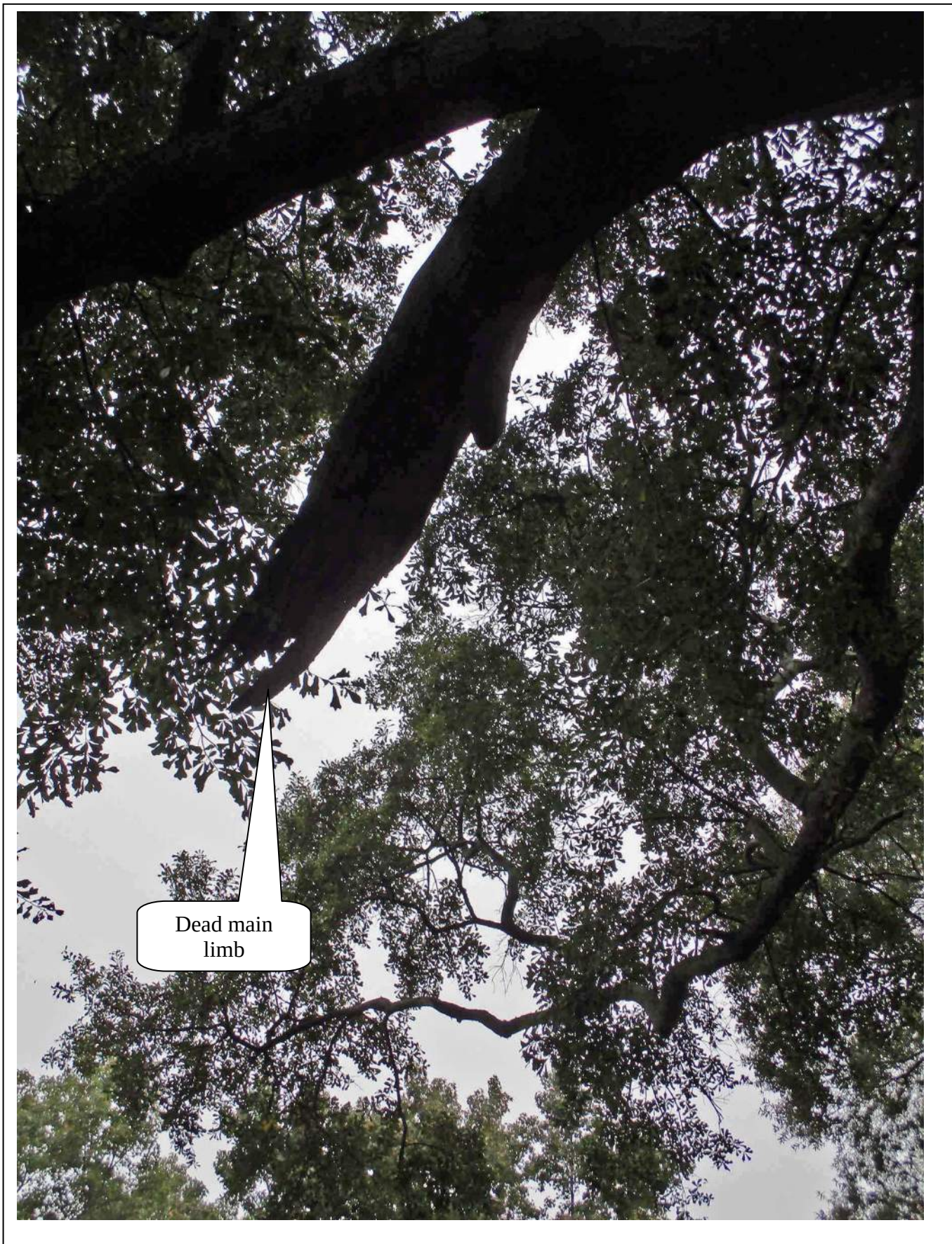


Photo 12

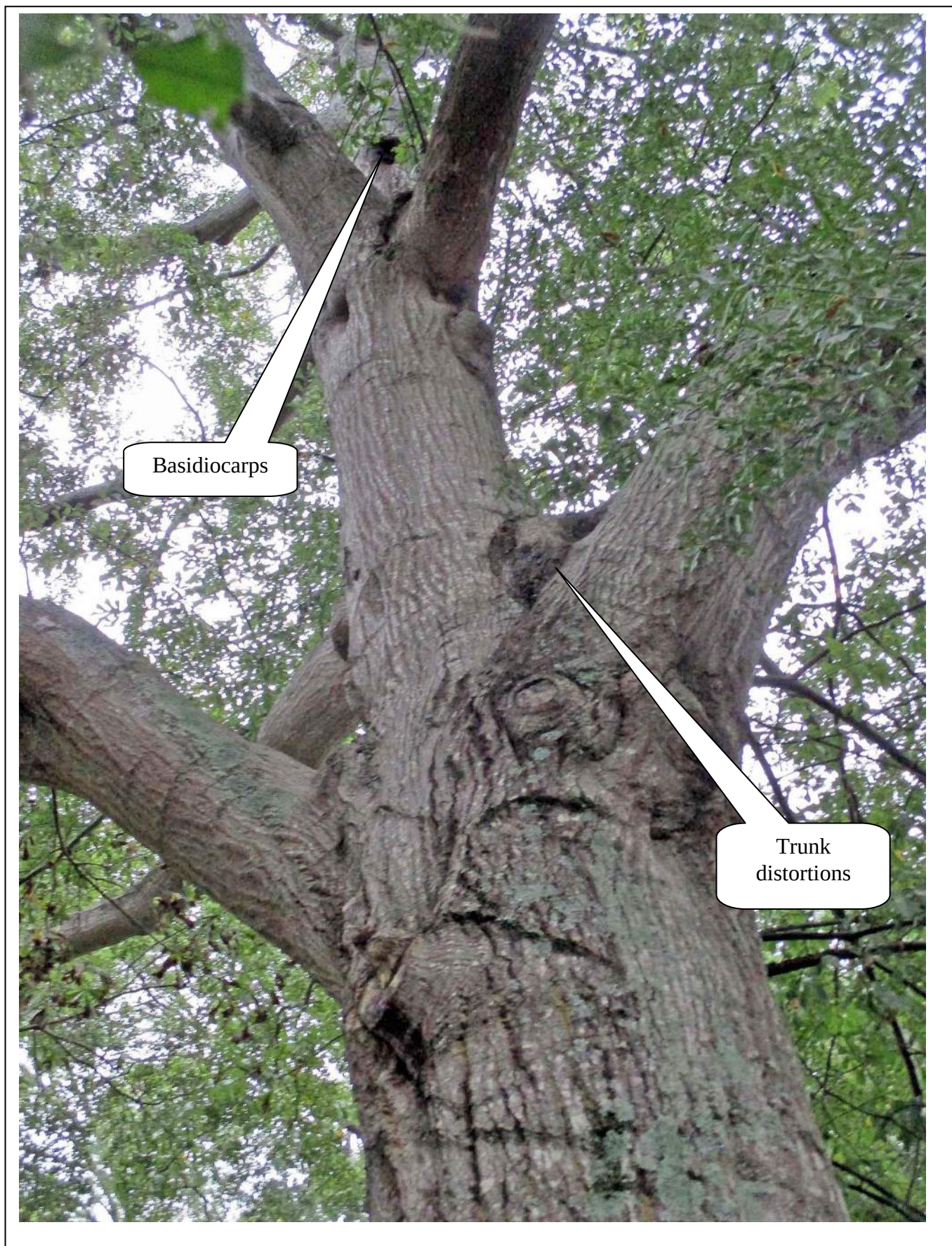


Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23

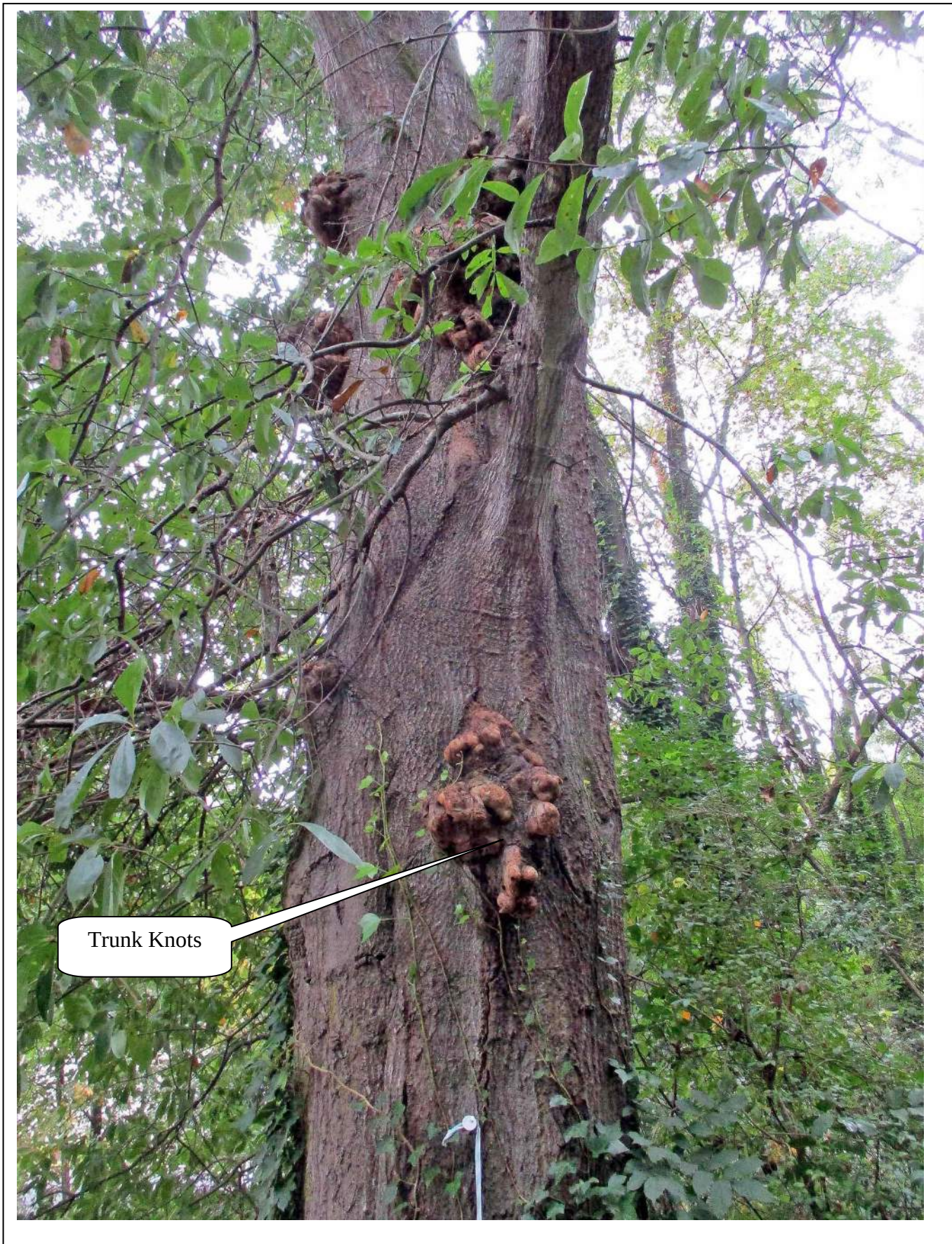


Photo 24



Photo 25

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT

~SURVEY NOTES~

FIELD MEASUREMENTS WERE TAKEN
WITH A LEICA MS1 ROBOTIC
INSTRUMENT.

FIELD DATA FOUND TO HAVE A
CLOSURE PRECISION OF 1 FOOT IN
39,915 FEET, AND AN ANGULAR
ERROR OF 10 SECOND PER ANGLE.

FIELD DATA ADJUSTED USING THE
LEAST SQUARES METHOD.

THIS PLAT HAS BEEN CALCULATED
FOR CLOSURE AND FOUND TO
HAVE A PRECISION OF 1 FOOT IN
129,496 FEET.

THIS PLAT DOES NOT CONSTITUTE
AND SHALL NOT BE CONSTRUED
AS A TITLE SEARCH OR REPORT,
AND THUS MAY BE SUBJECT TO
ANY EASEMENTS, RIGHT OF WAY
OR RESTRICTIONS ONE MAY FIND.

THIS PLAT WAS PREPARED FOR
THE EXCLUSIVE USE OF THE
PERSON, PERSONS OR ENTITY
NAMED ON THIS PLAT.

THIS DOES NOT EXTEND TO ANY
UNNAMED THIRD PARTY WITHOUT AN
EXPRESSED RESTATEMENT BY THE
SURVEYOR.

TYPE OF SURVEY: RETRACEMENT

SOURCE OF TITLE DESCRIPTION
FOR PROPERTY SHOWN HEREON:
DB 50753, PG 662; DB 60706,
PG 129; DB 60706, PG 126

PROPERTY OWNERS AS OF SURVEY
DATE: JAMES M. ROBERTS, ET AL
ROY C. ROBERTS

PARCEL NUMBER: 2248221250773,
2248221250781 &
2248221250575

~ZONING INFORMATION~

COUNTY: FULTON/CITY OF ALPHARETTA
ZONE: C-1
SETBACK REQUIREMENTS:
FRONT: 50' (FROM R/W OF
LOCAL STREET) OR 65' (FROM R/W
OF OTHER STREET)
REAR: 15'
SIDE: 15'

FLOOD NOTE:
BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO.
13121C0058F, EFFECTIVE DATE 9/18/2013, THIS SITE IS NOT
LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA. IF THE
ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS
REQUIRED A DETAILED STUDY MAY BE NECESSARY.

Course	Bearing	Distance
L1	S 03°55'10" E	14.95'
L2	N 86°04'51" E	7.00'
L3	S 04°01'46" E	122.01'
L4	N 08°28'21" W	119.97'
L5	S 43°17'41" E	25.37'

N/F ROBERTS
DB 58016, pg 243
DB 26067, pg 296
PARCEL 22 48221250765

0.64 ACRE

126 MAIN STREET
PARCEL 22 48221250773

0.35 ACRE

PARCEL 22 48221250781

0.44 ACRE

116 MAIN STREET
PARCEL 22 48221250575

TOTAL AREA
1.43 ACRES

NORTH MAIN STREET
(A.K.A. - GEORGIA STATE ROUTE No. 9)
VARIABLE R/W AS PER DB 60706, pg 129 & DB 60752, pg 218

CUMMING STREET

GRID NORTH
SPC - GA WEST ZONE

18" RCP AS PER
PB 431, pg 85

VIOLET GARDEN WALK
(F.K.A. - CHRISTINE DRIVE)
30' R/W AS SHOWN ON PB 431, pg 85

LILY GARDEN PLACE

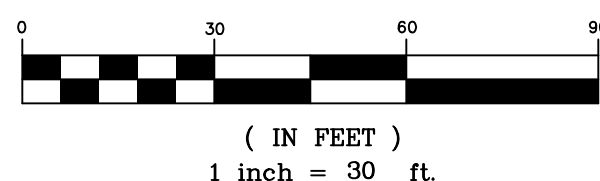
N/F 100 N MAIN ST
ALPHARETTA, LLC
DB 59654, pg 283
PARCEL 22 48221250781

N/F 100 N MAIN ST
ALPHARETTA, LLC
DB 59654, pg 283
DB 60752, pg 218
PARCEL 22 48221250575

~LEGEND~

- | | |
|--------------------------------|---|
| ○ CALCULATED POSITION | RB REBAR |
| ● IRON PIN FOUND/SET (IPF/IPS) | SR SOLID ROD |
| ☒ MONUMENT | OCS OUTLET CONTROL STRUCTURE |
| C/L CENTERLINE | CPP CORRUGATED PLASTIC PIPE |
| CTP CRIMPED TOP PIPE | DI GRATE INLET |
| DB DEED BOOK | GI DROP INLET |
| N/F NOW OR FORMERLY | DI SANITARY SEWER |
| OTP OPEN TOP PIPE | ⊙ MANHOLE (SSMH) |
| PB PLAT BOOK | ⊙ LIGHTPOLE |
| PG PAGE | ⊙ CLEANOUT |
| P/L PROPERTY LINE | (ALL IPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED) |
| ☒ TELEPHONE PED. (T.P.) | ADJOINER |
| ☒ FIRE HYDRANT (FH) | LAND LOT LINE (L.L.L.) |
| ☒ WATER METER (WM) | RIGHT OF WAY (R/W) |
| ☒ WATER VALVE (WV) | FENCE |
| ☒ POWER BOX (PBX) | OVERHEAD POWER |
| ☒ POWER POLE (PP) | |

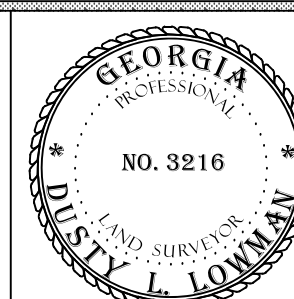
GRAPHIC SCALE



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.

DUSTY L. LOWMAN PLS# 3216

~SURVEYOR CERTIFICATION~



SURVEY FOR:

FOLIA GROUP
LAND LOT 1252
2nd DISTRICT, 1st SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

REVISIONS BY: -
REVISION DATE: -
DRAWN BY: DS
PLAT DATE: 12/13/2021
FIELD CREW: AM
FIELD DATE: 12/8/2021

SHEET NO.

1 OF 1

PROJECT NO.

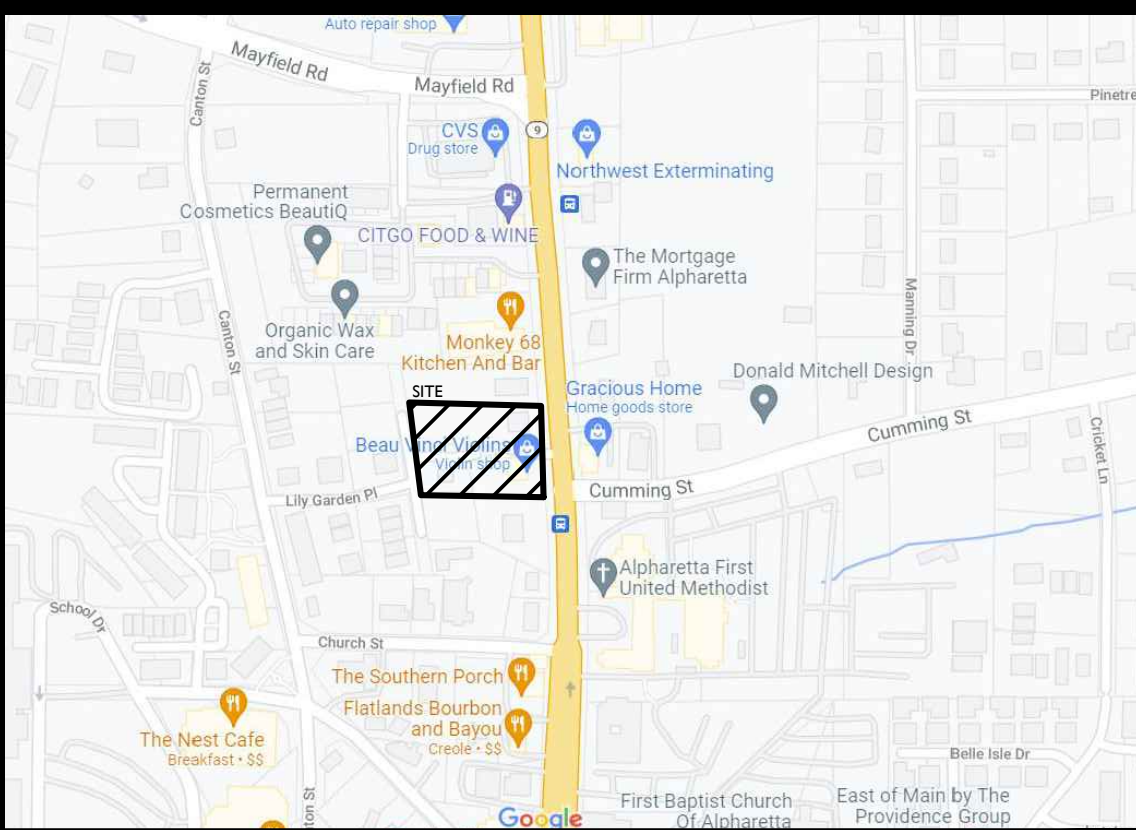
21-513

CERTIFICATE OF AUTHORIZATION NUMBER: LSF 001057

PREPARED BY
DES DAVIS
ENGINEERING & SURVEYING

133 PROMINENCE COURT
SUITE 210
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234

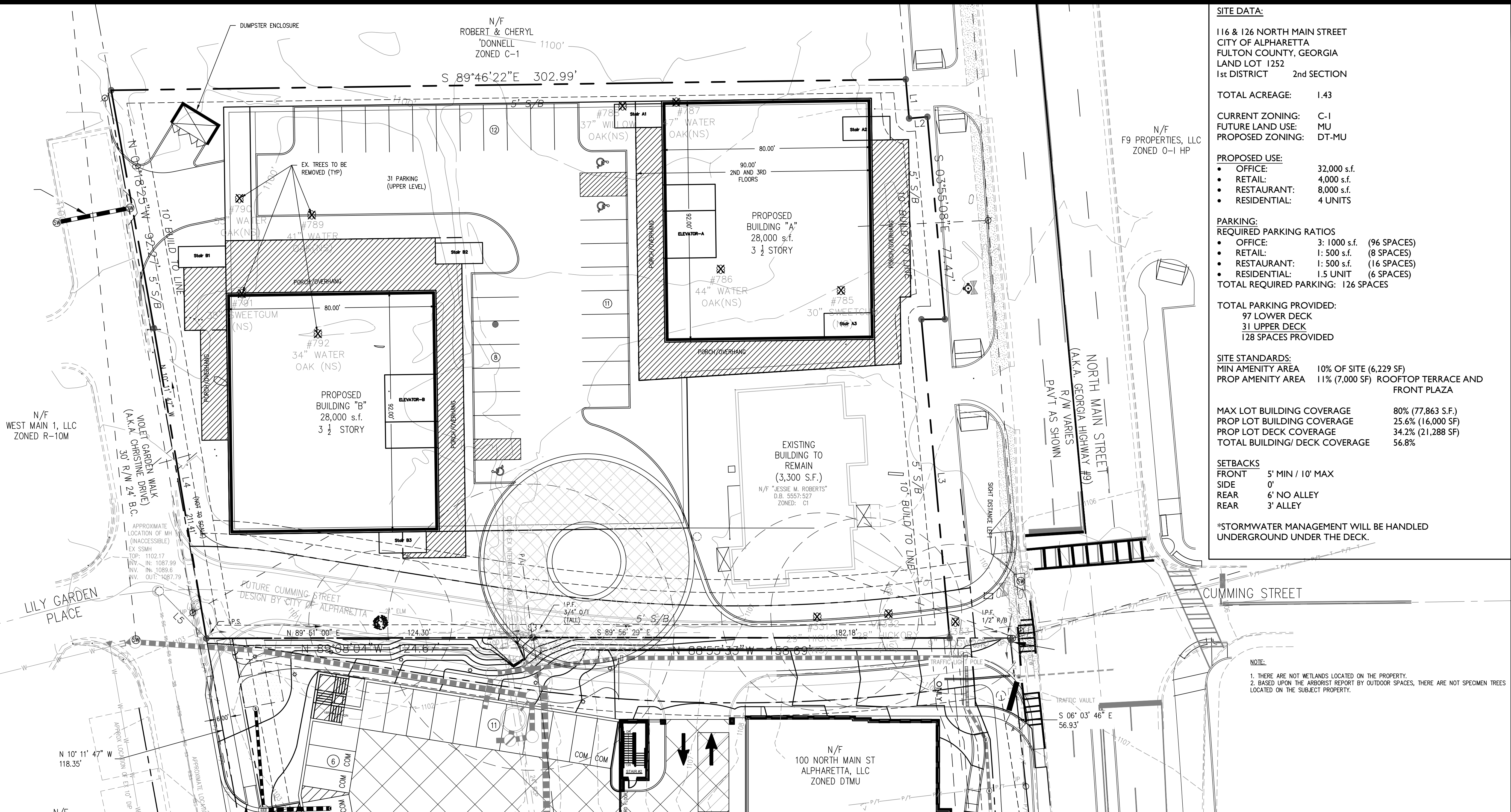
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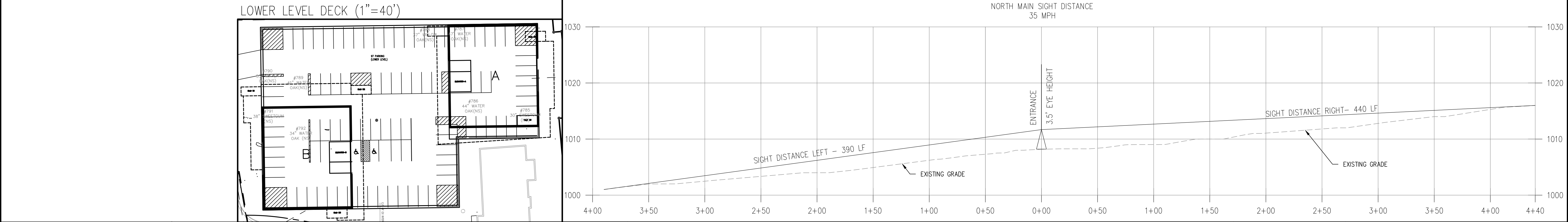
SITE LOCATION MAP (NTS)



Element Description	
Key and/or legend and site location map with North arrow	
Boundary survey of subject property which includes dimensions along property lines that match the metes and bounds of the property's written legal description and clearly indicates the point of beginning.	
Acresage of the subject property.	
Location of land lot lines and identification of land lots.	
Existing, proposed, new dedicated, and future reserved rights-of-way of all streets, roads, and rail lines adjacent to and on the subject property.	
Proposed streets on the subject site.	
Current zoning of the subject site and adjoining properties.	
Existing buildings (with square footages, heights, and stories), walls, driveways, fences, cell towers, and any other structures or improvements on the subject property.	
Location of proposed buildings with square footages, heights, and stories.	
Layout and minimum lot size of proposed singlefamily residential lots.	
Topography of subject site.	
Required and proposed setbacks.	
100-year flood plain horizontal limits and flood zone designations as shown on survey or FEMA FIRM maps.	
Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed.	
Tree lines, woodlands, significant trees with critical root zones (1.3 x trunk diameter), and open fields on subject site.	
Required and proposed parking spaces, loading, and unloading facilities.	
Lakes, streams, and other waters on the site and associated buffers. Wetlands shown on GIS maps or survey.	
Proposed stormwater management facilities.	
Entrance distance profile assuming the driver's eye at a height of 3.5 feet.	
Existing driveways located within 150 feet of the subject property on adjacent or nearby parcels (including those parcels on the opposite side of a public street).	
Proposed access driveways and the available intersection sight distance (according to AASHTO Green Book).	



SITE DATA:	
116 & 126 NORTH MAIN STREET CITY OF ALPHARETTA FULTON COUNTY, GEORGIA LAND LOT 1252 1st DISTRICT 2nd SECTION	
TOTAL ACRESAGE:	1.43
CURRENT ZONING:	C-1
FUTURE LAND USE:	MU
PROPOSED ZONING:	DT-MU
PROPOSED USE:	
• OFFICE:	32,000 s.f.
• RETAIL:	4,000 s.f.
• RESTAURANT:	8,000 s.f.
• RESIDENTIAL:	4 UNITS
PARKING:	
REQUIRED PARKING RATIOS	
• OFFICE:	3: 1000 s.f. (96 SPACES)
• RETAIL:	1: 500 s.f. (8 SPACES)
• RESTAURANT:	1: 500 s.f. (16 SPACES)
• RESIDENTIAL:	1.5 UNIT (6 SPACES)
TOTAL REQUIRED PARKING: 126 SPACES	
TOTAL PARKING PROVIDED:	
97 LOWER DECK	
31 UPPER DECK	
128 SPACES PROVIDED	
SITE STANDARDS:	
MIN AMENITY AREA	10% OF SITE (6,229 SF)
PROP AMENITY AREA	11% (7,000 SF) ROOFTOP TERRACE AND FRONT PLAZA
MAX LOT BUILDING COVERAGE	
PROP LOT BUILDING COVERAGE	80% (77,863 S.F.)
PROP LOT DECK COVERAGE	25.6% (16,000 SF)
TOTAL BUILDING/ DECK COVERAGE	34.2% (21,288 SF)
56.8%	
SETBACKS	
FRONT	5' MIN / 10' MAX
SIDE	0'
REAR	6' NO ALLEY
REAR	3' ALLEY
*STORMWATER MANAGEMENT WILL BE HANDLED UNDERGROUND UNDER THE DECK.	



CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE
50 Warm Springs Circle
Roswell • Georgia • 30075
(770) 641-1942 • www.aecatl.com

Scale 1" = 20'

PRELIMINARY SITE PLAN
UPPER LEVEL

116 & 126 North Main St.

Alpharetta , Georgia

PROJECT INFORMATION	
PROJECT NO.:	22-4732
DATE:	FEBRUARY 1, 2022
SCALE:	1" = 20'
FILE NAME:	22-4732P02.dwg
DESIGN/DRAWN:	SLR/ SLR

Traffic

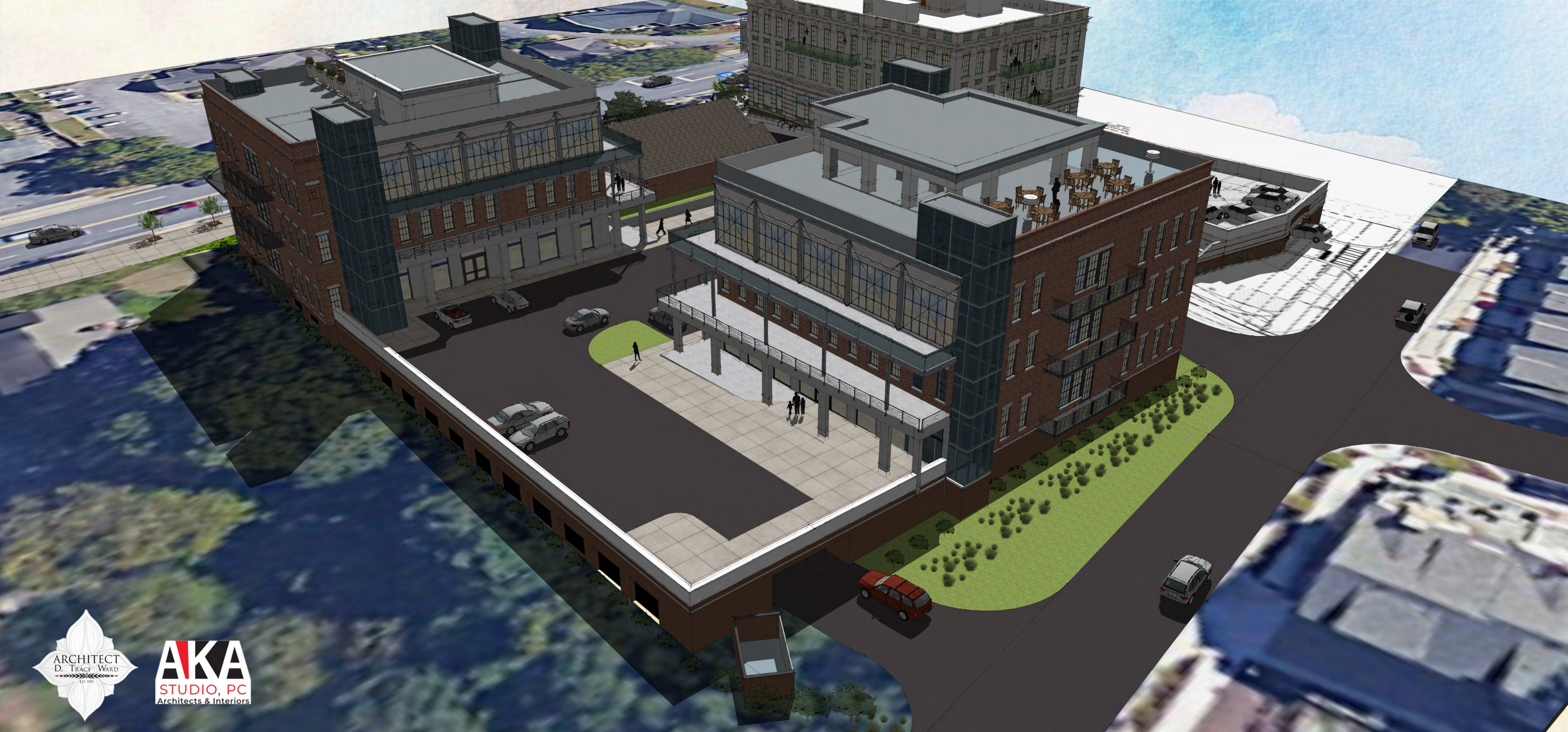
USE	PROGRAM TOTAL S.F.		AM Peak Factor	Total AM Peak	PM Peak Factor	Total PM Peak	Total Trips Per Day Factor	Total Trips Per Day
Retail	4,000	s.f.	1.03	4	3.74	15	42.92	172
Restaurant	8,000	s.f.	14.62	117	19.38	155	130.34	1043
Office	32,000	s.f.	1.56	50	1.49	48	11.01	352
Hotel	0	rooms	0.64	0	0.74	0	8.92	0
Mini-Warehouse	0	s.f.	0.28	0	0.29	0	2.50	0
Residential (Senior)	0	units	0.21	0	0.23	0	3.48	0
Residential (Multi-Family)	0	units	0.44	0	0.54	0	5.86	0
Residential (Single-Family)	4	units	0.77	3	1.02	4	9.57	38
Totals				174		222		1605



ARCHITECT
D. TRACY WARD
EST. 1993

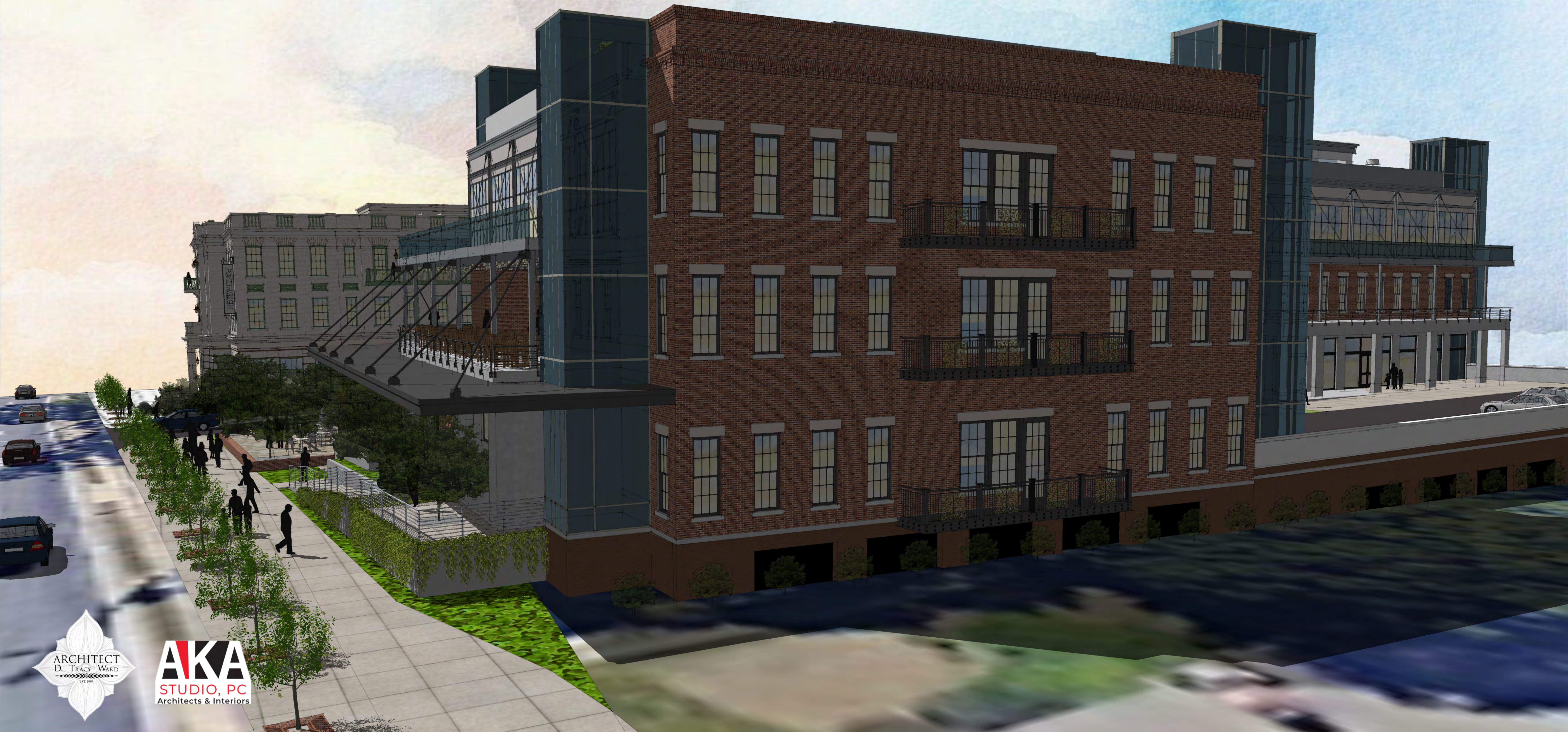
AKA
STUDIO, PC
Architects & Interiors















116 N MAIN STREET
ALPHARETTA, GA

ELEVATION

02/28/2022

ARCHITECT
D. TRACY WARD
EST 1993

AKA
STUDIO, PC
Architects & Interiors