CITY COUNCIL MEETING & PUBLIC HEARING
MAY 20, 2024

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
6:30 PM OR IMMEDIATELY AFTER THE 5:30 PM WORK SESSION

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE TO THE FLAG

4. PRESENTATIONS & PROCLAMATIONS

A. Wacky World Playground: Donor Recognition

B. Proclamation: Public Works Week

5. BOARDS & COMMISSIONS APPOINTMENTS

A. Natural Resources Commission Appointment by Mayor Pro Tem Merkel

B. Recreation Commission Appointment by Mayor Gilvin (Recommendation of Council Member Will)

C. Development Authority Appointment by Mayor and City Council

D. Code Enforcement Board Appointment by Mayor and City Council

E. Swearing in of newly appointed and reappointed Board and Commission Members

6. CONSENT AGENDA

A. City Council Meeting Minutes (Meeting of 4/29/2024)
Consideration of approval of the City Council meeting minutes from the meeting of April 29, 2024.

B. Alcoholic Beverage License Application
Consideration of approval of the following alcoholic beverage license applications:

1. PH-24-AB-06 Beto's Tacos Gourmet Food, LLC
5530 Windward Parkway, Suite 101, Alpharetta, GA 30004

Eating Establishment
Consumption on Premises
Distilled Spirits, Beer, Wine & Sunday Sales
Owner: Beto's Tacos Gourmet Food, LLC
Registered Agent: Yvett Anita Pavia

2. PH-24-AB-07 Legacy Management and Investment Group, LLC d/b/a Ray's at Killer Creek
1700 Mansell Road, Alpharetta, GA 30009

Change in Business Ownership
Eating Establishment
Consumption on Premises
Retail Package Sales (Wine Only)
Distilled Spirits, Beer, Wine & Sunday Sales
Owner: Legacy Management and Investment Group, LLC
Registered Agent: Daniel S. Groom

3. PH-24-AB-08 Boujee Butcher Inc., d/b/a Southern Steer Butcher
4620 Kimball Bridge Road, Suite 5A, Alpharetta, GA 30005

Package Store
Retail Package Sales
Beer, Wine & Sunday Sales
Owner: Boujee Butcher Inc.
Registered Agent: Kenneth Ekmark

C. Financial Management Report (Month Ending March 31, 2024)
Consideration of approval of the Financial Management Report for the month ending March 31, 2024.

D. Conflict Waiver: Jarrard and Davis Representation of City of Alpharetta and Development Authority of Alpharetta
Consideration of approval of a Conflict Waiver regarding Jarrard & Davis, LLP's Joint Representation of the City of Alpharetta and the Development Authority of Alpharetta related to an Intergovernmental Agreement for lease of 2970 Webb Bridge Road and with authorization for the Mayor to execute all necessary documents.

7. PUBLIC HEARING

A. V-24-12 115 Lambdin Lane Stream Buffer Variance
Consideration of a variance to allow for an encroachment into the 25' stream buffer in order to stabilize a tributary associated with Long Indian Creek. The property is located at 115 Lambdin Lane and is legally described as being located in Land Lot 95, 1st District, 1st Section, Fulton County, Georgia.

B. MP-24-03 Costco/Oxford Green Master Plan
Consideration of a master plan amendment to allow for a 13,500 square foot expansion of the Costco building. A master plan amendment is requested to Oxford Green Master Plan Tract A to increase the maximum allowable square footage of the building from 138,500 to 152,000 square feet. The property is located at 2855 Jordan Court and is legally described as being located in Land Lots 1120 & 1121, 2nd District, 2nd Section, Fulton County, Georgia.

C. PH-24-11 Unified Development Code (UDC) Text Amendments – Exceptions
FIRST READING
Consideration of text amendments to Subsection 4.5.5 of the Unified Development Code (UDC) to amend regulations pertaining to Exceptions.

D. Fiscal Year 2024 Budget Amendment Ordinance
FIRST READING
Consideration of adoption of the City of Alpharetta's Fiscal Year 2024 Budget Amendment Ordinance.

E. PH-24-14 City of Alpharetta Capital Improvement Element (CIE)
Consideration of adoption of a resolution authorizing transmittal of the Fiscal Year 2023 Capital Improvement Element and Annual Report.

8. NEW BUSINESS

A. Resolution: GDOT Local Road Assistance (LRA) Administration Grant Application
Consideration of adoption of a resolution to authorize the submission of a Fiscal Year 2024 Local Road Assistance Grant Application to the Georgia Department of Transportation and with authorization for the Mayor to execute the submittal cover letter and all necessary documents.

B. Invitation to Bid 24-012: Wills Park Wacky World Area Improvements
Consideration of approval of a contract award for ITB 24-012 to Tri Scapes, LLC for the construction of Wills Park Wacky World Area Improvements in an amount not to exceed $3,777,082.00, approval of Change Order #1 to PO 23000470 with Barge Design Solutions for limited construction administration design services in the amount of $29,000.00, and with authorization for the Mayor to

execute all necessary documents.

C. Contract Approval: Body Worn and In-Car Dash Cameras
Consideration of approval of a contract extension between Utility Associates, Inc. and the City of Alpharetta for Public Safety's Body-Worn and In-Car Dash Cameras and with authorization for the Mayor to execute all necessary documents.

D. PH-24-09 Dr. J.L. Morris House/116 North Main Street – Historic Designation
SECOND READING
The first reading occurred during the April 29, 2024 City Council Meeting and Public Hearing.
Consideration of a request to designate the Dr. J.L. Morris House as historic. The property is located at 116 North Main Street and is legally described as being located in Land Lot 1252, 2nd District, 2nd Section, Fulton County, Georgia.

E. PH-24-07 Unified Development Code Text Amendment - Hotels
SECOND READING
The first reading occurred during the April 29, 2024 City Council Meeting and Public Hearing.
Consideration of text amendments to Articles I and II of the Unified Development Code (UDC) to amend the definition and miscellaneous regulations pertaining to 'Extended Stay Hotel', add a definition for 'Hotel, Hybrid', add 'Hotel, Hybrid' use in certain zoning districts, and add 'Hotel, Hybrid' miscellaneous regulations.

F. North Point Development Framework Plan (RFP 24-111) Contract Award
Consideration to award contract to Starr Whitehouse Landscape Architects and Planners LLC for the North Point Development Framework Plan.

9. PUBLIC COMMENT

10. REPORTS

11. EXECUTIVE SESSION (IF NECESSARY)

12. ADJOURNMENT

A PROCLAMATION
BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA

"Public Works Week: May 19-25, 2024"

WHEREAS: Public Works professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities, and also to the public health, high quality of life, and well-being of the people of the City of Alpharetta; and

WHEREAS: These infrastructures, facilities, and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and employees at all levels of government and the private sector, and responsible for rebuilding, improving, and protecting our nation's transportation, water supply, water treatment, solid waste systems, public buildings, and other structures and facilities that are essential for citizens; and

WHEREAS: It is in the public interest for our residents, business professionals, and visitors of the City of Alpharetta to gain knowledge of and to maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and

WHEREAS: This year's Public Works Week, with the theme 'Advancing Quality of Life For All', marks the 64th annual National Public Works Week sponsored by the American Public Works Association.

NOW THEREFORE: We, the Mayor and City Council of the City of Alpharetta, do hereby proclaim May 19 through 25, 2024, as "**Public Works Week**" in the City of Alpharetta and urge all citizens to join with representatives of the American Public Works Association and government agencies in activities, events, and ceremonies designed to pay tribute to our public works professionals, engineers, managers, and employees and to recognize the substantial contributions they make to protect our health, safety, and quality of life.

SO PROCLAIMED: This twentieth day of May 2024, by the Mayor and City Council of the City of Alpharetta, Georgia.

Jim Gilvin
Mayor of the City of Alpharetta

Lauren Shapiro
City Clerk for the City of Alpharetta

STAFF REPORT

Department: City Clerk
Submitted By: Lauren Shapiro
Meeting Date: May 20, 2024

AGENDA ITEM:

City Council Meeting Minutes (Meeting of 4/29/2024)
Consideration of approval of the City Council meeting minutes from the meeting of April 29, 2024.

STAFF RECOMMENDATION:

Approve, as part of the consent agenda, the minutes from the April 29, 2024 City Council Meeting.

BUDGET & PROCUREMENT:

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

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

ITEM DESCRIPTION:

City Clerk, Lauren Shapiro, prepared a synopsis of the pertinent information that occurred during the City Council Meeting on April 29, 2024.

ALTERNATIVES:

Do not approve the City Council meeting minutes as part of the Consent Agenda.

ATTACHMENTS:

1. CC Minutes 4.29.2024

City Council Meeting & Public Hearing
APRIL 29, 2024
UNOFFICIAL MINUTES
Office of the City Clerk

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

This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. This is not an official record of the Alpharetta City Council Meeting proceedings. Meetings are recorded and available for review at https://www.youtube.com/user/alpharettagov.

1. CALL TO ORDER
   - Mayor Gilvin called the meeting to order at 6:30 p.m.
   - Mayor Gilvin announced that Z-24-06/PH-24-06/V-24-06 55 Canton has been deferred by the applicant to the June 3, 2024 City Council Meeting and Public Hearing.
2. ROLL CALL
   - Council Members
     - Mayor Jim Gilvin
     - Mayor Pro Tem Dan Merkel
     - Brian Will
     - Fergal M. Brady
     - Donald F. Mitchell
     - Douglas J. DeRito
     - John Hipes
   - Staff
     - Chris Lagerbloom, City Administrator
     - Molly Esswein, City Attorney
     - Lauren Shapiro, City Clerk
     - James Drinkard, Assistant City Administrator
     - Adam Montgomery, Director of Information Technology
     - Brooke Lappin, Director of Courts
     - Cris Randall, Director of Human Resources
     - Kathi Cook, Director of Community & Economic Development
     - Morgan Rodgers, Director of Recreation, Parks & Cultural Arts Services
     - Pete Sewczwicz, Director of Public Works

- Tom Harris, Director of Finance
- Brian Borden, Zoning Administrator
- Trent Lindgren, Police Major
- Ryan Thomas, Project Manager

3. PLEDGE TO THE FLAG

4. PRESENTATIONS & PROCLAMATIONS

A. Proclamation: Public Service Recognition Week

- Mayor Gilvin presented Director of Human Resources, Cris Randall, and City Administrator, Chris Lagerbloom, with a proclamation to recognize Public Service Recognition Week.

5. CONSENT AGENDA

A. City Council Meeting Minutes (Meeting of 4/15/2024)

Consideration of approval of the City Council meeting minutes from the meeting of April 15, 2024.

B. Ratification of Consent Order and Final Judgment: Parcel 66 of McGinnis Ferry Road Widening Project

Council ratification of Consent Order and Final Judgment (CAFN:2022CV364016) in the amount of $240,000.00 regarding Parcel #66 of the McGinnis Ferry Road Widening Project (PI #004634)(Owners: Robert A. Hardin, Katrenia C. Hardin, and Windward Community Services Association, Inc.)

C. Financial Management Report (Month Ending February 29, 2024)

Consideration of approval of the Financial Management Report for the month ending February 29, 2024.

PUBLIC COMMENTS:

- There were no public comments.

❖ Council Member Mitchell offered a motion to approve the Consent Agenda.

- Council Member Will seconded the motion.
- The motion was approved unanimously (7-0).

6. PUBLIC HEARING

A. PH-24-09 Dr. J.L. Morris House/116 North Main Street – Historic Designation

Consideration of a request to designate the Dr. J.L. Morris House as historic. The property is located at 116 North Main Street and is legally described as being located in Land Lot 1252, 2nd District, 2nd Section, Fulton County, Georgia.

FIRST READING

- Zoning Administrator, Brian Borden, came forward to present this item.
- The applicant, Brent Beecham, requests consideration of a public hearing in order to designate a structure as historic. Conditions of zoning require that the Dr. J.L. Morris House (A.K.A. Violin Shop) be saved, restored, and designated as historic under the City's Historic Preservation Incentive Ordinance. The subject property is located at 116 North Main Street on the west side of North Main Street at the intersection with Cumming Street.
- This item was considered at the April 11, 2024 Historic Preservation Commission meeting. There were no public comments. After discussion, Historic Preservation Commission recommended approval (vote 5-0).
- Staff recommends that Mayor and City Council approve PH-24-09 Dr. J.L. Morris House/116 North Main Street – Historic Designation.
- The property was approved for rezoning and variance on May 23, 2022, to allow two (2), three (3) story mixed-use buildings with 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. The proposed development included saving and restoring the Dr. J.L. Morris House (A.K.A. The Violin Shop) for use as a restaurant or office. The subject property is located at 116 North Main Street on the west side of North Main Street at the Cumming Street intersection.
- The Dr. J.L. Morris House was constructed in 1935 and is 89 years old. The structure is approximately 3,117 square feet and was constructed in the English Vernacular Revival style. According to Alpharetta, Milton County – the Early Years, Dr. J.L. Morris became one of Alpharetta's first family doctors despite his formal schooling ending after 5th grade. After developing a strong interest in reading, J.L. Morris decided to pursue a career as a doctor at the age of 34. After practicing medicine in Buena Vista, Georgia for seventeen (17) years, Dr. Morris came to Alpharetta in 1929 and opened his first office at what is now 116 North Main Street. Dr. Morris's daughter, Jessie Morris Roberts followed in his footsteps and the two of them provided medical service for Alpharetta for over 94 years.
- The Citizen Participation Plan 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.
- A Community Zoning Information Meeting was held on March 13, 2024. There were no public comments.
- Staff has reviewed the applicant's proposal against the established review criteria for a historic designation. The proposal meets the criteria for historic designation.

PUBLIC COMMENTS:

- There were no public comments.

- Mayor Pro Tem Merkel offered a motion to approve PH-24-09 Dr. J.L. Morris House/116 North Main Street – Historic Designation.
  - Council Member Mitchell seconded the motion.
  - The motion was approved unanimously (7-0).

B. E-24-02 King's Ridge Christian School Tree Recompense Exception

Consideration of an exception to waive tree recompense in conjunction with the construction of a baseball field. The property is located at 0, 13600, 13630, 13650, and 13660 Cogburn Road and is legally described as being located in Land Lots 896 & 905, 2nd District, 2nd Section, Fulton County, Georgia.

- Director of Community and Economic Development, Kathi Cook, came forward to present this item.
- The applicant, King's Ridge Christian School, is requesting an exception to eliminate tree recompense associated with the construction of a baseball field on 19.46 acres. King's Ridge Christian School is expanding its athletic programs and facilities, and the required tree recompense limits the school's ability to build the baseball field. The subject property is located at 0, 13600, 13630, 13650, and 13660 Cogburn Road, on the west side of Cogburn Road and south of Bethany Bend.
- Staff is recommending that Mayor and City Council approve E-24-02 King's Ridge Christian School Tree Recompense Exception, subject to the following conditions:
  1. The site, consisting of approximately 19.46 acres, shall be developed substantially similar to site plan prepared by Brewer Engineering, revised 3/1/24, except for modifications required to comply with the conditions below and subject to meeting all City code requirements and conditions of zoning.
  2. Tree removal and replacement shall be limited to the tree plans labeled Sheet T.1 and T.2 prepared by TJ Schell, LLC. Tree recompense shall be waived for the removal of 2,187".
  3. Existing gravel parking lot and drive aisle shall be upgraded with a geogrid system and parking spaces delineated.
  4. Stormwater facilities shall not be visible from Cogburn Road, unless constructed as a decorative amenity. Any visible stormwater structures shall be faced with decorative brick or stone.
- John Ellis (CGLS Architects 2300 Lake Park Drive, Smyrna, GA 30080) came forward to speak on behalf of the applicant.
- Edward Spurka (Head of King's Ridge Christian School, 2765 Bethany Bend, Alpharetta, GA 30004) came forward to speak on behalf of the applicant.

PUBLIC COMMENTS:

- There were no public comments.

- Mayor Pro Tem Merkel offered a motion to approve E-24-02 King's Ridge Christian School Tree Recompense Exception, as presented.
    - Council Member Brady seconded the motion.
    - The motion was approved unanimously (7-0).

C. CLUP-24-01 / Z-24-04 / V-24-04 Upper Hembree Tract / Empire Communities

Consideration of a comprehensive land use plan amendment, rezoning and variances to allow for the redevelopment of the former's Harry's Market with a 149-lot single-family detached subdivision on 19.32 acres. A comprehensive land use plan amendment is requested from 'Commercial' to 'High Density Residential' and a rezoning is requested from PSC (Planned Shopping Center) to R-8D (Dwelling, 'For-Sale', Detached Residential – High Density). Variances are requested to Unified Development Code (UDC) Subsection 2.2.9(D) to increase building coverage by principal buildings from 40% to 65%, and reduce minimum lot width from 50' to 31' and to UDC Subsection 3.2.8(B)(1)(a) to reduce the 50' undisturbed buffer. The property is located at 1180 Upper Hembree Road and is legally described as being located in Land Lots 550 & 553, 1st District, 2nd Section, Fulton County, Georgia.

- Director of Community and Economic Development, Kathi Cook, came forward to present this item.
- The applicant, Empire Communities, is requesting a comprehensive land use plan amendment, rezoning and variance to allow for the construction of 149 'For-Sale' single-family detached homes on 19.32 acres. The applicant requests a comprehensive land use plan amendment from 'Commercial' to 'High Density Residential' and a rezoning from PSC (Planned Shopping Center) to R-8A/D (Dwelling, 'For-Sale', Attached/Detached Residential). Variances are requested to reduce undisturbed buffers, lot width, and building/lot coverage. The subject property is located at 1180 Upper Hembree Road south of the intersection at Upper Hembree Road and Harris Road.
- This item was considered at the March 7, 2024 Planning Commission meeting. There were three (3) public comments in support including the following comments: safety during demolition, dog park should be fenced, on-street parking, need more housing, property should be developed as mixed-use, identify tree saves, and can existing intersection handle traffic. After discussion, Planning Commission recommended approval subject to staff's recommended conditions. (vote 6-0).
- This item was deferred at the March 25th City Council meeting. Council concerns included guest parking, density, playground for children, and changing the future land use designation of the property. In response, the applicant revised the site plan resulting in the following changes: increase the number of guest parking spaces from 36 to 66, decrease the number of dwelling units from 149 to 147, addition of a playground area, removal of the one-way street paralleling Upper Hembree Road,

and change the secondary access from a gated fire/emergency access only to a right-in and right-out.

- Staff is recommending that Mayor and City Council approve CLUP-24-01/Z-24-04/V-24-04 Upper Hembree Tract/Empire Communities, subject to the following conditions:

  1. The 19.32-acre property shall be zoned 'R-8A/D' and shall be developed substantially as depicted on the site plan prepared by PEC, revised 3/26/24, except for modifications required to comply with these conditions. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
  2. The comprehensive land use plan designation of the property shall be 'High Density Residential'.
  3. Maximum density shall not exceed 7.61 dwelling units per acre.
  4. Minimum lot width shall be 31'.
  5. Maximum building coverage shall not exceed 48% and impervious coverage shall not exceed 65%.
  6. Architecture and materials shall be developed substantially similar to the submitted renderings, labeled Exhibit A - Renderings, subject to final approval by Staff.
  7. To screen rooftops, a landscape buffer shall be provided along Upper Hembree Road as depicted in the site plan prepared by PEC, revised 3/26/24, with final approval by Staff. Developer shall work with City Staff and Georgia Power to identify appropriate landscape screening material where the buffer area overlaps utility easements. Existing trees shall be preserved, where possible, and the remaining area planted to City buffer standards, with final approval by Staff.
  8. Minimum 15' planted buffer shall be provided along the west property line and along the south property line adjacent to Hembree Forest. Minimum 20' planted buffer shall be provided along the east property line and along the south property line adjacent to non-residential use. Existing trees shall be preserved, where possible, and the remaining area planted to City buffer standards, with final approval by Staff.
  9. Developer shall enhance project entrance with a decorative planted median, decorative landscaping beds on each side of the entrance, and a unique monument or sculpture representative of the proposed community, as approved by Staff. Monument or sculpture shall be approved by the Cultural Arts Commission. Existing monument sign in the entrance median shall be removed.

10. Minimum 1.47 acres of open space shall be improved substantially as depicted on the plan prepared by PEC, revised 3/26/24. HOA shall be responsible for maintenance of all open space.

11. Privacy fences and unfinished wood decks shall not be visible from the public right-of-way.

12. Configuration of the secondary curb cut shall be determined at land disturbance permit, with final approval by Staff.

13. Internal streets shall have a 4′ planter and 5′ sidewalk on one side of the street (not including alleys), as approved by Staff. Decorative pedestrian lighting shall be required throughout the development. Internal streets shall be private and maintained by the HOA.

14. Developer shall improve Upper Hembree Road streetscape with a min. 2′ planter planted with a row of shrubs, 6′ sidewalk, and street trees planted in the landscape area behind the sidewalk, as approved by Staff. Developer shall remove existing acceleration lane east of the existing entrance and incorporate the area into the Upper Hembree Road streetscape. HOA shall be responsible for the maintenance of the landscape material in the planter. Streetscape shall include decorative pedestrian lighting. Offsite improvements shall be eligible for impact fee credits.

15. Minimum 10′ landscape strip shall be required along new internal streets as measured behind the sidewalk, except at side yard conditions on corner lots. The minimum 10′ landscape strip shall not apply to alleys. Landscape strips and buffers shall be exclusive of utilities and easements except where necessary for utilities to cross landscape strips and buffers, with final approval by Staff. If Fulton County requires an unencumbered water line easement, shrubs shall replace trees on one side of the street.

16. Pedestrian amenities including sidewalks, lighting, and benches shall be included throughout the development and in amenity areas.

17. Developer shall save trees in the tree save area depicted on the site plan prepared by PEC, revised 3/26/24. In addition, developer shall save trees in the triangular area at the existing entrance to the property, except where the egress lane is being re-configured.

18. Developer shall implement the recommendations of the submitted traffic impact study, with final approval by Staff. Developer shall be responsible for any necessary intersection or signal improvements at Upper Hembree Road and Harris Road. Any such offsite improvements not triggered by the development shall be eligible for impact fee credits.

19. Stormwater management facility shall be screened as depicted on the site plan prepared by Kimley Horn, dated 3/1/24, with final approval by Staff. Smart

stormwater design techniques shall be employed to address run-off reduction, as approved by Staff.

20. Per mutual agreement, developer shall provide a privacy fence and evergreen trees along the south property line adjacent to Hembree Forest while protecting trees in the tree save area.

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

- The submitted request, if approved, would allow for the development of 149 'For-Sale' single-family detached homes on 19.32 acres. The proposed density is 7.72 dwelling units per acre. The applicant requests a comprehensive land use plan amendment from 'Commercial' to 'High Density Residential' and a rezoning from PSC (Planned Shopping Center) to R-8A/D (Dwelling, 'For-Sale', Attached/Detached Residential). Variances are requested to reduce undisturbed buffers, lot width, and increase building/lot coverage. The subject property is located at 1180 Upper Hembree Road south of the intersection at Upper Hembree Road and Harris Road.

- The property served as Harry's Farmers Market until 2014 before becoming the corporate offices and distribution center for Whole Foods. The existing building is approximately 145,000 square feet and the surface parking lot includes approximately 588 parking spaces. Surrounding properties are zoned O-I (Office-Institutional) to the west, C-1 (Neighborhood Commercial), R-15 (Dwelling, 'For-Sale', Residential), O-I, and O-P (Office-Professional) to the north, and City of Roswell to the south and east. Medical and professional offices are located to the west, single-family detached home, Spirit of God Church, and professional offices are located to the north, flex office/warehouse are located to the east and south, and Hembree Forest subdivision is located to the south. The comprehensive land use plan designation of the property is 'Commercial'. The applicant proposes to change the future land use designation to 'High Density Residential'.

- The submitted site plan depicts a 149-lot single-family detached subdivision with access from an existing signalized intersection at Upper Hembree Road and Harris Road. A 2nd curb cut is depicted at the northeast corner of the property but will be limited to fire and emergency access only and gated. Homes are proposed to be front- and rear-loaded, with 99 rear-loaded homes having a minimum lot size of 2,000 square feet and minimum lot width of 31' and 50 front-loaded homes having a minimum lot size of 4,500 square feet and minimum lot width of 38'. Homes around the perimeter of the property are proposed to be two (2) stories and the remaining homes will be three (3) stories. New internal streets and alleys will be private. Minimum building setbacks are provided below.

  Upper Hembree Road – 65'

  Side – 5'

Rear – 20′

Typical Lot Setbacks:

Front – 10′

Side – 0′ (10′ b/w homes)

Rear – 20′ (no alley), 0′ (alley)

- Five-foot (5′) sidewalks are depicted throughout the development, including a connection to the sidewalk along Upper Hembree Road. The sidewalk along Upper Hembree Road should be expanded to a minimum six feet (6′). A landscape buffer is depicted along Upper Hembree Road and fifteen-foot (15′) replanted buffers are depicted along the east, west and south property lines.
- Unified Development Code (UDC) Parking regulations require two (2) parking spaces for each single-family detached home, as well as a minimum ten-foot (10′) by eighteen-foot (18′) driveway for a total of 447 parking spaces. Each home has two (2) side-by-side parking spaces in a garage, as well as two (2) spaces in the code-compliant driveway, for a total of 596 parking spaces. An additional 36 guest parking spaces are provided throughout the development.
- The site plan depicts approximately 4.9 acres of community space, including 1.47-acres of improved amenity space. Proposed community amenities include a pickleball court, dog park, pedestrian improvements, clubhouse and pool, community green, as well as several linear greenspaces fronted with homes.
- The applicant provided a traffic impact study, including a trip generation report which estimates that the 149 single-family detached homes would generate 119 AM Peak Hour trips and 149 PM Peak Hour trips. According to the applicant, a grocery store would generate approximately 237 AM Peak Hour trips and 600 PM Peak Hour trips. Therefore, the proposal to allow a residential development would represent a significant reduction in vehicular trips on streets in the area.
- Fulton County calculated the potential maximum number of children who may live on the property by using the Fulton County Schools standard calculation to identify the number of children that a residential development will generate. Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 28 – 151 school age children. Numbers provided by Fulton County Schools show that Milton High School is currently over capacity.
- The Citizen Participation Plan report submitted by the applicant states that letters were mailed to each property owner within 500′ of the subject property stating the applicant's intent. The report states that no public comments were received as a result of the public notice mailing. However, the applicant noted that questions were raised by the public at the CZIM regarding traffic and impacts to surrounding properties. The applicant committed to meeting with an adjacent residential

neighbor, inspecting an existing fence along the south property line, and review stormwater outlets from the existing detention pond. City Staff was contacted by a homeowner in Bellsmith Regency with concerns over traffic and density. The homeowner was placed in contact with the applicant.

- The Community Zoning Information Meeting was held on February 14, 2024. There were no public comments on the sign-in sheet.
- Kenneth Wood (350 Research Court, Peachtree Corners, GA 30092) came forward to speak on behalf of the applicant.
- Paul Corley (Empire) came forward to speak on behalf of the applicant.

PUBLIC COMMENTS:

- Bob Cummings (790 Birch Ridge Drive, Roswell, GA 30076) came forward to speak against this item.
- Bob Vanderhorst (Resident at Bellsmith Regency) came forward to speak in favor of this item.
- Hillary Threat (715 Birch Ridge Drive, Roswell, GA 30076) came forward to speak against this item.
- Grant Duffy (4200 Harris Ridge Court, Roswell, GA 30076) came forward to speak against this item.

- Mayor Pro Tem Merkel offered a motion to approve CLUP-24-01/Z-24-04/V-24-04 Upper Hembree Tract/Empire Communities, subject to the following conditions:

1. The 19.32-acre property shall be zoned 'R-8A/D' and shall be developed substantially as depicted on the site plan prepared by PEC, revised 3/26/24, except for modifications required to comply with these conditions. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. The comprehensive land use plan designation of the property shall be 'High Density Residential'.
3. Maximum density shall not exceed 7.61 dwelling units per acre.
4. Minimum lot width shall be 31'.
5. Maximum building coverage shall not exceed 48% and impervious coverage shall not exceed 65%.
6. Architecture and materials shall be developed substantially similar to the submitted renderings, labeled Exhibit A - Renderings, subject to final approval by Staff.
7. To screen rooftops, a landscape buffer shall be provided along Upper Hembree Road as depicted in the site plan prepared by PEC, revised 3/26/24, with final

approval by Staff. Developer shall work with City Staff and Georgia Power to identify appropriate landscape screening material where the buffer area overlaps utility easements. Existing trees shall be preserved, where possible, and the remaining area planted to City buffer standards, with final approval by Staff.

8. Minimum 15′ planted buffer shall be provided along the west property line and along the south property line adjacent to Hembree Forest. Minimum 20′ planted buffer shall be provided along the east property line and along the south property line adjacent to non-residential use. Existing trees shall be preserved, where possible, and the remaining area planted to City buffer standards, with final approval by Staff.

9. Developer shall enhance project entrance with a decorative planted median, decorative landscaping beds on each side of the entrance, and a unique monument or sculpture representative of the proposed community, as approved by Staff. Monument or sculpture shall be approved by the Cultural Arts Commission. Existing monument sign in the entrance median shall be removed.

10. Minimum 1.47 acres of open space shall be improved substantially as depicted on the plan prepared by PEC, revised 3/26/24. HOA shall be responsible for maintenance of all open space.

11. Privacy fences and unfinished wood decks shall not be visible from the public right-of-way.

12. Configuration of the secondary curb cut shall be determined at land disturbance permit, with final approval by Staff.

13. Internal streets shall have a 4′ planter and 5′ sidewalk on one side of the street (not including alleys), as approved by Staff. Decorative pedestrian lighting shall be required throughout the development. Internal streets shall be private and maintained by the HOA.

14. Developer shall improve Upper Hembree Road streetscape with a min. 2′ planter planted with a row of shrubs, 6′ sidewalk, and street trees planted in the landscape area behind the sidewalk, as approved by Staff. Developer shall remove existing acceleration lane east of the existing entrance and incorporate the area into the Upper Hembree Road streetscape. HOA shall be responsible for the maintenance of the landscape material in the planter. Streetscape shall include decorative pedestrian lighting. Offsite improvements shall be eligible for impact fee credits.

15. Minimum 10′ landscape strip shall be required along new internal streets as measured behind the sidewalk, except at side yard conditions on corner lots. The minimum 10′ landscape strip shall not apply to alleys. Landscape strips and buffers shall be exclusive of utilities and easements except where necessary for utilities to cross landscape strips and buffers, with final approval by Staff. If

Fulton County requires an unencumbered water line easement, shrubs shall replace trees on one side of the street.

16. Pedestrian amenities including sidewalks, lighting, and benches shall be included throughout the development and in amenity areas.

17. Developer shall save trees in the tree save area depicted on the site plan prepared by PEC, revised 3/26/24. In addition, developer shall save trees in the triangular area at the existing entrance to the property, except where the egress lane is being re-configured.

18. Developer shall implement the recommendations of the submitted traffic impact study, with final approval by Staff. Developer shall be responsible for any necessary intersection or signal improvements at Upper Hembree Road and Harris Road. Any such offsite improvements not triggered by the development shall be eligible for impact fee credits.

19. Stormwater management facility shall be screened as depicted on the site plan prepared by Kimley Horn, dated 3/1/24, with final approval by Staff. Smart stormwater design techniques shall be employed to address run-off reduction, as approved by Staff.

20. Per mutual agreement, developer shall provide a privacy fence and evergreen trees along the south property line adjacent to Hembree Forest while protecting trees in the tree save area.

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

    - Council Member DeRito seconded the motion.
    - The motion was approved (6-1 with Council Member Hipes in opposition).

D. Z-24-06/PH-24-06/V-24-06 55 Canton

DEFERRED: This item has been deferred by the Applicant to the June 3, 2024 City Council Meeting and Public Hearing. This item will not be discussed, heard, or considered by the City Council during tonight's meeting.

Consideration of a rezoning, parking in-lieu fees, and variances to allow for the construction of a mixed-use building with 36' 'For-Sale' condominium units and 7,303 square feet of restaurant space on 1.02 acres in the Downtown Overlay. A rezoning is requested from C-2 (General Commercial) to DT-C (Downtown Core) and parking in-lieu fees are requested for approximately four (4) parking spaces. Variances are requested to Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code Subsection 3.5.5 to increase the maximum building footprint and to UDC Subsection 2.5.5(J) to allow tandem parking spaces to count toward minimum parking requirements.

The property is located at 32, 38 & 44 Old Canton Street and is legally described as located in Land Lot 1269, 2nd District, 2nd Section, Fulton County, Georgia.

E. CLUP-24-02/Z-24-07/CU-24-04/V-24-07 Park Walke II

Consideration of a comprehensive land use plan amendment, rezoning, conditional use and variances to allow for the construction of 34 'For-Sale' townhomes on 3.41 acres in the Downtown. A comprehensive land use plan amendment is requested from 'Commercial' to 'Mixed Use Live-Work' and a rezoning is requested from C-2 (General Commercial) to DT-LW (Downtown Live-Work). A conditional use is requested to increase density above 8 dwelling units per acre and variances are requested to Unified Development Code (UDC) Appendix A Subsection 2.2.3 to eliminate interconnected streets, block requirements, stub-out streets and allow dead end streets, to UDC Appendix A Subsections 2.4.6 and 2.7.2 to allow parking between the building and the street, and to Appendix A Subsection 3.7.3 to increase maximum lot coverage from 70% to 80%. The property is located at 2220, 2240, 2260, 2270 and 2300 Old Milton Parkway and is legally described as being located in Land Lots 748, 1st District, 2nd Section, Fulton County, Georgia.

- Zoning Administrator, Brian Borden, came forward to present this item.
- The applicant, The Providence Group, is requesting a comprehensive land use plan amendment, rezoning, conditional use, and variances to allow for the construction of 34 'For-Sale' townhomes on 3.41 acres in the Downtown. The proposed density is 9.97 dwelling units per acre. A comprehensive land use plan amendment is requested for the western portion of the property from 'Commercial' to 'Mixed Use Live-Work' and a rezoning is requested for the western portion of the property from C-2 (General Commercial) to DT-LW (Downtown Live-Work). A conditional use is requested to increase density and variances are requested to modify Downtown block and access standards (interconnected streets, blocks, stub-out streets, and dead-end streets) and vehicle parking location, as well as to increase maximum lot coverage. The subject property is located at 2220, 2240, 2260, 2270, and 2300 Old Milton Parkway at the northeast corner of Old Milton Parkway and Haynes Bridge Road.
- This item was considered at the April 11, 2024 Planning Commission meeting. There was one (1) public comment requesting that the applicant replace trees in kind. After discussion, Planning Commission recommended approval subject to staff's recommended conditions and accepting the applicant's changes (vote 7-0).
- Staff is recommending that Mayor and Council approve CLUP-24-02/Z-24-07/CU-24-04/V-24-07 Park Walke II, subject to the following conditions:

    1. Approximately 3.41 acres shall be zoned DT-LW and developed substantially similar to site plan prepared by Travis Pruitt & Associates, dated 4/26/24, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.

2. The comprehensive land use plan designation of the property shall be 'Mixed Use Live Work'.
3. Architecture and materials shall be developed substantially similar to the submitted renderings, labeled Exhibit A, except for modifications required to comply with the Alpharetta Downtown Code, subject to final approval by DRB. All townhomes shall have 4-sided architecture, materials, and details.
4. Density shall not exceed 9.97 dwelling units per acre.
5. Block, access, and vehicle parking location shall be as depicted on the site plan prepared by Travis Pruitt & Associates, dated 4/26/24, or as approved by Staff and GDOT.
6. Maximum lot coverage shall be 80%, except that the developer shall utilize pervious hardscape materials to minimize lot coverage, as approved by Staff.
7. Front yards may encroach into landscape strips, subject to meeting the minimum landscape material requirements, as approved by DRB.
8. Developer shall improve Old Milton Parkway streetscape with a minimum 2' planter planted with a row of shrubs or grass (subject to GDOT approval), minimum 8' 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.
9. Project entrance, alleys, and sidewalks internal to the site shall be developed as depicted on the site plan prepared by Travis Pruitt & Associates, dated 4/26/24, with final approval by Staff. Decorative pedestrian lighting shall be required throughout the development. Internal streets and alleys shall be private and maintained by the HOA.
10. Minimum 15' building setback and 10' landscape strip shall be provided along Old Milton Parkway. Building setbacks shall be as depicted on the site plan prepared by Travis Pruitt & Associates, dated 4/26/24. Stoops, stairs, and porches may encroach into the setback and landscape strip.
11. Developer shall plant minimum 6" caliper Nuttall Oaks as shown on the Conceptual Hardscape & Landscape Plan – Old Milton & Haynes Bridge prepared by Pollock & Associates, dated 4/8/24, or other species approved by Staff, along Old Milton Parkway frontage, as approved by DRB. Trees shall be planted approximately 35' apart unless design requires a deviation, i.e. a sidewalk connection or park, to be approved by Staff.
12. Minimum 10' landscape strips shall be required along both sides of the project entrance. Minimum 5' sidewalk shall be required along the west side of project entrance and shall connect to the sidewalk at the mail kiosk. Fulton County and secondary utilities shall be allowed in landscape strips. Should Fulton County require an unencumbered water easement, shrubs shall replace trees in the

landscape strip on waterline side of entrance. There shall be no other landscape strips along internal roads, alleys, or drives.

13. Minimum 10' planted buffer shall be provided along the east property line, with final approval by DRB.
14. Project entrance shall include a decorative paver apron, landscape, and hardscape, as approved by DRB. Improvements shall be maintained by the HOA.
15. Decorative wall with fence along Old Milton Parkway shall be substantially similar to East of Main, as approved by DRB. Developer shall plant Creeping Phlox (pink or white), or alternative plantings, at the top of the wall and creeping vines at the base of the wall, with final approval by DRB. Improvements shall be maintained by the HOA.
16. Open space shall be developed substantially similar to the Conceptual Hardscape & Landscape Plan – Old Milton at Haynes Bridge – Linear Park plan prepared by Pollock & Associates, dated 4/3/24, the Conceptual Hardscape & Landscape Plan – Old Milton & Haynes Bridge prepared by Pollock & Associates, dated 4/8/24, and site plan prepared by Travis Pruitt & Associates, dated 4/26/24, as approved by Staff. Open space shall be developed with a park-like setting with decorative landscape, hardscape, and seating. Landscape shall include plant selections promoting the historic Downtown. Improvements shall be maintained by the HOA.
17. Developer shall save trees as depicted on the site plan prepared by Travis Pruitt & Associates, dated 4/26/24.
18. Per public hearing file #Z-18-05/E-18-07 Kairos Old Milton LLC/DT-LW, developer shall provide a City-approved bus shelter at the existing MARTA bus stop adjacent to the applicant's property, as approved by MARTA, GDOT, and Staff.
19. Unfinished wood fences and decks shall not be visible from the public street.
20. HVAC and similar equipment shall not be visible or shall be screened from the public right-of-way.
21. Garbage pickup shall be from within the development.
22. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
23. Trees shall not be required between the driveways of Units 15-18, 19-23, and 24-28.

- The eastern portion of the property is zoned DT-LW and was approved in 2018 for two (2) office buildings (52,000 square feet) with structured parking. The western portion of the property is zoned C-2. Of the five (5) parcels, only the middle parcel is currently developed which was a former funeral home. The eastern and western

parcels are undeveloped, and the two (2) remaining parcels were previously developed with single-family homes; however, those structures have since been demolished. Surrounding properties are zoned DT-LW to the north, O-I (Office-Institutional) to the east, DT-LW, O-I, and C-2 to the south, and C-2 to the west. Cadence Bank is located to the east, Thompson Street Flats and Park Walke I (under construction) are located to the north, Publix stormwater pond is located to the west, and Sabri Guven Fine Jewelry, My First Academy and a recently approved townhome development are located to the south. The comprehensive land use plan designation of the property is 'Commercial' and 'Mixed Use Live Work', of which the applicant is requesting an amendment to change the designation of the western half of the property.

- The applicant requests variances to modify Downtown block and access regulations and vehicle parking location, as well as to increase maximum lot coverage.
- The applicant's proposed density, which requires approval of a conditional use to increase density above eight (8) dwelling units per acre, is similar to densities approved at the adjacent properties to the north (Thompson Street Flats and Park Walke I/Thompson Street Park).
- The submitted site plan depicts 34 'For-Sale' townhomes with access from a new entrance off Old Milton Parkway. Townhomes are depicted with access from a new private alley. Fourteen (14) rear-loaded townhomes are oriented to Old Milton Parkway and are approximately 33' wide. Units 15-28 are also rear-loaded with frontage on a shared amenity space with Park Walke I and are twenty-feet (20') wide. Units 29-34 are front-loaded and approximately 26' wide. A fifteen-foot (15') setback and ten-foot (10') landscape strip are depicted along Old Milton Parkway. Apart from Chelsea Walk which was approved with a fifteen-foot (15') building setback and landscape strip, all other developments approved since 2015 along Old Milton Parkway in the Downtown have been approved with a twenty-foot (20') building setback and landscape strip.
- An eight-foot (8') sidewalk and two-foot (2') planter are depicted along Old Milton Parkway and five-foot (5') sidewalks are depicted throughout the development. Ten-foot (10') landscape strips are depicted along the east and west property lines where the property adjoins the Publix detention pond (west) and Cadence Bank (east).
- Each townhome unit will have two (2) side-by-side parking spaces within a garage and a Code-compliant driveway accommodating two (2) additional cars. Four (4) guest parking spaces are provided at the mail kiosk near the project entrance. The Downtown Code requires 85 parking spaces for the proposed subdivision (2.5 parking spaces/unit), of which 140 spaces are provided on the site plan.
- The site plan depicts 0.43 acres, or 12.5%, amenity space within the proposed development, which complies with the minimum requirement. The DT-LW district requires a minimum 10% amenity space for properties less than five (5) acres, as

well as a proportional increase in amenity space for densities above eight (8) dwelling units per acre. Amenity space is proposed to include a pocket park, amenity tree save area, and plaza. The plaza will also serve as a fire truck turnaround and provides line-of-sight to the tree save area.

- There are approximately fourteen (14) specimen trees on the property. Of those, the applicant proposes to save three (3) specimen trees and 83" of tree groupings in a tree save area in the northwest corner of the property. The proposed tree save area is contiguous to a required tree save area on the adjacent property to the north, which is being developed by the same homebuilder. As confirmed by the City Arborist, most of the specimen trees on the property are in various states of declining health and therefore are not good tree saves. An underground stormwater facility is depicted to the west of the project entrance along Old Milton Parkway in an area called out as a pocket park.
- The submitted renderings depict two (2) story and three (3) story townhomes in three (3) different product types. The two (2) story Alexandria, which is depicted along the frontage of the property, is the largest product type in the Federal and Greek Revival style. The product types proposed along the rear of the property are two (2) story over basement and three (3) story in the Georgian style. All townhomes are depicted with a brick exterior. Units will range in size from approximately 2,100 to 3,050 square feet and will consist of three (3) and four (4) bedrooms. According to the City's Downtown Consultant, the proposed photographs generally comply with the design regulations in the Downtown Overlay.
- The applicant provided a trip generation information, which estimates that the 34 townhome units would generate approximately fifteen (15) AM Peak Hour trips and eighteen (18) PM Peak Hour trips.
- Fulton County calculated the potential maximum number of children who may live on the property by using the Fulton County Schools standard calculation to identify the number of children that a residential development will generate. Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 3 – 15 school age children. Numbers provided by Fulton County Schools show that all three (3) schools have existing capacity.
- The Citizen Participation Plan 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.
- A Community Zoning Information Meeting was held on March 13, 2024. There were two (2) public comments, one (1) in support and one (1) with questions about density.
- Staff has reviewed the applicant's proposal against the established review criteria for a comprehensive land use plan amendment, rezoning, conditional use and

variance. The proposal is consistent with the vision of the Downtown Master Plan and the proposed future land use designation and zoning match surrounding properties. In addition, the proposed density is consistent with densities approved on the adjacent properties to the north. Developments approved along Old Milton Parkway in the Downtown have provided a twenty-foot (20') building setback and landscape strip, except that Chelsea Walk was approved with a fifteen-foot (15') building setback and landscape strip. If approved, a twenty-foot (20') building setback and landscape strip should be provided along Old Milton Parkway, and the developer should provide MARTA bus shelter at the existing bus stop.

- There are exceptional conditions pertaining to the property due to its unusual shape, topography, and two (2) deceleration turn lanes along its frontage which contributes to the requested variances. The properties to the north have been redeveloped or approved for redevelopment and do not allow for interconnected streets. If approved, lot coverage should be minimized by utilizing pervious hardscape materials.
- Warren Jolly (The Providence Group) came forward to speak on behalf of the applicant.
- Kathy Zickert (Attorney with Smith, Gambrell, and Russell) came forward to speak on behalf of the applicant.

PUBLIC COMMENTS:

- There were no public comments.

❖ Mayor Pro Tem Merkel offered a motion to approve CLUP-24-02/Z-24-07/CU-24-04/V-24-07 Park Walke II, subject to the following conditions:

1. Approximately 3.41 acres shall be zoned DT-LW and developed substantially similar to site plan prepared by Travis Pruitt & Associates, dated 4/26/24, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. The comprehensive land use plan designation of the property shall be 'Mixed Use Live Work'.
3. Architecture and materials shall be developed substantially similar to the submitted renderings, labeled Exhibit A, except for modifications required to comply with the Alpharetta Downtown Code, subject to final approval by DRB. All townhomes shall have 4-sided architecture, materials, and details.
4. Density shall not exceed 9.97 dwelling units per acre.
5. Block, access, and vehicle parking location shall be as depicted on the site plan prepared by Travis Pruitt & Associates, dated 4/26/24, or as approved by Staff and GDOT.

6. Maximum lot coverage shall be 80%, except that the developer shall utilize pervious hardscape materials to minimize lot coverage, as approved by Staff.

7. Front yards may encroach into landscape strips, subject to meeting the minimum landscape material requirements, as approved by DRB.

8. Developer shall improve Old Milton Parkway streetscape with a minimum 2′ planter planted with a row of shrubs or grass (subject to GDOT approval), minimum 8′ 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.

9. Project entrance, alleys, and sidewalks internal to the site shall be developed as depicted on the site plan prepared by Travis Pruitt & Associates, dated 4/26/24, with final approval by Staff. Decorative pedestrian lighting shall be required throughout the development. Internal streets and alleys shall be private and maintained by the HOA.

10. Minimum 15′ building setback and 10′ landscape strip shall be provided along Old Milton Parkway. Building setbacks shall be as depicted on the site plan prepared by Travis Pruitt & Associates, dated 4/26/24. Stoops, stairs, and porches may encroach into the setback and landscape strip.

11. Developer shall plant minimum 6″ caliper Nuttall Oaks as shown on the Conceptual Hardscape & Landscape Plan – Old Milton & Haynes Bridge prepared by Pollock & Associates, dated 4/8/24, or other species approved by Staff, along Old Milton Parkway frontage, as approved by DRB. Trees shall be planted approximately 35′ apart unless design requires a deviation, i.e. a sidewalk connection or park, to be approved by Staff.

12. Minimum 10′ landscape strips shall be required along both sides of the project entrance. Minimum 5′ sidewalk shall be required along the west side of project entrance and shall connect to the sidewalk at the mail kiosk. Fulton County and secondary utilities shall be allowed in landscape strips. Should Fulton County require an unencumbered water easement, shrubs shall replace trees in the landscape strip on waterline side of entrance. There shall be no other landscape strips along internal roads, alleys, or drives.

13. Minimum 10′ planted buffer shall be provided along the east property line, with final approval by DRB.

14. Project entrance shall include a decorative paver apron, landscape, and hardscape, as approved by DRB. Improvements shall be maintained by the HOA.

15. Decorative wall with fence along Old Milton Parkway shall be substantially similar to East of Main, as approved by DRB. Developer shall plant Creeping Phlox (pink or white), or alternative plantings, at the top of the wall and creeping vines at the base of the wall, with final approval by DRB. Improvements shall be maintained by the HOA.

16. Open space shall be developed substantially similar to the Conceptual Hardscape & Landscape Plan – Old Milton at Haynes Bridge – Linear Park plan prepared by Pollock & Associates, dated 4/3/24, the Conceptual Hardscape & Landscape Plan – Old Milton & Haynes Bridge prepared by Pollock & Associates, dated 4/8/24, and site plan prepared by Travis Pruitt & Associates, dated 4/26/24, as approved by Staff. Open space shall be developed with a park-like setting with decorative landscape, hardscape, and seating. Landscape shall include plant selections promoting the historic Downtown. Improvements shall be maintained by the HOA.
17. Developer shall save trees as depicted on the site plan prepared by Travis Pruitt & Associates, dated 4/26/24.
18. Per public hearing file #Z-18-05/E-18-07 Kairos Old Milton LLC/DT-LW, developer shall provide a City-approved bus shelter at the existing MARTA bus stop adjacent to the applicant's property, as approved by MARTA, GDOT, and Staff.
19. Unfinished wood fences and decks shall not be visible from the public street.
20. HVAC and similar equipment shall not be visible or shall be screened from the public right-of-way.
21. Garbage pickup shall be from within the development.
22. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
23. Trees shall not be required between the driveways of Units 15-18, 19-23, and 24-28.
24. Developer will work DRB on the rear facing units 25-30 with greater architectural detailing and final approval by staff.
    - Council Member Brady seconded the motion.
    - The motion passed unanimously (7-0).

F. PH-24-07 Unified Development Code Text Amendment – Hotels

FIRST READING

Consideration of text amendments to Articles I and II of the Unified Development Code (UDC) to amend the definition and miscellaneous regulations pertaining to 'Extended Stay Hotel', add a definition 'Hotel, Hybrid', add 'Hotel, Hybrid' use in certain zoning districts, and add 'Hotel, Hybrid' miscellaneous regulations.

- Director of Community and Economic Development Director, Kathi Cook, came forward to present this item.
- City Attorney, Molly Esswein, read the ordinance title aloud.
- The proposed ordinance is attached hereto as "Exhibit A."

- This item was considered at the April 11, 2024 Planning Commission meeting. There were no public comments. After discussion, Planning Commission recommended approval (vote 7-0).
- Staff recommends that Mayor and City Council approve amendments to Unified Development Code (UDC) Articles I and II to amend the definition of 'Extended Stay Hotel', add a definition for 'Hotel, Hybrid', add 'Hotel, Hybrid' use in certain zoning districts, amend Miscellaneous Regulations pertaining to 'Extended Stay Hotels', and add Miscellaneous Regulations pertaining to the 'Hotel, Hybrid' use. Amend UDC Section 1.4. Definitions, amend UDC Section 2.2 Permitted Use Districts and Regulations, and amend UDC Section 2.7 Miscellaneous Regulations.
- The amendments to the definition and miscellaneous regulations pertaining to 'Extended Stay Hotel' is necessary to distinguish the use from the proposed 'Hotel, Hybrid' use. The primary distinction proposed to the definition of 'Extended Stay Hotel' is to the average length of stay. Additional regulations related to 'Extended Stay Hotel' and 'Hotel, Hybrid' are proposed to address public health, safety, and welfare. These include prohibitions against vehicles backing into parking spaces with the license plate not visible from the drive aisle, as well as a maximum height for shrubs along the properties' road frontage.
- The proposed 'Hotel, Hybrid' use is intended to address a new hotel concept allowing stays up to one (1) year. The new hotel concept typically has rooms equipped with a full kitchen and laundry room. Currently, the City's Unified Development Code (UDC) includes three (3) hotel uses, 'Boutique Hotel', 'Hotel or Motel' and 'Extended Stay Hotel'. 'Extended Stay Hotel' use would not allow the new hotel concept due to the length of stay and in-room food preparation and laundry facilities.
- The proposed definition of 'Hotel, Hybrid' limits the number of long-term stay rooms (up to one year) to no more than 30% of the total rooms in the hotel. All other rooms would comply with the definition of 'Hotel or Motel' which has an average stay of less than seven (7) days. Staff proposes to allow 'Hotel, Hybrid' by conditional use in the CUP (Community Unit Plan), O-I (Office-Institutional), C-2 (General Commercial), PSC (Planned Shopping Center), LI (Light Industrial), and MU (Mixed Use) zoning districts. As is the case with an 'Extend Stay Hotel', miscellaneous regulations are proposed for the 'Hotel, Hybrid' use, including a minimum three (3) acre parcel size, minimum 60,000 square feet of conference room or group meeting space, minimum 4-star hotel rating, specific parking rate, maximum number of long-term stay rooms, minimum 3,000 square foot on-site sit-down restaurant, minimum room size and maximum occupancy, to name a few. A conditional use request for this hotel type would be required to comply with the miscellaneous regulations in order to be considered for approval.

PUBLIC COMMENTS:

- There were no public comments.

❖ Mayor Pro Tem Merkel offered a motion to approve PH-24-07 Unified Development Code Text Amendment – Hotels, as presented.

  - Council Member Mitchell seconded the motion.
  - Council Member Hipes offered a friendly amendment to change the wording for c4 for second reading of conditional use where it talks about the 60,000 square foot so that it is applicable to each of the following.
    - Mayor Pro Tem Merkel and Council Member Mitchell accepted the friendly amendment.
  - The motion passed unanimously (7-0).

7. NEW BUSINESS

A. Resolution: Update and Approval of a Policy for Engineering/Design Services for Federal Aid Highway Program Funded Projects

Consideration of adoption of a resolution to update and adopt a policy regarding engineering and design services selection proves for Federal Aid Highway Program (FAHP) funded projects and with authorization for the Mayor to execute the Georgia Department of Transportation Confirmation of Understanding, as part of the City's Local Administered Project (LAP) Re-certification Application.

- Director of Finance, Tom Harris, came forward to speak on this item.
- City Attorney, Molly Esswein, read the resolution title aloud.
- The Georgia Department of Transportation (GDOT) receives a delegated authority to approve certain types of projects for development and construction administration from the Federal Highway Administration (FHWA). The Local Administered Project (LAP) process allows GDOT to delegate authority to qualified Local Governments (LG) such as the City of Alpharetta.
- The LAP certification is beneficial for the LG to administer a project successfully. The certification allows the LG to create time savings related to their authority to develop, advertise, award, and manage the project. This time savings does not diminish the LG's responsibility to provide professional engineering and other resources necessary to ensure all State and Federal requirements are followed. The LG will be certified for a period of three (3) years or until either party modifies or rescinds the agreement. By agreeing to accept Federal-aid funds, the LG assumes the stewardship roles and responsibilities with respect to properly carrying out the Federal-aid project process.

- The City of Alpharetta most recently completed the LAP recertification process in 2021.
- As detailed above, the LAP certification stays in effect for a period of three (3) years and is currently working towards the 2024 recertification.

PUBLIC COMMENTS:

- There were no public comments.

❖ Council Member Brady offered a motion to adopt a resolution to authorizing approval of the Policy (Engineering and Design Services Selection Process for FAHP Funded Projects) and authorizing the Mayor to execute the companion GDOT Confirmation of Understanding (Appendix B to the Policy).

  - Council Member DeRito seconded the motion.
  - The motion passed unanimously (7-0).

B. Contract Approval: Lighting of Webb Bridge Road Corridor

Consideration of approval of a contract to Georgia Power to install lighting along the Webb Bridge Road Corridor from east of North Point Parkway to east of the new Roundabout at Webb Bridge Road/Webb Bridge Way Intersection in an amount not to exceed $1,280,000.00; approve a yearly expense of $59,786.40 for the maintenance and usage fee associated with 301 streetlights, and to authorize Mayor to execute all necessary documents.

- Director of Public Works, Pete Sewczwicz came forward to present this item.
- On February 5, 2024, City Council awarded the construction of the Webb Bridge Corridor, which includes the span running from Big Creek Greenway to the intersection with Maid Marion Close to OhmShiv Construction, LLC in the amount of $14,491,227.19. The total length of this section is approximately 1.6 miles.
- Each of the bidders that responded to ITB 24-009 provided a cost to install a pedestrian lighting system including 173 decorative poles, fixtures (LUMEC Serenade), and cables along the corridor. A cost proposal was obtained from Georgia Power to provide the lighting system. Georgia Power's cost proposal to lease the lighting system is provided below by the low bidder.
- Monthly energy consumption is included in Georgia Power's proposed cost. The monthly service amount will remain the same indefinitely for the lifetime of the current agreement with Georgia Power. Georgia Power Company will own and maintain the entire lighting system for the lifetime of the installation. Georgia Power's fee for usage and maintenance equates to $16.28/pole/month. The average cost per month for energy usage along Rucker Road and Kimball Bridge Road is approximately $7/fixture/month.

- During discussion of the item at the February 5th Council Meeting, a question was posed if the LUMEC fixtures meet Dark Sky compliance. These fixtures do not, only because they have a glass globe encasing the downward lit fixture. The premise is that when the light shines down, a small percentage of the light reflects upward and thus doesn't meet the dark sky criteria. In order for a fixture to meet dark sky compliance, there can't be a globe around the light fixture.
- A fixture that does meet dark sky compliance is the King Luminare (see attached exhibit). Community Development was consulted on the fixture and did approve it. The City could elect to install a 74 watt fixture, instead of a 60 watt fixture, and that would increase the average, but it would also make it considerably brighter at the base of the fixture. Georgia Power has the capability of controlling the output of individual lights, making the 74W option a little more desirable in that it provides the City the ability to dim lights if needed. There would be no additional cost for the 74 watt fixture.
- The cost to install the King Luminare on the stretch of Webb Bridge Road is $1,000,000. However, the sections of Webb Bridge Road currently under construction, bridge replacement and roundabout area, will not match the middle section. The total number of lights that need to be replaced in these areas is 128. Georgia Power provided the City with a cost of $280,000.00 to purchase, replace, and install the King Luminare fixture. If Georgia Power replaces the fixtures currently installed/purchased, Georgia Power will add the poles and fixtures under their maintenance responsibility. The cost to replace the 128 fixtures will be $280,000.000 and the cost associated with usage and Georgia Power to maintain the fixtures is $4,973.20 per month ($16.52/pole/month) respectively.

PUBLIC COMMENTS:

- There were no public comments.

❖ Council Member DeRito offered a motion to approve an award of a contract to Georgia Power to install lighting along the Webb Bridge Road Corridor from east of North Point Parkway to east of the new Roundabout at Webb Bridge Road/Webb Bridge Way Intersetion in an amount not to exceed $1,280,000.00; approve a yearly expense of $59,786.40 for the maintenance and usage fee associated with 301 streetlights, and to authorize Mayor to execute all necessary documents.

  - Council Member Hipes seconded the motion.
  - The motion passed unanimously (7-0).

C. Premises Usage Agreement: Alpharetta Town Commons and the City of Alpharetta

Consideration of approval of the Premises Usage Agreement between the City of Alpharetta and Alpharetta Town Commons, LLC, located at 10 Roswell Street, permitting the use of parking lot for Taste of Alpharetta 2024.

- Director of Recreation, Parks, and Cultural Services, Morgan Rodgers, came forward to present this item.
- As in years past, the City of Alpharetta is requesting a usage agreement for the Alpharetta Town Commons, LLC parking lot for the annual Taste of Alpharetta event on May 9th, 2024, from 8:00am-11:59pm. Due to the attendance of this event, it is required to accommodate the activities of the event.

PUBLIC COMMENTS:

- There were no public comments.

❖ Council Member Hipes offered a motion to approve the Premises Usage Agreement between the City of Alpharetta and Alpharetta Town Commons, LLC located at 10 Roswell Street, permitting the use of parking lot for Taste of Alpharetta 2024.

  - Council Member Will seconded the motion.
  - The motion passed unanimously (6-0; as Mayor Pro Tem Merkel was not in the room during the vote).

D. Resolution: Authorizing the Use of Eminent Domain for Parcel 18 of the Webb Bridge Road Improvements Project

Consideration of adoption of a resolution of the Mayor and Council of the City of Alpharetta, Georgia to authorize the use of eminent domain to acquire certain property located at Webb Bridge Road, Alpharetta, GA 30005 (Tax Parcel 21-5590-1239-056-4) for right of way for proposed Webb Bridge Road Bike & Pedestrian Improvements from Big Creek Greenway to Webb Bridge Way and with authorization for the Mayor to execute all necessary documents.

- City Attorney, Molly Esswein, came forward to present this item.
- City Attorney Esswein read the resolution title aloud.
- During the March 25, 2024 City Council Meeting, Mayor and City Council adopted a resolution authorizing the use of eminent domain for this parcel for the Webb Bridge Road Improvements Project. However, the City Attorney's Office determined that there was a scrivener's error in the previously approved resolution documentation and would require a new resolution to be brought forward for consideration before moving forward and filing with the Court.
- The City has determined that it is necessary to make bike and pedestrian improvements from Big Creek Greenway to Webb Bridge Way. This road project is known as the Webb Bridge Road Project (the "Project''). In order to construct the Project, it is necessary to acquire certain rights (through the use of eminent domain) to, in, over, under, through and across property within the City of Alpharetta, Georgia. Further, the use of eminent domain is not only necessary for the public

interest, but also must be carried out expeditiously to ensure the timely completion of the Project.

PUBLIC COMMENTS:

- There were no public comments.

❖ Mayor Pro Tem Merkel offered a motion to adopt a resolution for the Mayor and Council of the City of Alpharetta, Georgia to authorize the use of eminent domain to acquire certain property located at Webb Bridge Road, Alpharetta, GA 30005 (Tax Parcel 21-5590-1239-056-4) for right of way for proposed Webb Bridge Road Bike & Pedestrian Improvements from Big Creek Greenway to Webb Bridge Way and with authorization for the Mayor to execute all necessary documents.

  - Council Member Brady seconded the motion.
  - The motion passed unanimously (7-0).

E. Resolution: Atlanta Regional Commission Transportation Improvement Program Grant

Consideration of adoption of a resolution by the Mayor and Council of the City of Alpharetta, Georgia supporting an application and funding match for the Atlanta Regional Commission Transportation Improvement Program Grant.

- City Clerk, Lauren Shapiro came forward to speak on this item.
- City Attorney Esswein read the resolution title aloud.
- In 2008, City Council adopted the North Point Activity Center Livable Centers Initiative, which has been updated and recommended pedestrian safety and streetscape improvements.
- This resolution, if adopted, will be incorporated into the application package for the Atlanta Regional Commission Transportation Improvement Program (TIP) Grant, which is due on May 6, 2024. Further, this resolution details that the City Council supports this grant application and will provide appropriate match funds, if awarded.

PUBLIC COMMENTS:

- There were no public comments.

❖ Council Member Mitchell offered a motion to adopt a resolution by the Mayor and Council of the City of Alpharetta, Georgia supporting an application and funding match for the Atlanta Regional Commission Transportation Improvement Program Grant.

  - Council Member Bradfy seconded the motion.
  - The motion passed unanimously (7-0).

F. Cultural Arts Commission Appointment Removal

- Mayor Gilvin announced that he will remove Gene Andrews from the Cultural Arts Commission.

8. PUBLIC COMMENT

- There were no public comments.

9. REPORTS

- Council Member Hipes reported that the Recreation, Parks, and Cultural Services Department has several events going on this time of year. Yesterday, we had the farewell party for Wacky World Playground. Other upcoming events include, the rodeo, home by dark concert series, the Alpharetta Rotary Concerts on the Green, Webb Bridge Dog Ribbon Cutting, Taste of Alpharetta, and Paint the Town.
- Assistant City Administrator shared that there will also be a Ribbon Cutting this week for Mid Broadwell Park.

10. EXECUTIVE SESSION (IF NECESSARY)

- There was not an executive session.

11. ADJOURNMENT

- Council Member Will offered a motion to adjourn the meeting.
  - Council Member Mitchell seconded the motion.
  - The motion was approved unanimously (7-0).

- With there being no further items to consider or discuss, Mayor Gilvin adjourned the meeting at 9:00 p.m.

Respectfully submitted,

Lauren Shapiro

Lauren Shapiro, City Clerk

SECTION 2.7 MISCELLANEOUS REGULATIONS

2.7.0 Dwelling, for-rent residential.

a. Standards for developing For-Rent residential in the Downtown Overlay:

1. Required off-street parking spaces shall be no greater than 400 feet, as measured along a pedestrian walkway, from the door of the unit they serve.
2. Buildings with "for-rent" use shall incorporate outdoor amenity spaces provided on the lot and available as passive or active recreational space by occupants, subject to the following:
   - (i) Outdoor amenity space shall be provided at a minimum ratio of 30 square feet per dwelling unit.
   - (ii) Outdoor amenity space may be met in one contiguous open area or in multiple open areas on the lot. To receive credit the area must be at least 10 feet in both length and depth.
   - (iii) Outdoor amenity space may be located at or above grade.
   - (iv) Outdoor amenity space may be roofed but cannot be enclosed.
   - (v) Outdoor amenity space cannot be parked or driven upon, except for emergency access.
   - (vi) In calculating the minimum outdoor amenity space requirement, the following can be included: swimming pools, paved surfaces and structures when they are a part of approved features such as gazebos, fountains, and plazas (but excluding any parking areas serving such approved features), ground-level active and passive recreational facilities, roof decks, and roof top gardens
3. For-rent dwellings are prohibited on first floor of building on a Storefront Street. In addition, all ground floor residential units shall:
   - (i) Be oriented to the sidewalk.
   - (ii) Provide individual unit entrance from the exterior of the building.
   - (iii) Provide individual stoops or porches.
   - (iv) Provide a minimum of one ground floor window facing the sidewalk
4. A minimum of 50 percent of dwelling units above the first-floor shall have balconies with a minimum floor dimension of 6 feet by 8 feet.
5. No bicycles, storage boxes, storage crates, interior furniture, or any other item, except patio furniture or potted plants, may be placed on balconies.
6. Adequate provision for the disposal of refuse shall be made within each apartment building, or such refuse shall be conveyed to a central point or points to facilitate collection.
7. Buildings containing "Downtown For-Rent Dwellings" may not be located more than 1,500 feet from at least one neighborhood grocery store, (measured along the most direct improved pedestrian route from the door of the building containing the for-rent dwelling to the closest customer door.

b. Standards for developing For-Rent residential in outside of Downtown Overlay:

1. Required off-street parking spaces shall be no greater than 400 feet, as measured along a pedestrian walkway, from the door of the unit they serve.
2. Buildings with "for-rent" use shall incorporate outdoor amenity spaces provided on the lot and available as passive or active recreational space by occupants, subject to the following:

(i) Outdoor amenity space shall be provided at a minimum ratio of 75 square feet per dwelling unit.

(ii) Outdoor amenity space may be met in one contiguous open area or in multiple open areas on the lot. To receive credit the area must be at least 10 feet in both length and depth.

(iii) Outdoor amenity space may be located at or above grade.

(iv) Outdoor amenity space may be roofed but cannot be enclosed.

(v) Outdoor amenity space cannot be parked or driven upon, except for emergency access.

(vi) In calculating the minimum outdoor amenity space requirement, the following can be included: swimming pools, paved surfaces and structures when they are a part of approved features such as gazebos, fountains, and plazas (but excluding any parking areas serving such approved features), ground-level active and passive recreational facilities, roof decks, and roof top gardens.

(vii) In calculating the minimum outdoor amenity space requirement, open and public spaces counting towards the minimum requirements of the applicable zoning district may not be included.

3. For-rent dwellings are prohibited on first floor of building on a Storefront Street. A maximum of two building sides shall be permitted first floor dwellings. In addition, all ground floor residential units shall:

(i) Be oriented to the sidewalk.

(ii) Provide individual unit entrance from the exterior of the building.

(iii) Provide individual stoops or porches.

(iv) Provide a minimum of one ground floor window facing the sidewalk.

4. A minimum of 50 percent of dwelling units above the first-floor shall have balconies with a minimum floor dimension of 6 feet by 8 feet.

5. No bicycles, storage boxes, storage crates, interior furniture, or any other item, except patio furniture or potted plants, may be placed on balconies.

6. First floor shall be a minimum of 14 ft. as measured from floor to ceiling, additional floors shall be a minimum of 9’ floor to ceiling.

7. Adequate provision for the disposal of refuse shall be made within each apartment building, or such refuse shall be conveyed to a central point or points to facilitate collection.

8. A minimum of 30 square feet of separate storage closet shall be provided for every 5 dwelling units. This storage space should be convenient to outside ground level and appropriate for storage of trunks and items of dead storage.

9. For Rent units shall be incorporated as part of a mixed use project and incorporate a neighborhood grocery of sufficient size to support the development.

(Ord. No. 702, § 1(Exh. A), 3-2-2015)

2.7.1 Reserved.

Ord. No. 715 , § 5, adopted Sept. 28, 2015, repealed former § 2.7.1, which pertained to antennas and towers.

2.7.2 Bed and breakfast.

A. Bed and breakfast establishments shall be allowed as a permitted use within the OP zoning district and as a conditional use within the CUP and some 'For-Sale' residential districts subject to the following:

1. The rooms utilized are part of the primary residential use.
2. No more than fifteen (15) guests are permitted at any time.
3. The facility includes a common dining room and individual guest rooms do not include kitchens.
4. The establishment is owner occupied and operated.
5. It is determined that the use of the facility as a Bed and Breakfast will not detrimentally impact surrounding properties by virtue of noise, traffic, excess activity and other factors which could undermine the character and normal enjoyment of the surrounding property.
6. Sufficient parking is provided to accommodate the building owner and guests at the rate of one space per bedroom.
7. Parking may not be located closer to the frontage street than the primary building and the parking shall be screened with landscaping to maintain the residential appearance and character of the establishment.
8. No retail or other sales shall be permitted within the establishment unless such sales are clearly incidental to the operation of the Bed and Breakfast.
9. The owner operator shall maintain a current City of Alpharetta Home Occupation license for the operation of the Bed and Breakfast.
10. Identification of the Bed and Breakfast shall be limited to one ground sign no greater than six (6) square feet in area, four (4) feet in height and setback ten (10) feet from the right-of-way.

2.7.2.1 Data Center.

A Data Center use shall be subject to the following:

1. Noise testing shall be required prior to issuance of a Certificate of Occupancy in order to ensure compliance with the Noise Ordinance.
2. Exterior lighting shall be designed and constructed with fully shielded fixtures that direct light downward and into the interior of the property and away from adjacent roads and adjacent properties.
3. Buildings shall be a minimum of 20' in height.
4. Principal building facades that face adjacent public roads shall meet the following standards:
    a. Shall avoid the use of undifferentiated surfaces by including at least two (2) of the following design elements:
        (1) Change in building height, building step-backs or recesses, fenestration, change in building material, pattern, or use of architectural accent materials.
    b. 75% of each elevation facing a public roadway shall be brick, stone or accent material. Each elevation which faces a public roadway shall be consistent in terms of design, materials, details and treatment.
    c. Chain link fence shall not be visible from the public roadways. All fencing along roadways shall be decorative with Director approval.
    d. In order to minimize visibility from adjacent roads and adjacent properties, ground level and roof top mechanical equipment and loading areas shall be screened. Roof top screening shall be provided by principal building parapet. Ground level equipment shall be screened by a visually solid screen wall constructed of materials compatible with those used in exterior construction of the principal building. Mechanical equipment located in a manner found to have no adverse

impact on adjacent roads and adjacent property, as determined by the Director shall not be required to be screened.

e. No data center building shall be located within 100' of a collector or local roadway. Site line studies shall be provided to confirm screening of equipment from adjacent roads and properties.

f. A 40' heavy planted landscape buffer shall be required along public roadways. Use of natural topography and preservation of existing vegetation, supplemented by new vegetation, if needed, may be substituted for the above requirements when found by Director to provide screening at the appropriate density, depth and height. Landscape shall be maintained for the life of the project. Photographic documentation shall be provided for City record prior to issuance of certificate of occupancy.

(Ord. No. 689, § 1, 6-2-2014)

2.7.3 Extended stay hotel.

A. *Definition.* "Extended Stay Hotel" means a building in which lodging is provided for transient guests for an average stay of less than one (1) month and offered to the public for compensation and ~~containing guest rooms for lodging, offered to the public for compensation, which are advertised, designed, intended or routinely utilized for weekly or monthly occupancy, or in which at least 30% of all~~ guest rooms have facilities for the refrigeration and preparation of food by guests, such as a refrigerator and a cooktop/stove (or a refrigerator, a microwave, and a dishwasher or kitchenette sink), and a self-serve laundry facility is available for guests use. For the purposes of this Code, extended stay hotels, hybrid hotels, and hotels (or motels) are separate and distinct uses.

B. *Findings and Purpose.* The City finds that extended stay hotels offer an alternative form of lodging from hotels (or motels) or corporate apartments (apartments with short-term leases) for longer-term, business travelers, families in the process of relocating or awaiting new construction or remodeling, long-term tourists and similar patrons. Extended stay hotels, which are places of public accommodation providing longer-term temporary lodging (weekly or monthly occupancies), may be an appropriate use in certain zoning districts as determined by the City Council after considering and finding that certain factors are met, including the use is compatible with surrounding uses, properties and neighborhoods, will not impede the normal and orderly development of surrounding property for uses predominant in the area, and the location and character of said conditional use is consistent with a desirable pattern of development for the city; however, the City finds that if extended stay hotels are left unregulated, such uses can become transitional residences and in some cases permanent residential accommodations, akin to "For-Rent" dwellings. Further, because extended stay hotels are designed for longer-term, temporary lodging (weekly or monthly occupancies), whereas hotels or motels are designed for short-term transient occupancies (less than seven (7) days) and hybrid hotels are designed for short-term and long-term transient occupancies (less than seven (7) days and up to one (1) year, respectively), the City finds that tourism activities and other attendant activities of guests at extended stay hotels differ from those activities of guests at hotels or motels and hybrid hotels, which may not be compatible with the City's comprehensive plan or economic development goals. Accordingly, the City finds that extended stay hotels are separate and distinct land uses from hotels (or motels) and hybrid hotels and that different considerations must be considered to ensure that such uses are consistent with the City's land use patterns and tourism and economic development goals. The City therefore finds that it is necessary to establish regulations that distinguish these types of uses in order to encourage the appropriate use of land for the development of hotels (motels) and hybrid hotels to implement important City interests, including the promotion of tourism within the City, while also providing the opportunity for the development of extended stay hotels to meet the demands of businesses and the community for lodging accommodations designed for longer-term business travelers, families in the process of locating a new residence, awaiting new construction or remodeling, and long-term tourists, while also preventing such uses from becoming permanent residential occupancies or dwellings.

C. *Conditional Use Permit Approval.* The location, construction and use of a property or building for an extended stay hotel use shall require the prior approval of a conditional use permit by the City Council. In addition to consideration of the conditional use standards otherwise provided for in this Code, the approval of a conditional use permit for an extended stay hotel is subject to the City Council finding that the proposed use meets the following requirements:

1. The minimum lot size for extended stay hotels is three (3) acres.
2. No facility may contain more than thirty-five (35) guestrooms per gross acre of development.
3. All guestrooms which have facilities for the refrigeration and preparation of food by guests shall have a minimum of four hundred square feet (400 sq. ft.) of floor area. For any such guestrooms designed for occupancy of more than two (2) guests, a minimum of five hundred and fifty square feet (550 sq. ft.) of floor area shall be required.
4. A minimum of 15% of the gross area of the lot must be designed and used as outdoor amenity space. Outdoor amenity spaces may only be used for the following types of active and/or passive recreational uses: yards or lawns available for unstructured recreation; gardens; hardscape areas or walkway paths for pedestrian enjoyment (but excluding any improvements serving parking areas), which may include pergolas, gazebos, benches and exercise or play equipment; pool areas; tennis courts, basketball courts and similar recreational facilities; and playgrounds designed and equipped for the recreation of children, which must be fenced and may include an open shelter. However, outdoor amenity space shall not include any other required open areas such as required building setbacks, buffers, landscape strips or other similar requirements of this Ordinance or other applicable laws.
5. All such facilities shall provide a fifty-foot (50') buffer from any property zoned for a 'For-Rent' dwelling use and a one-hundred-foot (100') buffer from any property zoned for a 'For-Sale' dwelling use.
6. No building may be located within three hundred feet (300 ft.) of any residentially zoned property, inclusive of the required buffer.
7. Access to each guest room shall be through an inside lobby which is supervised at all hours the facility is open.
8. Number of Vehicle Parking Spaces Required: One (1) space for each guest room, plus 1 employee space for each 20 sleeping rooms, plus one space per 500 sq. ft. of space used for convention rooms, conference rooms, ballrooms, restaurant and/or retail shops.

D. *Additional Regulations.* Extended stay hotels shall comply with the following additional regulations:

1. The maximum occupancy for a guestroom with facilities for the refrigerated storage and preparation of food by guests that is less than five hundred and fifty square feet (550 sq. ft.) in floor area shall be two (2) persons. For all guestrooms with facilities for the refrigerated storage and preparation of food by guests that exceed five hundred and fifty square feet (550 sq. ft.), the maximum occupancy shall be four (4) persons. For the purposes of this provision, minor children related by blood or marriage to an adult occupant shall be excluded from this computation; provided, however, that in no event shall the maximum occupancy of any room exceed the requirements of the Life Safety Code. Further, except to the extent the regulations of the Life Safety Code are applicable, the restrictions set forth in this subparagraph shall not apply to extended stay hotels built prior to the effective date of these regulations.
2. No more than ten percent (10%) of individual guests shall register, ~~reside~~ lodge in, or occupy a room or rooms within the same facility for more than a continuous ninety (90) day period, nor shall any guest move from one room to another without a three (3) day vacancy in between.
3. Each such facility shall be protected with an alarm system and a sprinkler system meeting the requirements of the Life Safety Code.

4. No outdoor storage or permanent parking of equipment or vehicles shall be permitted. Parking of inoperable vehicles and vehicles backed into parking spaces with the license plate not visible from the parking lot drive aisle shall be prohibited.

5. Off-street parking lot lighting shall have an average footcandles of 3.0 and maximum footcandles of 6.0. Parking lot lighting shall be maintained in good working order.

6. No permanent business license shall be issued for the conduct of any business from any guestroom of the facility.

7. No facility under this section may be converted to or used as an apartment or condominium.

8. Facilities under this section shall maintain parking lot and landscape strip shrubs along the properties' road frontage at a height not to exceed four (4) feet.

E. The prior approval of a hotel (or motel) or hybrid hotel use shall not confer the right to locate, construct or use a property or building as an extended stay hotel. No hotel (or motel) or hybrid hotel may be converted to an extended stay hotel without the approval of a conditional use permit by the City Council in accordance with the foregoing standards.

F. Extended stay hotels built prior to the effective date of these regulations, which conform to the standards in place at the time of their approval, shall be deemed non-conforming uses; provided, however, such uses shall comply with the regulations set forth in Paragraph D above, except to the extent expressly excepted therefrom as provided herein.

(Ord. No. 718 , § 18, 12-14-2015)

2.7.4 Indoor shooting ranges.

A. *Definition.* Indoor Shooting Range (Range) shall be defined as a room, place or enclosure wherein the firing of firearms is permitted for the practice of marksmanship.

B. *License Requirements.* It shall be unlawful for any person, association, partnership or cooperation to operate a Range within the City of Alpharetta without a license to do so. The annual license fee for the operation of a Range shall be established from time to time by resolution of the City Council. The initial annual license fee shall be one hundred dollars. ($100.00). The annual license fee shall be due and payable on or before the first business day of January each year.

C. *License Qualifications.*

1. No license to operate a Range shall be granted to any person who, within five (5) years prior to the filing of the application for such license, has been convicted under any federal, state or local law of any offense involving the possession or use of firearms, any misdemeanor involving moral turpitude, or any felony. For the purposes of this section, a plea of nolo contendere shall constitute a conviction.

2. No license fee operation of a Range shall be granted to any person who has had any City license revoked within two (2) years prior to the filing of the application.

D. *License Application.*

1. Every applicant for a license shall make a written application to the City Clerk on forms prescribed by the City Clerk. All Applications shall be accompanied by a certified check for the full amount of the license fee, together with a separate check or cash in the amount of one hundred dollars ($100.00) to defray investigative and administrative costs. If the application is denied, or if the applicant withdraws the application prior to its approval, the license fee (without interest) shall be refunded, but the one hundred dollar ($100.00) investigative fee shall be retained.

2. Every application for a license shall be accompanied by one or more fully completed background questionnaires on forms prescribed by the City Clerk. The background questionnaire shall be completed by the owner and primary operator of the Range. If the owner is a corporation or partnership, each officer and director of the corporation and each general partner of the partnership shall provide a background questionnaire.

3. The City Clerk or her designee shall review the application and shall send a copy to all affected departments of city government to determine compliance with city regulations and laws, and to the police department to investigate the character and reputation of the applicant and other parties required to submit background questionnaires.

E. *Regulations.*

1. Buildings containing Ranges shall have walls, ceilings and floors that are either impenetrable to the bullets of the firearms being used within it, or have internal baffling built so that the bullets cannot hit the walls or ceilings. Provisions shall also be made to stop glancing bullets or particles of bullets at the sides of the target area.

2. A system of ventilation shall be installed within the Range in accordance with the standards and requirements of the Environmental Protection Agency (the "EPA).

3. The Range shall be so constructed and insulated that the discharge of firearms within shall not disturb persons outside the premises. The discharge of firearms shall be deemed to constitute a disturbance if the noise level exceeds fifty-five decibels (55dBA) at a distance of fifty feet (50') or more from the building containing the Range. Sound measurements shall be made with a sound level meter.

4. Hearing Protectors which fully cover the shooters' ears will be provided by the Range and made available for all shooters or other persons in the firing area.

5. There shall be one (1) instructor for each five (5) firing points in use. All instructors will be required to be certified by the National Rifle Association or similar organization satisfactory to the City. The owner of the Range shall require personnel, instructors and attendants to be at least eighteen (18) years of age.

6. No person under the age of eighteen (18) years of age shall be permitted to enter the Range unless accompanied by an adult.

7. No weapons other than handguns or rimfire rifles with a .22 caliber or less shall be allowed on the premises. All weapons brought into the Range shall be in a case designed for the weapons so that no part of the weapon will be visible. Certified law enforcement officers are exempt from the provisions of this Ordinance.

8. Loaded weapons shall only be allowed in the firing area of the Range and shall not be permitted in any other place inside the building or premises or within the property boundaries outside the building.

9. Not more than one (1) person shall shoot from a firing point at one (1) time. All of the persons except instructors must stand behind the firing point. No person shall be allowed in front of a firing point at any time during operating hours except instructors and/or employees and law enforcement officers.

10. An emergency system shall be installed within each Range, capable of alerting the people on the Range to stop firing immediately.

11. It shall be unlawful for any person operating a Range to permit any person or persons to bring any alcoholic beverages on the premises of any Range, or to permit the consumption of alcoholic beverages on the premises or to permit alcoholic beverages to be left at any place on the premises. It shall also be unlawful for any person operating a Range to permit any intoxicated person to be on or remain in the premises of a Range.

12. It shall be unlawful for any person operating a Range to permit any form of gambling or wagering.

13. It shall be the responsibility of the licensee or instructor to brief patrons concerning the rules and regulations in the Range before they are permitted to use the firing Range. The licensee shall keep posted in a conspicuous place inside the building and outside the building a sign stating the rules and regulations of the Range.

14. All Ranges shall be subject to all requirements of the Occupational Safety and Health Act, and the National Institute for Occupational Safety and Health.

F. *Location and Hours of Operation.*

1. No Range shall be located within five hundred feet (500') of any parcel of land which is zoned for residential uses or purposes. No Range shall be located within any zoning category other than industrial (L-1) as defined on Article 6 of the Alpharetta Zoning Ordinance. In addition, the operation of a Range within the L-1 zoning district shall require a conditional use permit. The measurement of distance for the purposes of this Section shall be from property line to property line along the shortest possible straight line distance, regardless of any customary or common route or path of travel, i.e. "as the crow flies".

2. No Range shall be open for business between the hours of 12:00 midnight and 6:00 a.m.

G. *Suspension or Revocation of License.* The City Clerk may suspend or revoke the license of any licensee found to have violated any provision of this Ordinance. However, no license shall be suspended or revoked without the opportunity for a hearing before the City Council. Any licensee desiring a hearing shall, within fifteen (15) days of being notified of an Ordinance violation, file a written petition for a hearing in the office of the City Clerk. A hearing shall be conducted by the City Council within thirty (30) days of the filing of the petition, unless a continuation of such date is agreed to by the licensee and the City Clerk. The licensee shall have the right to be represented by an attorney at the hearing at the expense of the licensee. The findings of the City Council shall be forwarded to the City Clerk after the conclusion of the hearing and it shall be the duty of the City Clerk to notify the licensee of the action of the City Council. The findings of the City Council shall be final. The findings of the City Council may be appealed to the Superior Court of the County within thirty (30) days of the date of the findings; provided, however, that the findings shall not be set aside unless found to be contrary to the law or Ordinance, or unsupported by any evidence on the record as a whole. For the purposes of this Section, notice shall be deemed delivered when personally served or, when served by mail, within three (3) days after the date of deposit in the United States Mail.

H. *Criminal Penalties.*

1. Any person, firm or cooperation operating a Range within the municipality without having obtained a license as provided for in this Section, shall be guilty of a misdemeanor and, upon conviction thereof, shall be fined in an amount not less than two thousand dollars ($2,000.00); and each day the Range is operated without a license shall be a separate offense.

2. Any licensee who violates any provision of this Section shall be guilty of a misdemeanor and upon conviction shall be fined in an amount not less than fifty dollars ($50.00) nor more than two thousand dollars ($2,000.00); and each violation thereof shall constitute a separate offense and shall be punishable as such.

I. *Unlawful Operation Declared Nuisance.* Any Range operated, conducted or maintained contrary to the provisions of this Section shall be declared to be unlawful and a public nuisance. The City may, in addition to, or in lieu of prosecuting a criminal action hereunder, commence an action or proceedings for abatement or removal thereof, in the manner provided by law.

J. *Liability Insurance and Bond.*

1. The owner of the Range, whether individual, or corporate or other business entity, shall carry liability insurance protecting the general public and users of the Range against any injury resulting from the discharge of firearms in the Range in the amount of not less than five hundred thousand dollars ($500,000.00) bodily injury and one hundred thousand dollars ($100,000.00) property damage.

2. As a condition to the issuance of a license, each licensee shall post to the City Clerk a five hundred dollar ($500.00) cash or surety bond payable to the City of Alpharetta and conditioned upon the licensee's faithful performance of all provisions of this Ordinance. All surety bonds shall be issued by a surety licensed to do business in the State of Georgia and listed on the U.S. Treasury list as an "approved surety".

2.7.5 Adult entertainment.

A. *Purpose.* The purpose of this Ordinance is to reasonably regulate adult entertainment establishments in a manner that serves the legitimate governmental interest of reducing criminal activity and protecting property values without unreasonably infringing upon the protected rights of adult entertainment establishments and their patrons.

B. *Definitions.*

Adult Entertainment Establishment. A Nightclub, cabaret or other establishment featuring live performances by topless and/or bottomless dancers, strippers or similar entertainers, where such performances are characterized by the display or exposure of specified anatomical areas.

Church. A building in which persons regularly assemble for religious worship intended primarily for purposes connected with such worship or for propagating a particular form of religious belief.

Good Moral Character. Refers to a person that has not been convicted of a drug-related or alcohol-related felony or sex-related crime in the past five (5) years.

Licensed Day-Care Center. A facility licensed by the State of Georgia that provides care, training, education, custody, treatment or supervision for more than twelve (12) children under fourteen (14) years of age, where such children are not related by blood, marriage or adoption to the Owner or Operator of the facility, for less than twenty-four (24) hours a day, regardless of whether or not the facility is operated for a profit or charges for the services it offers.

Minor. Any person who has not attained the age of eighteen (18) years.

Operator. The manager or other natural person principally in charge of an Adult Entertainment Establishment.

Owner. The proprietor if a sole proprietorship, all partners (general and limited) if a partnership, or all officers, directors and persons holding ten percent (10%) or more of the outstanding shares if a corporation.

Residential. Premises such as homes, townhomes, patio homes, mobile homes, duplexes, condominiums and apartment complexes, which contain habitable rooms for nontransient occupancy and which are designed primarily for living, sleeping, cooking, and eating therein.

School. A building where persons regularly assemble for the purpose of instruction or education together with the playgrounds, stadiums and other structures or grounds used in conjunction therewith. The term is limited to:

1. Public and private schools used for primary or secondary education, in which any regular kindergarten or grades one (1) through twelve (12) classes are taught; and

2. Special educational facilities in which students who have physical or learning disabilities receive specialized education in lieu of attending regular classes in kindergarten or any of grades one (1) through twelve (12).

Specified Anatomical Areas. Shall include any of the following:

1. Less than completely and opaquely covered human genital or pubic region; buttock; or female breast below a point immediately above the top of the areola; or
2. Human male genitalia in a discernibly turgid state, even if completely and opaquely covered.

C. *Regulations.*

1. No person, firm, partnership, corporation, or other entity shall advertise, or cause to be advertised, an Adult Entertainment Establishment without a valid adult entertainment license issued pursuant to this Section.
2. No later than March 1 of each year an Adult Entertainment Establishment licensee shall file a verified report with the City Clerk certifying the licensee's gross receipts and amounts paid to dancers for the preceding calendar year.
3. No Adult Entertainment Establishment shall employ or contract with as a dancer a person under the age of eighteen (18) years of age or a person not permitted pursuant to this Section.
4. No person under the age of eighteen (18) years of age shall be admitted to an Adult Entertainment Establishment.
5. An Adult Entertainment Establishment shall be closed between 12:00 midnight and 9:00 a.m.
6. No patron, dancer or other employee of an Adult Entertainment Establishment shall, while on the premises of an Adult Entertainment Establishment, commit the offense of public indecency as defined in O.C.G.A. § 16-6-8. For the purposes of this Section, the term "employee" includes an "independent contractor".
7. If any portion, or subparagraph, of this section of this Ordinance, or its application to any person or circumstance, is held invalid, by a Court of competent jurisdiction, the remainder or application to other persons or circumstances shall not be affected.

D. *License Requirements.* It shall be unlawful for any person, association, partnership or corporation to engage in, conduct or carry on, in or upon any premises within the City of Alpharetta, an Adult Entertainment Establishment without a license to do so. The issuance of such a license shall not be deemed to authorize, condone or make legal any activity or conduct that is illegal or unlawful under the laws of the State of Georgia or the United States. The annual license fee for an Adult Entertainment Establishment shall be established from time to time by Resolution of the City Council.

E. *On Premises Operator Requirement.* An Adult Entertainment Establishment shall designate a natural person to serve as an on-premises Operator. The Operator shall be principally in charge of the Establishment and shall be located on the premises on a regular basis.

F. *Employee Permit Requirement.* It shall be unlawful for any person to be employed by an Adult Entertainment Establishment without a permit issued under the terms of this Section.

G. *Admission of Minors.*

1. It shall be unlawful to allow a person who is younger than eighteen (18) years of age to enter or be on the premises of an Adult Entertainment at any time that the Establishment is open for business.
2. It shall be the duty of the Operator of each Adult Entertainment Establishment to ensure that an attendant is stationed at each public entrance to the Establishment at all times during such Establishment's regular business hours. It shall be the duty of the attendants to not allow any person under the age of eighteen (18) years of age to enter the Establishment. It shall be presumed that an attendant knew a person was under the age of eighteen (18) unless such attendant asked for and was furnished:

a. A valid Operator's, commercial Operator's or chauffeur's driver's license; or

b. A valid personal identification certification issued by the Georgia Department of Public Safety reflecting that such person is eighteen (18) years of age or older.

H. *Location and Development Standards.*

1. No Adult Entertainment Establishment shall be located:

a. Within seven hundred fifty feet (750') of any parcel of land which is zoned for residential uses or purposes;

b. Within seven hundred fifty feet (750') of any parcel of land upon which a church, school, licensed daycare center, governmental building simultaneously owned and occupied by such government, library, civic center, neighborhood public park or neighborhood playground is located;

c. Within seven hundred fifty feet (750') of any parcel of land upon which another Adult Entertainment Establishment is located;

d. Within any zoning category other than Light Industrial (L-1) as defined in Article II of the Alpharetta Unified Development Code.

The measurement of distances for purposes of this Section shall be from property line to property line along the shortest possible straight-line distance, regardless of any customary or common route or path of travel, i.e. "as the crow flies." The term "parcel of land" means any quantity of land capable of being described by located and boundary, designated and used or to used as a unit.

1. The minimum lot area for an Adult Entertainment Establishment shall be one (1) acre.

2. Adult Entertainment Establishments shall be required to be on lots that have a minimum of one hundred fifty feet (150') of road frontage on a public road, street or highway. Such Establishments shall have a minimum of two (2) driveways, which shall provide access to a public road, street or highway.

3. In addition to development standards governing the L-1 zoning district, buildings and structures established in connection with an Adult Entertainment Establishment shall be set back at least forty feet (40') from any other business establishment and minimum rear yard shall be seventy-five feet (75').

4. Adult Entertainment Establishments shall be required to provide one (1) automobile parking space for each twenty-five square feet (25 sq. ft.) of gross building area or for every three (3) customer seats, whichever results in the greater number of parking spaces.

5. Adult Entertainment Establishments shall not allow the merchandise or activities of the Establishment to be visible from any point outside such Establishment.

I. *Employee Requirements.*

1. Employees of an Adult Entertainment Establishment shall be not less than eighteen (18) years of age.

Every employee must be of good moral character as defined in this Section. Any employee who is convicted of a sex-related crime, or drug-related or alcohol-related felony while employed as an Adult Entertainment Establishment employee shall not thereafter be employed by any Adult Entertainment Establishment licensed under this Ordinance for a period of five (5) years from the date of such conviction, unless a longer time is ordered by a Court of competent jurisdiction. The term "convicted" shall include an adjudication of guilt or a plea of guilty. The term "employed as an Adult Entertainment Establishment employee" shall include all work done or services performed while in the scope of employment elsewhere than on the licensed premises.

2. Before any person may be employed by an Adult Entertainment Establishment, he or she shall file an application for an Adult Entertainment employee permit with the City Clerk on forms that require the information set forth in provision (a) above. Each such person shall also provide a signed and notarized consent on forms prescribed by the Georgia Crime Information Center authorizing the release of such person's criminal records to the Alpharetta Police Department. The City shall have fifteen (15) days to investigate the information contained in the application. If the employee is found to be of good moral character, the City Clerk shall grant the permit. Upon approval, the employee may begin working on the licensed premises. If approval is denied, the prospective employee may, within ten (10) days of said denial, apply to the City Clerk for a hearing. The decision of the licensing officer after the hearing may be appealed to the City Council. An investigative fee of fifty dollars ($50.00) shall accompany the application.

3. The license of any employee who violates the provisions of this Code, the Ordinances of the City of Alpharetta, laws and regulations of the State of Georgia, or the rules and regulations of the City shall be subject to suspension or revocation.

4. For the purpose of this Ordinance, independent contractors shall be considered as employees and shall be permitted as employees, regardless of the business relationship with the Owner or licensee of any Adult Entertainment Establishment.

J. *License Application.*

1. Any person, association, partnership or corporation desiring to obtain a license to operate, engage in, conduct or carry on any Adult Entertainment Establishment shall make application to the City Clerk, or her designated representative. The Application must be made in the name of the Adult Entertainment Establishment, the Operator and each Owner, as defined in this Section, of the Adult Entertainment Establishment. The application shall be accompanied by a non-refundable fee, established from time to time by Resolution of the City Council, to defray, in part, the cost of investigation and report required by this Section.

2. The license application does not authorize the engaging in, operation of, conduct of or carrying on of any Adult Entertainment Establishment.

K. *Application Contents.*

1. The name, street address (and mailing address if different) and Georgia driver's license number of the intended Operator;

2. The name, street address (and mailing address if different) and Georgia driver's license number of the Owner;

3. The name under which the Establishment is to be operated and a general description of the services to be provided;

4. The telephone number of the Establishment;

5. The address and legal description of the parcel of land on which the Establishment is to be located;

6. The business, occupation or employment history of each Owner and Operator for the five (5) years immediately proceeding the date of the application.

7. If any Owner or Operator has had an Adult Entertainment Establishment license or similar type of license denied, revoked or suspended, and if so, the violation that led to the denial, suspension or revocation, the date of the denial, suspension or violation, date of conviction, jurisdiction and any disposition, including any fine or sentence imposed and whether terms of disposition have been fully completed.

8. If any Owner or Operator has been convicted of any crime involving good moral character in the past five (5) years and, if so, a complete description of any such crime including date of violation, date of conviction, jurisdiction and any disposition, including any fine or sentence imposed and whether terms of disposition have been fully completed.

9. If the Establishment is or proposes to do business under a trade name, a copy of the trade name properly recorded.

10. If the Establishment is a Georgia corporation, a certified copy of the articles of incorporation, together with all amendments thereto; and the most recent annual report.

11. If the Establishment is a foreign corporation, a certified copy of the certificate of authority to transact business in this state, together with all amendments thereto; and the most recent annual report.

12. If the Establishment is a limited partnership formed under the laws of Georgia, a certified copy of the certificate of limited partnership, together with all amendments thereto, filed in the office of the County Clerk.

13. If the Establishment is a foreign limited partnership, a certified copy of the certificate of limited partnership and the qualification documents, together with all amendments thereto.

14. Three (3) character references for each Owner and Operator from individuals who are not related by blood or marriage to any Owner or Operator, who will not directly or indirectly benefit financially if the license is granted, and who have not been convicted of any crime involving good moral character. The licensing officer shall prepare forms consistent with the provisions of this subsection for the applicants who shall submit all character references on such forms.

15. A plat by a registered engineer, licensed by the State of Georgia, certifying the location of the proposed premises is not inconsistent with the provisions contained in Section (h) of this Ordinance respecting location and development standards.

16. The application shall contain a statement under oath that:

    a. The person(s) signing the application have personal knowledge of the information contained in the application and that the information contained therein is true and correct; and

    b. The person(s) signing the application have read the provisions of this Section.

17. The application shall be signed by each Owner and the Operator.

18. Each Owner and Operator shall provide a signed and notarized consent on forms prescribed by the Georgia Crime Information Center authorizing the release of each such person's criminal records to the Alpharetta Police Department.

19. The written consent of a Fulton County resident certifying that such resident shall serve as a registered agent for each Owner and Operator, as required by Section 20(a) of this Ordinance.

20. Any of items 9. through 13. noted previously shall not be required for a renewal application if the applicant states that the documents previously furnished the City Clerk with the original application or previous renewals thereof remain correct and current.

L. *Owner and Operator to Appear.* At least one (1) Owner, as defined in this Section, and the Operator shall personally appear at the public hearing scheduled pursuant to Subsection M.2. of this regulation for consideration of the application.

M. *Application and Investigation.*

1. Within fifteen (15) days of receipt of the application, the City Clerk or designee shall review the application and shall send a copy to all affected departments of city government to determine

compliance with city regulations and laws and to the Police Department to investigate the character and reputation of each Owner and Operator. Each department notified shall submit a report within fifteen (15) days to the City Clerk. If no report is received, it shall be concluded that there is no objection.

2. The City Clerk shall prepare and cause to be published a notice of each pending application, which notice shall include the date the application will be considered by the Council, the location or street number of the premises where applicant proposes to conduct activities permitted by this Section and the name of each Owner and Operator. The applicant shall pay the publication costs. The notice shall be published in a newspaper of general circulation within the City, and shall appear once a week for two (2) weeks immediately preceding consideration of the application by Council. Each applicant for a license for an Adult Entertainment Establishment shall, at such applicant's expense, post on the premises where the activities permitted by such license are to be conducted, continuously for a period of not less than ten (10) days prior to the consideration of the application by the Council, a notice of the pending application, meeting the following minimum specifications: This notice shall be painted or printed in black letters three inches (3") or more in height, against a white background, on a wooden or metal sign and having a surface of not less than twelve square feet (12 sq. ft.), and shall be placed with the base of the sign not more than three feet (3') from the ground on the most conspicuous part of the premises, facing the most frequently traveled road, street or highway abutting same, and not more than ten feet (10') therefrom. The sign shall state clearly the nature and purpose of the application, the date and hour and place of the Council hearing, and the name of each Owner and Operator making the application.

3. The Mayor and Council may grant the license following the public hearing if it finds:

    a. The required fee has been paid.

    b. The application conforms in all respects to the provisions of this Ordinance.

    c. No Owner or Operator knowing made a material misrepresentation in the application.

    d. Each Owner and Operator has fully cooperated in the investigation of his application.

    e. Each Owner and Operator is of good moral character as defined in this Ordinance.

    f. No Owner or Operator has had an Adult Entertainment Establishment license or other similar license or permit denied, suspended or revoked for cause involving moral character by this City or any other city located in or out of this State prior to the date of application.

    g. The building, structure, equipment or location of the Adult Entertainment Establishment, as proposed by applicant, will comply with all applicable City zoning and development standards.

    h. Each Owner who is a natural person and the Operator is at least twenty-one (21) years of age.

    i. No Owner or Operator is a City employee or an elected or appointed City official, or a spouse of an elected or appointed City official.

    j. No Owner or Operator has within five (5) years of the date of application, committed or knowingly allowed another to commit the crime of public indecency, as defined in O.C.G.A. § 16-6-6, upon the premises of an Adult Entertainment Establishment or similar business.

    k. The location of the proposed Adult Entertainment Establishment is not inconsistent with the provisions of this ordinance and the grant of such license will not cause a violation of this or any other Ordinance or regulation of the City of Alpharetta, State of Georgia, or the United States.

    l. The registered agent's written consent has been provided.

    m. Subsection H. of this Ordinance respecting location and development standards.

4. If the license is approved it shall be issued jointly in the name of the Establishment and each Owner and Operator.

5. The issuance of an Adult Entertainment Establishment license shall not authorize any other conduct or activity regulated by other City ordinances, including, but not limited to, the Alcoholic Beverage Ordinance. Applicants desiring to obtain an alcoholic beverage license or other such license shall submit separate application for each such license, and must independently satisfy all conditioned of each applicable ordinance.

6. As a condition to the issuance of a license, the Establishment shall post with the City Clerk a ten thousand dollar ($10,000.00) cash bond or surety bond payable to the City of Alpharetta and conditioned upon the licensee's faithful performance of the provisions of this Ordinance. All surety bonds shall be issued by a surety licensed to do business in the State of Georgia and listed on the U.S. Treasury list as an "approved surety".

N. *License Renewal.* Licenses for Adult Entertainment Establishments may be renewed on a calendar year basis provided that the licensees continue to meet the requirements set out in this Ordinance. The renewal fee for an Adult Entertainment license shall be established from time to time by resolution of the City Council. Renewal applications shall be submitted by November 15 of each year prior to January 1 of the year for which such permit is requested. The form for renewal applications shall be designated by the City Clerk.

O. *Licenses Non-Transferable.* No Adult Entertainment Establishment license may be sold, transferred or assigned by a licensee, or by operation of law, to any other person or persons. Any such sale, transfer or assignment, or attempted sale, transfer or assignment, shall be deemed to constitute a voluntary surrender of such license and such license shall thereafter be null and void; provided and excepting, however, that if the licensee is a partnership and one or more of the partners should die, one or more of the surviving partners may acquire, by purchase or otherwise, the interest of the deceased partner or partners without effecting a surrender or termination of such license, and in such case, the license upon notification to the City, shall be placed in the name of the surviving partner. An Adult Entertainment Establishment license issued to a corporation shall be deemed terminated and void when either any outstanding stock of the corporation is sold, transferred or assigned after the issuance of the license, or any stock not issued at the time of the granting of a license is thereafter issued.

P. *Change of Location or Name.*

1. No Adult Entertainment Establishment shall move from the location specified on its license until a change of location fee, established by resolution of the City Council, has been deposited with the City, and approval has been obtained from the Mayor and Council for the City of Alpharetta. Such approval shall not be given unless all requirements and regulations, as contained in the City's Code, have been met.

2. No licensee shall operate, conduct, manage, engage in, or carry on any Adult Entertainment Establishment under any name other than his name and the name of the business as specified on the license.

3. Any application for an extension or expansion of a building or other place of business where an Adult Entertainment Establishment is located shall require inspection and shall comply with the provisions and regulations of this Ordinance.

Q. *Revocation and Appeal.*

1. The City Clerk shall be authorized to suspend or revoke an Adult Entertainment Establishment license under the conditions set forth in this Section. In the event the City Clerk seeks to suspend or to revoke a license, the City Clerk shall give written notification to the licensee of such action and such notice shall contain a specification of the violation or violations.

2. The City Clerk shall be authorized to suspend or revoke a license in the event of any one or more of the following:

   a. A licensee gave false or misleading information in the original application or renewal process;

   b. A licensee has knowingly allowed possession, use, or sale of controlled substances on the premises, or the licensee did not make a reasonable effort to prevent any such occurrence;

   c. A licensee has knowingly allowed a violation of this Adult Entertainment Establishment Ordinance, any other Ordinance of the City, or any criminal law of the State of Georgia to occur on the premises, or the licensee did not make a reasonable effort to prevent any such violation;

   d. A licensee has violated any provision of this Adult Entertainment Ordinance.

   e. A licensee has been convicted of any drug-related, alcohol-related or sex-related crime by the State of Georgia or the City of Alpharetta regarding an offense which was committed on the premises or which would otherwise violate the provisions of this Ordinance; and

   f. A licensee fails to pay any fee, license fee, fine or other amount of money due to the City of Alpharetta under this Ordinance or any other licensing Ordinance of the City of Alpharetta.

3. In the event that the City Clerk determines that a license violation has occurred, such license shall be suspended for ten (10) days for the first violation. For a second violation occurring within any consecutive twelve-month period, the license shall be suspended for thirty (30) days. For a third violation occurring within any consecutive twelve-month period, the license shall be suspended for ninety (90) days. Any license that has been suspended three (3) or more times in any consecutive twelve-month period shall be revoked. In addition, any licensee found to be in violation of Sections C.4 and C.6 of this Ordinance shall be subject to immediate license revocation. Provided, however, that the license shall be authorized to continue its business operations until the date of the hearing. No licensee or any other applicant may apply for a license for the same premises during any period of suspension or revocation.

4. In the event of a suspension or revocation by the City Clerk, the licensee may appeal the decision of the City Clerk to the Mayor and the City Council by filing a written notice of appeal with the City Clerk within ten (10) days from the date of the effective date of the written notice received by the licensee in accordance with subsection 1 of this Section. The notice of appeal shall be accompanied by a memorandum or other writing setting out fully the grounds for such appeal and all arguments in support thereof. The City Clerk may submit a memorandum in response to the memorandum filed by the licensee on appeal to the City Council. The City Clerk's decision shall be final unless an appeal is timely filed. An appeal shall stay the City Clerk's decision until the appeal is heard or withdrawn. The Clerk shall place the appeal on the agenda of the next regular Council Meeting occurring not less than five (5) nor more than thirty (30) days after receipt of the appeal.

5. When an appeal is placed on the Council agenda, the Council may take either of the following actions:

   a. Set a hearing date before the City Council and instruct the City Clerk to give such notice of hearing as may be required by law; or

   b. Appoint a hearing officer and fix the time and place for hearing. The hearing officer may or may not be a City employee, and may be appointed for an extended period of time. The Clerk shall assume responsibility for such publication of notice of the hearing as may be required by law. If a hearing officer is appointed, the hearing shall be conducted in accordance with the procedures set out in this Ordinance.

   In either event, the hearing shall be held within thirty (30) days of the Council's action, unless a continuance of such date is agreed to by the licensee and the City Clerk.

6. At any hearing, the hearing officer or the City Council (if it elects not to appoint a hearing officer) shall receive oral and written testimony regarding the appeal. Hearings shall be conducted under rules issued by the hearing officer or City Council, which shall be consistent with rules applied in administrative proceedings, and shall ensure that each party may present evidence, cross-examine witnesses and be represented by legal counsel.

7. If the hearing is held before the City Council, the City Council may sustain, overrule or modify the action of the City Clerk. The decision of the Mayor and City Council shall be final. Appeals from the decision of the Mayor and City Council shall be to the Superior Court of Fulton County filed within thirty (30) days of the final action of Mayor and City Council.

8. If the hearing is held before the hearing officer, the hearing officer shall, within reasonable time not to exceed fifteen (15) days from the date of such hearing is terminated, submit a written report to the Council. Such report shall contain a brief summary of the evidence considered and state findings, conclusions and recommendations. The report may recommend that the City Council sustain, overrule or modify the action of the City Clerk. All such reports shall be filed with the City Clerk, and shall be considered public records. A copy of such report shall be forwarded by certified mail to the appellant the same day it is filed with the City Clerk, with additional copies furnished to the City Administrator and Chief of Police. The City Clerk shall place the hearing officer's report on the agenda of the next regular Council meeting occurring not less than ten (10) days after the report is filed and shall notify the appellant of the date of such meeting at least ten (10) days prior to the meeting unless the appellant stipulates to a shorter notice period.

9. The Council may adopt or reject the hearing officer's decision in its entirety or may modify the proposed recommendation. The Council shall base its determination on the hearing officer's report and other evidence in the record. No additional evidence or arguments shall be permitted at the Council meeting. If the Council does not adopt the hearing officer's recommendation, it may:

   a. Refer the matter to the same or another hearing officer for a de novo hearing, or for the taking of additional evidence on specific points, and in either of such cases the hearing officer shall proceed as provided in this Section.

   b. Decide the case upon review of the entire record before the hearing officer with or without taking additional evidence.

R. *Criminal Penalties.*

1. Any person, firm or corporation operating an Adult Entertainment Establishment within the City of Alpharetta without having obtained a license as provided in this Ordinance, shall be guilty of a misdemeanor and, upon conviction thereof, shall be fined in an amount not less than five hundred dollars ($500.00) nor more than two thousand dollars ($2,000.00); and each day the Adult Entertainment Establishment is operated without a license shall be a separate offense.

2. Any person, firm or corporation who violates any provision of this Ordinance shall be guilty of a misdemeanor and upon conviction, shall be fined in an amount not less than fifty dollars ($50.00) nor more than two thousand dollars ($2,000.00); and each violation thereof shall constitute a separate offense and shall be punishable as such.

S. *Unlawful Operation Declared Nuisance.* Any Adult Entertainment Establishment operated, conducted or maintained contrary to the provisions of this Section shall be and the same is hereby declared to be unlawful and a public nuisance. The City may, in addition to, or in lieu of prosecuting a criminal action hereunder, commence an action or actions, proceeding or proceedings for abatement, removal or enjoinment thereof, in the manner provided by law. It shall take such other steps and shall apply to such court or courts as may have jurisdiction to grant such relief as will abate or remove such Adult Entertainment Establishment and

restrain and enjoin any person from operating, conducting or maintaining an Adult Entertainment Establishment contrary to the provisions of this Ordinance.

T. *Notices; Registered Agent; Jurisdiction.*

1. All licensed establishments must have and continuously maintain in Fulton County a registered agent upon whom any process, notice or demand required or permitted by law under this Section to be served upon the licensee may be served. This person shall act as registered agent for the Operator and each Owner. This person must be a natural person who is a resident of Fulton County. The Operator shall be appointed registered agent if he or she is a resident of Fulton County. The licensee shall file the name of such agent, along with the written consent of such agent, with the City Clerk in such form as the Clerk may prescribe. By appointing such registered agent, and as a condition of the issuance of a license pursuant to the terms of this Ordinance, the licensee agrees that any legal action brought by the City against the Adult Entertainment Establishment or the licensee (which includes the Operator or any Owner) to enforce the provisions of the Ordinance may be filed in any court of competent jurisdiction in Fulton County, Georgia.

2. Any notice required or permitted to be given by the City Clerk or any other city office division, department or other agency under this Section to any licensee, Operator or Owner of an Adult Entertainment Establishment may be given either by personal delivery or by certified United States mail, postage prepaid, return receipt requested, addressed to licensee's registered agent at the most recent address specified in the agent's written consent form received by the City Clerk, or any notice of address change which has been received by the City Clerk. If personally delivered, the effective date of the notice shall be the date of delivery. If mailed, the effective date of the notice shall be two (2) days after the notice is placed in the mail.

U. *Conditions.*

1. All Adult Entertainment Establishments shall be kept in a clean, sanitary condition, and shall be in full compliance with all ordinances and regulations of the city, county and state.

2. The County Health Department shall have the authority to regularly inspect Adult Entertainment Establishments to determine compliance with all city, county and state health rules and regulations and report any violations to the City Clerk.

3. The City Fire Department shall have the authority to regularly inspect Adult Entertainment Establishments to determine compliance with all city, county and state fire regulations and report any violations to the City Clerk.

4. The building inspector or designee shall have the authority to regularly inspect Adult Entertainment Establishments to determine compliance with all technical codes of the city.

5. The City Police Department shall have the authority to periodically inspect Adult Entertainment Establishments to determine compliance with all provisions of this Ordinance or other applicable law and report any violations to the City Clerk.

2.7.6 Adult bookstores.

A. *Intent, Rationale and Findings.*

1. *Purpose.* It is the purpose of this Ordinance to regulate sexually oriented businesses, such as adult book or video stores and sexual device shops, in order to promote the health, safety, moral, and general welfare of the citizens of the City, and to establish reasonable and uniform regulations to prevent the deleterious secondary effects of sexually oriented businesses within the City. The provisions of this Ordinance have neither the purpose nor effect of imposing a limitation or restriction on the content or reasonable access to any communicative materials, including sexually oriented materials. Similarly, it is

neither the intent nor effect of this Ordinance to restrict or deny access by adults to sexually oriented materials protected by the First Amendment, or to deny access by the distributors and exhibitors of sexually oriented entertainment to their intended market. Neither is it the intent nor effect of this Ordinance to condone or legitimize the distribution of obscene material.

2. *Findings and Rationale.* Based on evidence of the adverse secondary effects of adult uses presented in hearings and in reports made available to the City Council, and on findings, interpretations, and narrowing constructions incorporated in the cases of *City of Littleton v. Z.J. Gifts D-4, L.L.C.,* 541 U.S. 774 (2004); *City of Los Angeles v. Almeada Books, Inc.,* 535 U.S. 425 (2002); *City of Erie v. Pap's A.M.,* 529 U.S. 277 (2000); *City of Renton v. Playtime Theatres, Inc.,* 475 U.S. 41 (1986); *Young v. American Mini Theaters,* 427 U.S. 50 (1976); *Barnes v. Glen Theatre, Inc.,* 501 U.S. 560 (1991); *California v. LaRaz,* 409 U.S. 109 (1972); and

   Artistic Entertainment, Inc. v. City of Warner Robins, 331 F.3d 1196 (11th Cir. 2003); *Artistic Entertainment, Inc. v. City of Warner Robins,* 223 F.3d 1306 (11th Cir. 2000); *Williams v. Pryor,* 240 F.3d 944 (11th Cir. 2001); *Williams v. A.G. of Alabama,* 378 F.3d 1232 (11th Cir. 2004); *Gary v City of Warner Robins,* 311 F.3d 1334 (11th Cir. 2002); *Ward v. County of Orange,* 217 F.3d 1350 (11th Cir. 2000); *Boss Capital, Inc. v. City of Casselberry,* 187 F.3d 1251 (11th Cir. 1999); *David Vincent, Inc. v. Broward County,* 200 F.3d 1325 (11th Cir. 2000); *Sammy's of Mobile, Ltd. v. City of Mobile,* 140 F.3d 993 (11th Cir. 1998); *Lady J. Lingerie, Inc. v. City of Jacksonville,* 176 F.3d 1358 (11th Cir. 1999); *This That And The Other Gift and Tobacco, Inc. v. Cobb County,* 285 F.3d 1319 (11th Cir. 2002); *DLS, Inc. v. City of Chattanooga,* 107 F.3d 403 (6th Cir. 1997); *Grand Faloon Tavern, Inc. v. Wicker,* 670 F.2d 943 (11th Cir. 1982); *International Food and Beverage Systems v. Ft. Lauderdale,* 794 F.2d 1520 (11th Cir. 1986); *Gammoh v. City of LaHabra,* 396 F.3d 1114 (9th Cir. 2005); *World Wide Video of Washington, Inc. v. City of Spokane,* 368 F.3d 1186 (9th Cir. 2004); *Ben's Bar, Inc. v. Village of Somerset,* 316 F.3d 702 (7th Cir. 2003); and

   Fairfax MK, Inc. v. City of Clarkston, 274 Ga. 520 (2001): *Morrison v. State,* 272 Ga. 129 (2000); *Sewell v. Georgia,* 233 S.E.2d 187 (Ga. 1977), dismissed for want of a substantial federal question, 435 U. S. 982 (1978) (sexual devices); *Flippen Alliance for Community Empowerment, Inc. v. Brannan,* 601 S.E. 2d 106 (Ga. Ct. App. 2004); *Chamblee Visuals, LLC v. City of Chamblee,* 270 Ga. 33 (1998); *World Famous Dudley's Food and Spirits, Inc. v. City of College Park,* 265 Ga. 618 (1995); *Airport Bookstore, Inc. v. Jackson,* 242 Ga. 214 (1978); and based upon reports concerning secondary effects occurring in and around sexually oriented businesses, including, but not limited to, Austin, Texas—1986; Indianapolis, Indiana—1984; Garden Grove, California—1991; Houston, Texas—1983; Phoenix, Arizona—1979, 1995-98; Chattanooga, Tennessee—1999-2003; Los Angeles, California—1977; Whittier, California—1978; Spokane, Washington—2001; St. Cloud, Minnesota—1994; Littleton, Colorado—2004; Oklahoma City, Oklahoma—1986; Dallas, Texas—1997; Greensboro, North Carolina—2003; Amarillo, Texas—1977; New York, New York Times Square—1994; and the Report of the Attorney General's Working Group On The Regulation Of Sexually Oriented Businesses. (June 6, 1989, State of Minnesota).

   the City Council finds:

   (a) Sexually oriented businesses, as a category of commercial uses, are associated with a wide variety of adverse secondary effects including, but not limited to, personal and property crimes, prostitution, potential spread of disease, lewdness, public indecency, obscenity, illicit drug use and drug trafficking, negative impacts on surrounding properties, urban blight, litter, and sexual assault and exploitation.

   (b) Sexually oriented businesses should be separated from sensitive land uses to minimize the impact of their secondary effects upon such uses, and should be separated from other sexually oriented businesses, to minimize the secondary effects associated with such uses and to prevent an unnecessary concentration of sexually oriented businesses in one area.

(c) Each of the foregoing negative secondary effects constitutes a harm which the City has a substantial government interest in preventing and/or abating. This substantial government interest in preventing secondary effects, which is the City's rationale for this Ordinance, exists independent of any comparative analysis between sexually oriented and non-sexually oriented businesses. Additionally, the City's interest in regulating sexually oriented businesses extends to preventing future secondary effects of either current or future sexually oriented businesses that may locate in the City. The City finds that the cases and documentation relied on in this Ordinance are reasonably believed to be relevant to said secondary effects.

B. *Definitions.* The following terms used in this Ordinance shall have the meanings indicated below:

Adult Bookstore or Adult Video Store. Means a commercial establishment which, as one of its substantial business activities, offers 'For-Sale' or rental for any form of consideration any one or more of the following items: books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, compact discs, digital video discs, slides, or other visual representations which are characterized by their emphasis upon the display of specified sexual activities or specified anatomical areas. A substantial business activity exists where the commercial establishment devotes more than ten square feet (10 sq. ft.) of its total interior business base to the display, sale and/or rental of the foregoing items or derives more than five percent (5%) of its net sales from the sale or rental, or any form of consideration, of the foregoing items. All references to the term "adult bookstore" throughout this Ordinance shall be deemed to include adult video stores and sexual device shops, and all regulations hereinafter set forth in this Ordinance shall be deemed to apply to and include adult bookstores, adult video stores, and sexual device shops.

Church. Means a building in which persons regularly assemble for religious worship intended primarily for purposes connected with such worship or for propagating a particular form of religious belief.

Licensed Day Care Center. A facility licensed by the State of Georgia that provides care, training, education, custody, treatment or supervision for more than twelve (12) children under fourteen (14) years of age, where such children are not related by blood, marriage or adoption to the Owner or Operator of the facility, for less than twenty-four (24) hours a day, regardless of whether or not the facility is operated for a profit or charges for the services it offers.

Residential. Pertaining to the use of land, means premises such as homes, townhomes, patio homes, duplexes, condominiums and apartment complexes, which contain habitable rooms for non-transient occupancy and which are designed primarily for living, sleeping, cooking, and eating therein.

School. A building where persons regularly assemble for the purpose of instruction or education together with the playgrounds, stadiums and other structures or grounds used in conjunction therewith. The term is limited to:

1. Public and private schools used for primary or secondary education, in which any regular kindergarten or grades one (1) through twelve (12) classes are taught; and

2. Special educational facilities in which students who have physical or learning disabilities receive specialized education in lieu of attending regular classes in kindergarten or any of grades one (1) through twelve (12).

Sexual Device. Means any three-dimensional object designed and marketed for stimulation of the male or female human genitals, anus, female breasts, or for sadomasochistic use or abuse of one's self or others and shall include devices such as dildos, vibrators, penis pumps, and physical representation of the human genital organs. Nothing in this definition shall be construed to include devices primarily intended for protection against sexually transmitted diseases or for preventing pregnancy.

Sexual Device Shop. Means a commercial establishment that regularly features sexual devices. Nothing in this definition shall be construed to include any pharmacy, drug store, medical clinic, or any establishment primarily

dedicated to providing medical or healthcare products or services, nor shall this definition be construed to include commercial establishments which do not restrict access to their premises by reason of age.

Specified Anatomical Areas. Shall include any of the following:

1. Less than completely and opaquely covered human genital or pubic region; buttock; or female breast below a point immediately above the top of the areola; or
2. Human male genitalia in a discernibly turgid state, even if completely and opaquely covered.

Specified Sexual Activities. Means genitals in a state of sexual stimulation or arousal; acts of human masturbation, sexual intercourse or sodomy; fondling or other erotic touching of human genitals, pubic regions, buttocks or female breasts.

C. *Location; Development Standards.*

1. No adult bookstore shall be located:

   a. Within one thousand feet (1,000') of any parcel of land which is zoned for residential uses or purposes or used residentially;

   b. Within one thousand feet (1,000') of any parcel of land upon which a church, school, licensed daycare center, governmental building simultaneously owned and occupied by such government, library, civic center, neighborhood public park or neighborhood playground is located;

   c. Within one thousand feet (1,000') of any parcel of land upon which another adult bookstore is located;

   d. Within any zoning category other than Industrial (L-I) as defined in Article II of the Unified Development Code.

   The measurement of distances for purposes of this section shall be from property line to property line along the shortest possible straight-line distance, regardless of any customary or common route or path of travel, i.e. "as the crow flies." The term "parcel of land" means any quantity of land capable of being described by location and boundary, designated and used or to be used as a unit.

   (1) The minimum lot area for an adult bookstore facility shall be one (1) acre.

   (2) Adult bookstores shall be required to be on lots that have a minimum of one hundred fifty feet (150') of road frontage on a public road, street or highway. Such Establishments shall have a minimum of two (2) driveways, which shall provide access to a public road, street or highway.

   (3) In addition to development standards governing the L-I zoning district, buildings and structures established in connection with an adult bookstore shall be set back at least forty feet (40') from any other business establishment and the minimum rear yard shall be seventy-five feet (75').

   (4) Adult bookstores shall be required to provide one (1) automobile parking space for each twenty-five square feet (25 sq. ft.) of gross building area or for every three (3) customer seats, whichever results in the greater number of parking spaces.

   (5) Adult bookstores shall not allow the depictions of specified anatomical areas or specified sexual activities to be visible from any point outside the structure.

D. *Violations; Penalties.* Any person, firm or corporation who violates any provision of this Ordinance shall be guilty of a misdemeanor and upon conviction, shall be fined in an amount not less than five hundred dollars ($500.00) nor more than one thousand dollars ($1,000.00); and each violation thereof shall constitute a

separate offense and shall be punishable as such; and each day that a violation continues shall be punishable as a separate offense.

E. *Unlawful Operation Declared Nuisance.* Any adult bookstore operated, conducted or maintained contrary to the provisions of this Ordinance shall be and the same is hereby declared to be unlawful and a public nuisance. The City may, in addition to, or in lieu of prosecuting a criminal action hereunder, commence an action or actions, proceeding or proceedings for abatement, removal or enjoinment thereof, in the manner provided by law. It shall take such other steps and shall apply to such court or courts as may have jurisdiction to grant such relief as will abate or remove the adult bookstore and restrain and enjoin any person from operating, conducting or maintaining the adult bookstore contrary to the provisions of this Ordinance.

F. *Licensing Provisions.* The owner and/or operator of an adult bookstore shall be subject to the same application and licensing requirements applicable to owners and operators of adult entertainment establishments as set forth in Section 2.7.5 of this Code, specifically including the following sections: Section 2.7.5D., E., I., J., K., L., M., N., O., P. and Q. It shall be unlawful for any person to operate an adult bookstore in the City without a valid license issued in accordance with such provisions.

G. *Scienter.* This Ordinance does not impose strict liability. Unless a culpable mental state is otherwise specified herein, a showing of a knowing or reckless mental state is necessary to establish a violation of a provision of this Ordinance. Notwithstanding anything to the contrary, for the purposes of this Ordinance, an act by an employee that constitutes grounds for suspension or revocation of that employee's license shall be imputed to the sexually oriented business licensee for purposes of finding a violation of this Ordinance, or for the purpose of license denial, suspension, or revocation, only if an officer, director, or a general partner, or a person who managed, supervised or controlled the operation of the business premises, knowingly or recklessly allowed such act to occur on the premises. It shall be a defense to liability that the person to who liability is imputed was powerless to prevent the act.

H. *Severability.* This Ordinance and each section and provision of said Ordinance hereunder are hereby declared to be independent divisions and subdivisions and, notwithstanding any other evidence of legislative intent, is hereby declared to be the controlling legislative intent that if any provisions of this Ordinance, or the application thereof to any person or circumstance, is held to be invalid, the remaining sections or provisions and the application of such sections and provisions to any person or circumstances other than those to which it is held invalid, shall not be affected thereby, and it is hereby declared that such sections and provisions would have been passed independently of such section or provision so known to be invalid. Should any procedural aspect of this Ordinance be invalidated, such invalidation shall not affect the enforceability of the substantive aspects of this Ordinance.

I. *Supplemental Regulations.* Where possible, this Ordinance shall be interpreted to supplement other ordinances regulating adult oriented businesses. Where there is a direct conflict, the more strict provision shall control.

2.7.7 Reserved.

Ord. No. 730 , § 8, adopted Dec. 5, 2016, repealed former § 2.7.7 which pertained to massage therapy.

2.7.8 Hybrid hotel.

A. *Definition.* "Hybrid Hotel" means a building in which lodging along with customary lodging facilities and services, such as meeting rooms, restaurant, maid service and fitness center, are provided for transient guests for a mix of short- and long-term stays. The hybrid hotel primarily provides lodging for transient guests for an average stay of less than 7 days and offered to the public for compensation. No more than 30% of guest rooms may provide lodging for transient guests for long-term stays up to one year. Hotel services shall include the provision of food and beverage services suitable for both guests and groups, on-site restaurant, lounges, group meeting space with banquet facilities and selective amenities, such as but not

limited to spas, banquets rooms, doormen, valet parking, concierge, and high-end restaurant and boutiques. Guest rooms within the building shall not contain equipment for food preparation other than a mini-fridge and/or microwave, except that rooms provided for longer stays may have equipment for food preparation. There shall be no self-laundry facilities (for guest's use) within the building, except that rooms provided for longer stays may have self-laundry facilities. Access to each guest room shall be through an inside lobby supervised at all hours.

B. *Findings and Purpose.* The City finds that hybrid hotels offer an alternative form of lodging from hotels (or motels) or corporate apartments (apartments with short-term leases) for longer-term, business travelers, families in the process of relocating or awaiting new construction or remodeling, long-term tourists and similar patrons. Hybrid hotels, which are places of public accommodation providing both short- and longer-term temporary lodging, may be an appropriate use in certain zoning districts as determined by the City Council after considering and finding that certain factors are met, including the use is compatible with surrounding uses, properties and neighborhoods, will not impede the normal and orderly development of surrounding property for uses predominant in the area, and the location and character of the hybrid hotel is consistent with a desirable pattern of development for the City; however, the City finds that if hybrid hotels are left unregulated, such uses can become transitional residences and in some cases permanent residential accommodations, akin to 'For-Rent' dwellings. Further, because hybrid hotels are designed for a mix of short- and long-term temporary lodging, whereas hotels or motels are designed for short-term transient occupancies (less than seven (7) days) and extended stay hotels are designed for long-term transient occupancies (weekly or monthly occupancies), the City finds that tourism activities and other attendant activities of guests at hybrid hotels differ from those activities of guests at hotels or motels, which may not be compatible with the City's comprehensive plan or economic development goals. Accordingly, the City finds that hybrid hotels are separate and distinct land uses from hotels (or motels) and extended stay hotels and that different considerations must be considered to ensure that such uses are consistent with the City's land use patterns and tourism and economic development goals. The City therefore finds that it is necessary to establish regulations that distinguish these types of uses in order to encourage the appropriate use of land for the development of hotels (motels) to implement important City interests, including the promotion of tourism within the City, while also providing the opportunity for the development of hybrid hotels to meet the demands of businesses and the community for lodging accommodations designed for a mix of short- and longer-term business travelers, families in the process of locating a new residence, awaiting new construction or remodeling, and long-term tourists, while also preventing such uses from becoming permanent residential occupancies or dwellings.

C. *Conditional Use Permit Approval.* The location, construction and use of a property or building for a hybrid hotel use shall require the prior approval of a conditional use permit by the City Council. In addition to consideration of the conditional use standards otherwise provided for in this Code, the approval of a conditional use permit for a hybrid hotel is subject to the City Council finding that the proposed use meets the following requirements:

1. The minimum lot or development size for hybrid hotels is three (3) acres.

2. The building shall contain no more than thirty percent (30%) of guest rooms for long-term stays.

3. Building shall be rated by Forbes or AAA as 4 stars or better.

4. Building or development shall have a minimum 60,000 square foot conference room, event space, or group meeting space with banquet facilities.

5. Building shall have a minimum 3,000 square foot sit-down restaurant with table service.

6. All guestrooms which have facilities for the refrigeration and preparation of food by guests shall have a minimum of four hundred square feet (400 sq. ft.) of floor area.

7. A minimum of 15% of the gross area of the lot must be designed and used as outdoor amenity space. Outdoor amenity spaces may only be used for the following types of active and/or passive recreational uses: yards or lawns available for unstructured recreation; gardens; hardscape areas or walkway paths for pedestrian enjoyment (but excluding any improvements serving parking areas), which may include pergolas, gazebos, benches and exercise or play equipment; pool areas; tennis courts, basketball courts and similar recreational facilities; and playgrounds designed and equipped for the recreation of children, which must be fenced and may include an open shelter. However, outdoor amenity space shall not include any other required open areas such as required building setbacks, buffers, landscape strips or other similar requirements of this Ordinance or other applicable laws.

8. All such buildings shall provide a minimum fifty-foot (50') buffer from any property zoned for a 'For-Sale' or 'For-Rent' dwelling use.

9. Access to each guest room shall be through an inside lobby which is supervised at all hours the building is open.

10. Number of Vehicle Parking Spaces Required: One (1) space for each short-term guest room and two (2) spaces for each long-term guest room, plus 1 employee space for each 20 guest rooms, plus one space per 500 sq. ft. of space used for convention rooms, conference rooms, ballrooms, restaurant and/or retail shops.

D. *Additional Regulations.* Hybrid hotels shall comply with the following additional regulations:

1. The maximum occupancy for a guest room with facilities for the refrigerated storage and preparation of food by guests that is less than five hundred and fifty square feet (550 sq. ft.) in floor area shall be two (2) persons. For all guestrooms with facilities for the refrigerated storage and preparation of food by guests that exceed five hundred and fifty square feet (550 sq. ft.), the maximum occupancy shall be four (4) persons. The maximum occupancy shall be six (6) persons when an additional bedroom is provided. For the purposes of this provision, minor children related by blood or marriage to an adult occupant shall be excluded from this computation; provided, however, that in no event shall the maximum occupancy of any room exceed the requirements of the Life Safety Code.

2. No more than 30% of individual guests shall register, lodge in, or occupy a room or rooms within the same facility for more than a continuous 365-day period, nor shall any guest move from one room to another without a three (3) day vacancy in between.

3. Each such building shall be protected with an alarm system and a sprinkler system meeting the requirements of the Life Safety Code.

4. No outdoor storage or permanent parking of equipment or vehicles shall be permitted. Parking of inoperable vehicles and vehicles backed into parking spaces with the license plate not visible from the parking lot drive aisle shall be prohibited.

5. Off-street parking lot lighting shall have an average footcandles of 3.0 and maximum footcandles of 6.0. Parking lot lighting shall be maintained in good working order.

6. No permanent business license shall be issued for the conduct of any business from any guestroom of the building.

7. No building under this section may be converted to or used as an apartment or condominium.

E. The prior approval of a hotel or motel use shall not confer the right to locate, construct or use a property or building as a hybrid hotel. No hotel or motel may be converted to a hybrid hotel without the approval of a conditional use permit by the City Council in accordance with the foregoing standards.

SECTION 2.2 a CONDITIONAL USE REVIEW CRITERIA

When reviewing a conditional use, consideration shall be given to factors associated with the use including, but not limited to, the following:

1. Site design.
2. Property access.
3. Hours of operation of the business.
4. Vehicular trips generated by the use.
5. Impact of the use on surrounding properties.
6. Impact of the use on the natural features of the site.
7. Separation from similar uses and conflicting uses.

(Ord. No. 807 , § 2(Exh. B), 9-8-2020)

2.2.1 AG agriculture.

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

1. Agricultural and Residential Uses.
    a. Bed and Breakfast.
    b. Dwelling, 'For-Sale' Detached.
    c. Farmlands, including livestock, poultry.
2. Business Uses.
    a. Taxidermist.
3. Semipublic Uses, Utilities.
    a. Park or Playground.

B. *Accessory Uses.* A property in the AG district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

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

1. Privacy and decorative fences and walls.
2. Home Occupation in a residence.
3. Family Day Care Home in a residence.
4. Group Home.
5. Special Care Home in a detached 'For-Sale' dwelling.
6. Swimming pool, tennis court, detached garage, play house, green house, storage shed, patio, gazebo and other private recreation facilities.

7. Clubhouse, swimming pool, or community recreation facilities serving a development.

8. Barns, stables and similar structures for the housing, repair, storing, or processing of farm products of the property.

9. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.

10. Signs, subject to all of the requirements regulating signage herein.

11. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the AG district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Residential and Agricultural Uses.

   a. Additional 'For-Sale' detached dwelling.

   b. Greenhouse, Nursery.

2. Business Uses.

   a. Animal Hospital, Veterinarian.

   b. Broadcasting (Radio or TV).

   c. Builder's Equipment.

   d. Carpenter Shop, Woodworking.

   e. Equestrian Center.

   f. Golf Course, Driving Range.

   g. Kennel.

   h. Special Event Facility.

3. Semipublic Uses, Utilities.

   a. Airport.

   b. Auditorium.

   c. Cemetery.

   d. Church, Synagogue or any other religious institution.

   e. Club or Lodge.

   f. Country Club.

   g. Heliport, Public/Private.

   h. Utility Substation.

   i. Wireless Tower.

D. *District Regulations.*

Minimum lot size—5 acres.

Minimum Lot Width—200 feet.

Minimum Setbacks.

Front yard—from all street frontages:

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

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

Side yard—25 feet.

Rear yard—50 feet.

Maximum Ground Coverage By Principal Buildings—25%.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—1,800 square feet.

(Ord. No. 744 , § 6, 7-10-2017; Ord. No. 800 , § 1(Exh. A), 6-22-2020; Ord. No. 808 , § 2(Exh. B), 9-8-2020; Ord. No. 833 , § 2(Exh. B), 7-26-2021; Ord. No. 843 , § 2(Exh. B), 4-18-2022)

2.2.2 Re-residential estate.

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

1. Agricultural and Residential Uses.
   a. Dwelling, 'For-Sale' Detached.
2. Semipublic Uses, Utilities.
   a. Park or Playground.

B. *Accessory Uses.* A property in the R-E district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

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

1. Privacy and decorative fences and walls.
2. Home Occupation in a residence.
3. Family Day Care Home in a residence.
4. Group Home.
5. Special Care Home in a 'For-Sale' detached dwelling.
6. Swimming pool, tennis court, detached garage, play house, green house, storage shed, patio, gazebo and other private recreation facilities.
   a. Clubhouse, swimming pool, or community recreation facilities serving a development.
   b. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
   c. Signs, subject to all of the requirements regulating signage herein.
   d. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the R-E district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Semipublic Uses, Utilities.

   a. Church, Synagogue, or any other religious institutions.

   b. Country Club.

   c. Golf course, Driving range.

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

   e. Bed and Breakfast.

   f. Equestrian Center.

D. *District Regulations.*

Minimum Lot Size—3 acres.

Minimum Lot Width—100 feet.

Minimum Setbacks.

Front yard—from all street frontages:

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

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

Side yard—25 feet.

Rear yard—50 feet.

Maximum Ground Coverage By Principal Buildings—25%.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—1,800 square feet.

Accessory Structure setback see Sec. 2.3 (c).

(Ord. No. 730 , § 2, 12-5-2016; Ord. No. 800 , § 1(Exh. A), 6-22-2020; Ord. No. 833 , § 2(Exh. B), 7-26-2021; Ord. No. 836 , § 1(Exh. A), 10-4-2021)

2.2.3 R-Dwelling, 'for-sale', residential.

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

1. Agricultural and Residential Uses.

   a. Dwelling, 'For-Sale', Detached.

2. Semipublic Uses, Utilities.

   a. Park or Playground.

B. *Accessory Uses.* A property in the R district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional

use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

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

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

C. *Conditional Uses.* A property in the R district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Semipublic Uses, Utilities.
    a. Bed and Breakfast.
    b. Church, Synagogue, or any other religious institutions.
    c. Country Club.
    d. Golf course or golf driving range.
    e. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.
    f. Equestrian Center.

D. *District Regulations.*

Minimum Lot Size—1 acre (43,560 square feet).

Minimum Lot Width—100 feet.

Minimum Setbacks.

Front yard—from all street frontages:

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

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

Side yard—25 feet.

Rear yard—50 feet.

Maximum Ground Coverage By Principal Buildings—25%.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—1,800 square feet.

Accessory Structure Setback see Sec. 2.3 (c).

(Ord. No. 730 , § 2, 12-5-2016; Ord. No. 800 , § 1(Exh. A), 6-22-2020; Ord. No. 833 , § 2(Exh. B), 7-26-2021)

2.2.4 R-22 dwelling, 'for-sale', residential.

A. *Permitted Principal Uses.* A property in the R-22 district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Agricultural and Residential Uses.
    a. Dwelling, 'For-Sale' Detached.
2. Semipublic Uses, Utilities.
    a. Park or Playground.

B. *Accessory Uses.* A property in the R-22 district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

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

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

C. *Conditional Uses.* A property in the R-22 district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Semipublic Uses, Utilities.
    a. Church, Synagogue or any other religious institution.
    b. Country Club, Association or Lodge.
    c. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.
    d. Bed and Breakfast.

e. Golf Course, Driving Range.

f. Equestrian Center.

D. *District Regulations.*

Minimum Lot Size—22,000 square feet.

Minimum Lot Width—100 feet.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—35 feet.

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

Side yard—25 feet.

Rear yard—30 feet.

Maximum Ground Coverage By Principal Buildings—25%.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—1,500 square feet.

Accessory Structures Setback see Sec. 2.3 (c).

(Ord. No. 730 , § 2, 12-5-2016; Ord. No. 800 , § 1(Exh. A), 6-22-2020; Ord. No. 833 , § 2(Exh. B), 7-26-2021)

2.2.5 R-15 dwelling, 'for-sale', residential.

A. *Permitted Principal Uses.* A property in the R-15 district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Agricultural and Residential Uses.

   a. Dwelling, 'For-Sale', Detached.

2. Semipublic Uses, Utilities.

   a. Park or Playground.

B. *Accessory Uses.* A property in the R-15 district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

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

1. Privacy and decorative fences and walls.

2. Home Occupation in a residence.

3. Family Day Care Home in a residence.

4. Group Home.

5. Special Care Home in a 'For-Sale' detached dwelling.

6. Swimming pool, tennis court, detached garage, play house, storage shed, patio and other private recreation facilities.

7. Clubhouse, swimming pool, or community recreation facilities serving a development.

8. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.

9. Signs, subject to all of the requirements regulating signage herein.

10. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the R-15 district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Semipublic Uses, Utilities.

a. Associations, (Clubs and Lodges).

b. Church, Synagogue or other religious institution.

c. Country Club with golf course or driving range.

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

e. Bed and Breakfast.

f. Equestrian Center.

D. *District Regulations.*

Minimum Lot Size—15,000 square feet

Minimum Lot Width—100 feet.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—35 feet.

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

Side yard—10 feet.

Rear yard—25 feet.

Maximum Ground Coverage By Principal Buildings—25%.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—1,500 square feet.

(Ord. No. 730 , § 2, 12-5-2016; Ord. No. 800 , § 1(Exh. A), 6-22-2020; Ord. No. 833 , § 2(Exh. B), 7-26-2021)

2.2.6 R-12 dwelling, 'for-sale', residential.

A. *Permitted Principal Uses.* A property in the R-12 district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Agricultural and Residential Uses.

a. Dwelling, 'For-Sale', Detached.

2. Semipublic Uses, Utilities.

a. Park or Playground.

B. *Accessory Uses.* A property in the R-12 district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

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

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

C. *Conditional Uses.* A property in the R-12 district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Semipublic Uses, Utilities.

a. Associations, (Clubs and Lodges).

b. Church, Synagogue, or any other religious institutions.

c. Country Club with golf course or driving range.

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

D. *District Regulations.*

Minimum Lot Size—12,000 square feet.

Minimum Lot Width—80 feet.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—30 feet.

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

Side yard—10 feet.

Rear yard—30 feet.

Maximum Ground Coverage By Principal Buildings—25%.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—1,500 square feet.

Accessory Structure Setback see Sec. 2.3 (c).

2.2.7 R-10 dwelling, 'for-sale', residential.

A. *Permitted Principal Uses.* A property in the R-10 district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Agricultural and Residential Uses.
    a. Dwelling, 'For-Sale', Detached.
2. Semipublic Uses, Utilities.
    a. Park or Playground.

B. *Accessory Uses.* A property in the R-10 district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

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

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

C. *Conditional Uses.* A property in the R-10 district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Semipublic Uses, Utilities.
    a. Associations, (Clubs and Lodges).
    b. Church, Synagogue, or any other religious institution.
    c. Country Club with golf course or driving range.

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

D. *District Regulations.*

Minimum Lot Size—10,000 square feet.

Minimum Lot Width—75 feet.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—30 feet.

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

Side yard—10 feet.

Rear yard—25 feet.

Maximum Ground Coverage By Principal Buildings—25%.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—1,500 square feet.

Accessory Structures Setback see Sec. 2.3 (c).

2.2.8 R-4A dwelling, 'for-sale', attached residential—Low density.

A. *Permitted Principal Uses.* A property in the R-4A district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Agricultural and Residential Uses.

   a. Dwelling, 'For-Sale' Attached.

2. Semipublic Uses, Utilities.

   a. Park or Playground.

B. *Accessory Uses.* A property in the R-4A district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

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

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

7. Signs, subject to all of the requirements regulating signage herein.

8. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the R-4A district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Semipublic Uses, Utilities.

a. Associations, (Clubs and Lodges).

b. Church, Synagogue, or other religious institutions.

c. Country Club with golf course or driving range.

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

D. *District Regulations.*

Minimum Lot Size—1 acre.

Maximum Density of Dwelling Units—4 per acre.

Minimum Lot Width—30 feet for each individual lot, if the development is subdivided or 30 feet for each dwelling unit.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—35 feet.

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

Side yard:

From lot line of adjacent property—20.

Between building groupings—20 feet.

Between individual lots, if the development is subdivided—none.

Rear yard—30 feet.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—1,200 square feet.

2.2.8a R-4D dwelling, 'for sale' detached residential—Low density.

A. *Permitted Principal Uses.* A property in the R-4D district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Agricultural and Residential Uses.

a. Dwelling, Single-Family Detached.

2. Semipublic Uses, Utilities.

a. Park or Playground.

B. *Accessory Uses.* A property in the R-4D district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

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

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

C. *Conditional Uses.* A property in the R-4D district may be used for any of the following only upon approval as a conditional use by the City Council.

1. Semipublic Uses, Utilities.
    a. Associations, (Clubs and Lodges).
    b. Church, Synagogue, or other religious institutions.
    c. Country Club with golf course or driving range.
    d. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. *District Regulations.*

Minimum Lot Size—5,000 sf.

Maximum Density of Dwelling Units—4 per acre.

Minimum Lot Width—50 ft.

Minimum Setbacks.

Front yard—from all street frontages.

From right-of-way of local street—35 feet.

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

Side yard—5 feet.

Corner Side Yard—10 feet.

Rear yard:

With Rear Alley—0′.

No Rear Alley—20′.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—1,500 square feet.

(Ord. No. 692, § 1(Exh. 1), 7-21-2014)

2.2.9 R-8A/D dwelling, 'for-sale', attached/detached residential—Medium density.

A. *Permitted Principal Uses.* A property in the R-8A/D district may be used for those uses in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Agricultural and Residential Uses.
    a. Dwelling, 'For-Sale', Attached and Detached.
2. Semipublic Uses, Utilities.
    a. Park or Playground.

B. *Accessory Uses.* A property in the R-8A district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

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

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

C. *Conditional Uses.* A property in the R-8A district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Semipublic Uses, Utilities.
    a. Associations, (Clubs and Lodges).
    b. Church, Synagogue, or other religious institutions.
    c. Country Club with golf course or driving range.
    d. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. *District Regulations.*

Minimum Lot Size—the development shall occupy a total of at least 1 acre Attached, 4,500 sq. ft. Detached. No minimum lot size is required for each dwelling unit within the development.

Maximum Density of Dwelling Units—8 per gross acre.

Minimum Lot Width—50 feet for each individual lot, if the development is subdivided or 30 feet for each dwelling unit.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—35 feet.

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

Side yard.

From lot line of adjacent property—5 feet.

Between building groupings—10 feet.

Between individual lots, if the development is subdivided—none.

Rear yard—W/Rear Alley—0', No Rear Alley—20'.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—1,200 square feet.

Rear Yard: Alley—0', No Rear Alley—20'

(Ord. No. 675, § 1, 6-3-2013)

2.2.10 R-10M dwelling, 'for-rent' or 'for-sale', residential.

A. *Permitted Principal Uses.* A property in the R-10M district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Agricultural and Residential Uses.
   a. Dwelling, 'For-Sale', Attached.
   b. Dwelling 'For-Rent'.
   c. Bed and Breakfast.
2. Semipublic Uses, Utilities.
   a. Park or Playground.

B. *Accessory Uses.* A property in the R-10M district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

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

1. Privacy and decorative fences and walls.
2. Home Occupation in a residence.

3. Family Day Care Home in a residence.

4. Swimming pool, tennis court, storage shed, play house, patio and other private recreation facilities.

5. Clubhouse, swimming pool, or community recreation facilities serving a development.

6. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.

7. Signs, subject to all of the requirements regulating signage herein.

8. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the R-10M district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Business Uses.

   a. Dwelling, Group (congregate housing, nursing home, etc.).

2. Semipublic Uses, Utilities.

   a. Associations, (Clubs and Lodges).

   b. Church, Synagogue, or other religious institutions.

   c. Country Club with golf course or driving range.

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

D. *District Regulations.*

Minimum Lot Size—the development shall occupy a total of at least one acre. No minimum lot size is required for each dwelling unit within the development.

Maximum Density of Dwelling Units—10 per gross acre.

Minimum Lot Width.

For the property to be developed—75 feet.

If the development is subdivided—20 feet for each individual lot, or 20 feet for each dwelling unit.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—35 feet.

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

Side yard.

From lot line of adjacent property—25 feet.

Between building groupings—20 feet.

Between individual lots, if the development is subdivided—none.

Rear yard—50 feet.

Maximum Coverage By Principal Buildings—none.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—none.

(Ord. No. 730 , §§ 3, 4, 12-5-2016)

2.2.11 CUP community unit plan.

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

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

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

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

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

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

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

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

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

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

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

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

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

C. *Conditional Uses.* A property in the CUP district may be used for those uses listed in Table 2.2, including any of the following uses if the uses have been included in the conditions of approval for the CUP zoning on the property; or if the uses are designated on the CUP's Concept Plan; or if the CUP's concepts plan identifies district categories (i.e. commercial, office) wherein the use would otherwise be permitted by right or as a conditional use:

1. Agricultural and Residential Uses.

    a. Dwelling, Group (congregate housing, assisted living facility, home-elderly, nursing).

    b. Dwelling, 'For-Sale' Attached.

    c. Dwelling, 'For-Sale' Detached.

    d. Dwelling, 'For-Rent'.

    e. Bed and Breakfast.

2. Business Uses.

    a. Animal Hospital, small animals.

    b. Art Galleries.

    c. Athletic Facility.

    d. Automobile Sales and Leasing.

    e. Automobile Service and Service Station.

    f. Automotive Parts.

    g. Bakery.

    h. Barber Shop.

    i. Bank, Savings and Loan.

    j. Beauty Shop.

    k. Book Store or Stationery.

    l. Boutique Hotel.

    m. Bowling Alley.

    n. Brewery.

    o. Broadcasting Studio (radio or TV).

    p. Building Equipment/Material.

    q. Clinic.

    r. Contractor's Office with and without outside storage.

    s. Convenience Market with or without gas pumps.

    t. Dance Studio.

    u. Day Care Center.

    v. Distillery.

    w. Drug Store.

x. Dry Cleaning Pick-up Station.

y. Equestrian Center.

z. Extended stay hotel (see Section 2.7).

aa. Fitness Studio.

bb. Florist, Retail without Greenhouse.

cc. Funeral Home wino cemetery or mausoleum.

dd. Golf, Miniature.

ee. Grocery Store.

ff. Hardware and Garden Supply Store.

gg. Hotel or Motel.

hh. Hotel, Hybrid.

ii. Laboratory, Research or Commercial.

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

kk. Liquor Store.

ll. Office Building or Office Park (Research and Development shall be a permitted use within an existing Office Building or Office Park or where office is a permitted use within an existing master plan).

mm. Park, playground.

nn. Pet Day Care.

oo. Pet Grooming.

pp. Print Shop.

qq. Public Building.

rr. Recreation Facilities, Indoor and Outdoor.

ss. Rental Services Establishment without outside storage.

tt. Research and Development.

uu. Restaurant.

vv. Restaurant, with Drive-thru window.

ww. Retail Sales and Services Establishments not otherwise listed for this zoning district.

xx. Retail Establishment, Mixed Sales.

yy. School, Commercial.

zz. Shop or Studio, Craftsman/Artist.

aaa. Spa Services.

bbb. Special Event Facility.

ccc. Theater, Cinema.

3. Wholesale, Storage and Industrial Uses.

a. Laundry, Industrial.

b. Locker, Frozen Food or Cold Storage.

c. Manufacturing, Light.

d. Wholesale Establishment.

4. Semipublic Uses, Utilities.

a. Airport, public or private.

b. Amphitheater.

c. Auditorium.

d. Church, Synagogue.

e. Club, association or lodge.

f. Country Club.

g. Fire Station.

h. Golf Course, Driving Range.

i. Heliport, public or private.

j. Hospital.

k. Library.

l. Museum.

m. Parle or Playground.

n. Power Station.

o. School, Academic.

p. Switching Station (Telecom).

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

r. Wireless Tower.

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

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

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

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

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

(Ord. No. 718 , §§ 2, 4, 12-14-2015; Ord. No. 741 , § 4, 6-5-2017; Ord. No. 744 , §§ 2, 6, 7-10-2017; Ord. No. 808 , § 2(Exh. B), 9-8-2020; Ord. No. 836 , § 1(Exh. A), 10-4-2021; Ord. No. 843 , § 2(Exh. B), 4-18-2022)

2.2.12 O-P office-professional.

This district is intended to provide for the development of business and professional offices, hospitals, medical and dental facilities and limited commercial activity.

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

1. Residential Uses.
    a. Bed and Breakfast.
2. Business Uses.
    a. Bank, Savings and Loan.
    b. Barber Shop and Beauty Shop.
    c. Clinic (medical/dental).
    d. Contractor's office without outside storage.
    e. Day care center.
    f. Office (professional/administrative).
3. Semipublic Uses, Utilities.
    a. Park or Playground.
4. The following support retail uses are allowed provided that they are located within an office building and (in total) do not constitute more than 25% of the floor area of the office building in which they are located:
    a. Book store or Stationery.
    b. Retail Establishment - limited to a Computer Supply Store, Jewelry Store (not to exceed 1,200 SF), Office Supply Store (not to exceed 1,200 SF), Optometrist/Eye Wear, Package Shipping/Mail Box Store, and Cell Phone Store.

B. *Accessory Uses.* A property in the O-P district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

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

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

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

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

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

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

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

2. Privacy and decorative fences and walls.
3. Swimming pool, tennis court, patio and other private recreation facilities.
4. Clubhouse, swimming pool, or community recreation facilities serving a development.
5. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
6. Signs, subject to all of the requirements regulating signage herein.
7. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the O-P district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Business Uses.
   a. Art Gallery.
   b. Bakery.
   c. Dry Cleaning Pick up station with drive-thru.
   d. Fitness studio.
   e. Florist.
   f. Restaurant without drive-thru.
   g. Shop or studio, Craftsman/Artist.
   h. School Commercial.
   i. Spa Services.
2. Semipublic Uses, Utilities.
   a. Auditorium.
   b. Church, Synagogue.
   c. Club, association or lodge.
   d. Public Building.
   e. School, Academic.
   f. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. *District Regulations.*

Minimum Lot Area—30,000 square feet.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

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

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

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—40 feet.

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

(Ord. No. 836 , § 1(Exh. A), 10-4-2021)

2.2.13 O-I office-institutional.

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

A. *Conditional Principal Uses.* A property in the O-1 district may be used for the uses listed below and shown in Table 2.2 in accordance with an approved masterplan, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use. Lots of less than five (5) acres in size may be developed for bank, office or research and development use without public hearing subject to Design Review Board Approval.

1. Residential Uses.

   a. Dwelling, Group (nursing home, children's home, congregate housing, assisted living facility).

2. Business Uses.

   a. Bank, Savings and Loan.

   b. Broadcasting Studio (radio or TV).

   c. Clinic.

   d. Congregate Housing.

   e. Day Care Center.

   f. Drug Store.

   g. Manufacturing, Heavy.

   h. Office Building or Office Park (Research and Development shall be a permitted use within an existing Office Building or Office Park or where office is a permitted use within an existing master plan).

   i. Recreational Facilities (Indoor or Outdoor).

   j. Research and Development.

   k. Special Event Facility.

l. Theater, Cinema.

3. Semipublic Uses, Utilities.

a. Church, Synagogue.

b. Club, association or lodge.

c. Golf Course, Driving Range.

d. Heliport.

e. Hospital.

f. Library.

g. Museum.

h. Public Building.

i. School, Academic.

B. *Accessory Uses.* A property in the O-I district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

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

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

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

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

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

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

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

2. Privacy and decorative fences and walls.

3. Swimming pool, tennis court, patio and other private recreation facilities.

4. Clubhouse, swimming pool, or community recreation facilities serving a development.

5. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.

6. Signs, subject to all of the requirements regulating signage herein.

7. Retaining walls and other site improvement structures approved as part of the development permit.

8. Retail service uses up to 25% of the floor area of an office building for services incidental to the associated office use.

C. *Conditional Subordinate Uses.* A property in the O-I district may be used for any of the following listed uses upon approval as a conditional use by the City Council provided that the uses in aggregate do not constitute more than 25% of the total project and are not segregated so as to create a retail strip center.

1. Residential Uses.

   a. Reserved.

2. Business Uses.

   a. Animal Hospital, Small Animal.

   b. Art Galleries.

   c. Athletic Facility.

   d. Automobile Service and Service Station.

   e. Bakery.

   f. Barber Shop.

   g. Beauty Shop.

   h. Book Store.

   i. Boutique Hotel.

   j. Bowling Alley.

   k. Brewery.

   l. Car Wash.

   m. Contractor's Office without outside storage.

   n. Convenience Market with or without gas pumps.

   o. Dance Studio.

   p. Distillery.

   q. Dry Cleaning Pick-up Station.

   r. Extended Stay Hotel (see Sec. 2. 7).

   s. Fitness Studio.

   t. Florist, Retail without Greenhouse.

   u. Funeral Home w/out cemetery or mausoleum.

   v. Golf, Miniature, or Golf Driving Range.

   w. Hotel/motel.

   x. Hotel, Hybrid.

   y. Laboratory, Research or Commercial.

   z. Liquor Store.

   aa. Parking Lot, Commercial.

   bb. Print Shop.

   cc. Restaurant.

dd. Restaurant, with Drive-thru window.

ee. Retail Sales & Services Establishments subject to the limitation of [subsection] 2.2.13 B 8.

ff. School, Commercial.

gg. Spa Services.

3. Wholesale, Storage and Industrial Uses.

a. Manufacturing, Light.

4. Semipublic Uses, Utilities.

a. Airport.

b. Amphitheater.

c. Auditorium.

d. Country Club.

e. Fire Station.

f. Park or Playground.

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

h. Wireless Tower.

D. *District Regulations.*

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

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

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

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

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—40 feet.

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

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

(Ord. No. 718 , §§ 3, 6, 12-14-2015; Ord. No. 741 , § 4, 6-5-2017; Ord. No. 744 , §§ 2, 6, 7-10-2017; Ord. No. 808 , § 2(Exh. B), 9-8-2020; Ord. No. 813 , § 1(Exh. A), 10-26-2020; Ord. No. 836 , § 1(Exh. A), 10-4-2021; Ord. No. 843 , § 2(Exh. B), 4-18-2022)

2.2.14 C-1 neighborhood commercial.

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

1. Residential Uses.
    a. Dwelling, 'For-Sale'—in an existing or historic structure only.
    b. Bed and Breakfast.
2. Business Uses.
    a. Art Gallery.
    b. Bakery.
    c. Bank, Savings and Loan.
    d. Barber Shop.
    e. Beauty Shop.
    f. Book Store.
    g. Carpet and Rug Sales.
    h. Clinic.
    i. Dance Studio.
    j. Day Care Center.
    k. Drug Store.
    l. Dry Cleaning Pick-up Station.
    m. Fitness Studio.
    n. Florist, Retail Without Greenhouse.
    o. Hardware and Garden Supply Store.
    p. Laundry, Self-Serve, Pick-up.
    q. Nail Salon.
    r. Office Building or Park.
    s. Pet Day Care.
    t. Pet Grooming.
    u. Print Shop.
    v. Restaurant.
    w. Retail Sales and Services (Establishments not otherwise listed for this zoning district as a permitted or conditional use).

x. School, Commercial.

y. Shop or Studio, Craftsman/Artist.

3. Semipublic Uses, Utilities.

a. Library.

b. Museum.

c. Park or Playground.

d. School, Academic.

B. *Accessory Uses.* A property in the C-1 district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

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

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

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

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

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

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

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

2. Privacy and decorative fences and walls.

3. Swimming pool, tennis court, patio and other private recreation facilities.

4. Clubhouse, swimming pool, or community recreation facilities serving a development.

5. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations, herein.

6. Signs, subject to all of the requirements regulating signage herein.

7. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the C-1 district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Residential Uses.

a. Dwelling, Group (congregate housing, assisted living facility, nursing).

2. Business Uses.

a. Animal Hospital, small animals.

b. Assisted Living, Congregate housing.

c. Athletic Facility.

d. Automotive Parts.

e. Bowling Alley.

f. Brewery.

g. Check Cashing.

h. Club, association or lodge.

i. Contractor's Office without outside storage.

j. Distillery.

k. Funeral home with no cemetery or mausoleum.

l. Golf, Miniature.

m. Grocery Store.

n. Hotel/Motel.

o. Liquor Store.

p. Parking Lot, Commercial.

q. Pest Control Business.

r. Rental Services Establishment without outside storage.

s. Restaurant, with Drive-thru Window.

t. Retail Establishment, Mixed Sales.

u. Smoke Shop and Tobacco Store.

v. Spa Services.

w. Special Event Facility.

x. Theater, Cinema.

3. Semipublic Uses, Utilities.

a. Auditorium.

b. Church, Synagogue.

c. Hospital.

d. Public Building.

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

D. *District Regulations.*

Minimum Lot Area—30,000 square feet.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

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

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

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—45%.

Maximum Building Height—35 feet.

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

(Ord. No. 704 , § 2, 6-1-2015; Ord. No. 718 , §§ 6—8, 12-14-2015; Ord. No. 730 , §§ 3, 4, 12-5-2016; Ord. No. 741 , § 4, 6-5-2017; Ord. No. 744 , § 4, 7-10-2017; Ord. No. 772 , § 2, 2-4-2019; Ord. No. 808 , § 2(Exh. B), 9-8-2020; Ord. No. 836 , § 1(Exh. A), 10-4-2021; Ord. No. 843 , § 2(Exh. B), 4-18-2022)

2.2.15 C-2 general commercial.

A. *Permitted Principal Uses.* A property in the C-2 district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Residential Uses.
   - a. Dwelling, 'For-Sale'—in an existing or historic structure only.
   - b. Bed and Breakfast.
2. Business Uses.
   - a. Art Gallery.
   - b. Athletic Facility.
   - c. Automobile Service and Service Station.
   - d. Automotive Parts.
   - e. Bakery.
   - f. Bank, Savings and loan.
   - g. Barber Shop.
   - h. Beauty Shop.
   - i. Book Store.
   - j. Bowling Alley.
   - k. Broadcasting Studio (radio or TV).
   - l. Carpet and Rug Sales.
   - m. Clinic.
   - n. Contractor's Office without outside storage.
   - o. Convenience Market with or without gas pumps.
   - p. Dance Studio.
   - q. Day Care Center.

r. Drug Store.

s. Dry Cleaning Pick-up Station.

t. Fitness Studio.

u. Florist, Retail Without Greenhouse.

v. Grocery Store.

w. Hardware and Garden Supply Store.

x. Home Improvement Store.

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

z. Liquor Store.

aa. Nail Salon.

bb. Office Building or Park.

cc. Parking lot, Commercial.

dd. Pet Day Care.

ee. Pet Grooming.

ff. Print Shop.

gg. Rental Services Establishment without outside storage.

hh. Restaurant.

ii. Restaurant w/ Drive-thru Window.

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

kk. Retail Establishment, Mixed Sales.

ll. School, Commercial.

mm. Shop or Studio, Craftsman/Artist.

3. Semipublic Uses, Utilities.

a. Hospital.

b. Library.

c. Museum.

d. Park or Playground.

e. School, Academic.

B. *Accessory Uses.* A property in the C-2 district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following: (See also Supplementary Regulations in this Article.)

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

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

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

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

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

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

2. Privacy and decorative fences and walls.
3. Swimming pool, tennis court, patio and other private recreation facilities.
4. Clubhouse, swimming pool, or community recreation facilities serving a development.
5. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
6. Signs, subject to all of the requirements regulating signage herein.
7. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the C-2 district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Residential Uses.
   a. Dwelling, Group (congregate housing, nursing home, etc.).
2. Business Uses.
   a. Animal Hospital, small animals.
   b. Assisted Living, Congregate housing.
   c. Automobile Sales and Leasing.
   d. Boutique Hotel.
   e. Brewery.
   f. Builder's Equipment/Material.
   g. Car Wash.
   h. Check Cashing.
   i. Church, Synagogue.
   j. Club, fraternity, association or lodge.
   k. Contractor's Office with outside storage.
   l. Distillery.
   m. Extended Stay Hotel (see Sec. 2.7).

n. Funeral Homes.

o. Golf, Miniature.

p. Greenhouse with nursery.

q. Hotel or Motel.

r. Hotel, Hybrid.

s. Limousine Service and Taxi.

t. Massage Therapy (see Sec. 2.7).

u. Pest Control Business.

v. Spa Services.

w. Recreation Facilities, Indoor.

x. Recreation Facilities, Outdoor.

y. Small Appliance Repair Shop.

z. Smoke Shop and Tobacco Store.

aa. Spa Services.

bb. Special Event Facility.

cc. Theater, Cinema.

3. Semipublic Uses, Utilities.

a. Auditorium.

b. Public Building.

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

d. Wireless Tower.

D. *District Regulations.*

Minimum Lot Area—none.

Minimum Lot Width—none.

Minimum Setbacks.

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

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

Rear yard—10 feet.

Maximum Coverage By Principal Buildings—70% (for development within Downtown Overlay—90%).

Maximum Building Height—40 feet.

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

(Ord. No. 703 , § 1, 6-1-2015; Ord. No. 704 , § 2, 6-1-2015; Ord. No. 718 , §§ 5—7, 9, 12-14-2015; Ord. No. 730 , §§ 3, 4, 12-5-2016; Ord. No. 741 , § 4, 6-5-2017; Ord. No. 744 , §§ 2, 6, 7-10-2017; Ord. No. 772 , § 3, 2-4-2019; Ord. No. 808 , § 2(Exh. B), 9-8-2020; Ord. No. 836 , § 1(Exh. A), 10-4-2021; Ord. No. 843 , § 2(Exh. B), 4-18-2022)

2.2.16 PSC planned shopping center.

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

A. *Conditional Principal Uses.* A property in the PSC district may be used for those uses listed in Table 2.2, only upon approval as a conditional use by the city council:

1. Residential Uses.

   a. Dwelling, 'For-Sale', Attached (only allowed in the North Point Overlay and not exceeding (8) dwelling units/acre unless additional density is authorized in accordance with said overlay).

   b. Dwelling, 'For-Sale', Detached (only allowed in the North Point Overlay and not exceeding (8) dwelling units/acre unless additional density is authorized in accordance with said overlay).

2. Business Uses.

   a. Art Galleries.

   b. Bakery.

   c. Barber Shop.

   d. Bank, Savings and Loan.

   e. Beauty Shop.

   f. Brewery.

   g. Book Store.

   h. Car Wash.

   i. Carpet and Rug Sales.

   j. Clinic.

   k. Dance Studio.

   l. Day Care Center.

   m. Distillery.

   n. Drug Store (Pharmacy).

   o. Florist, Retail without Greenhouse.

   p. Grocery Store (max. 50,000 SF in the North Point Overlay).

   q. Hardware Store (max. 50,000 SF in the North Point Overlay).

   r. Home Improvement Store.

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

   t. Liquor Store.

   u. Office Building or Park.

   v. Pest Control Business.

   w. Rental Services Establishment without outside storage.

x. Restaurant.

y. Restaurant w/Drive-thru window.

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

aa. Retail Establishment, Mixed Sales.

B. *Accessory Uses.* A property in the PSC district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

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

1. Privacy and decorative fences and walls.
2. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
3. Signs, subject to all of the requirements regulating signage herein.
4. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Subordinate Uses.* A property in the PSC district may be used for any of the following only upon approval as a conditional use by the City Council and provided that these uses in aggregate do not constitute more than 50% of the site area:

1. Residential Uses.

a. Reserved.

2. Business Uses.

a. Animal Hospital, small animals.

b. Athletic Facility.

c. Automobile Service and Service Station.

d. Automotive Parts.

e. Bowling Alley.

f. Boutique Hotel.

g. Broadcasting Studio (radio or TV).

h. Convenience Center with gas pumps.

i. Dry Cleaning Plant.

j. Dry Cleaning Plant with pick-up station.

k. Fitness Studio.

l. Funeral Home with no cemetery or mausoleum.

m. Greenhouse, Nursery.

n. Golf, Miniature.

o. Hotel or Motel.

p. Hotel, Hybrid.

q. Nail Salon.

r. Parking Lot, Commercial.

s. Pet Day Care.

t. Pet Grooming.

u. Print Shop.

v. Recreation Facilities, Indoor.

w. School, Commercial.

x. Shop or Studio, Craftsman/Artist.

y. Spa Services.

z. Special Event Facility.

aa. Theater, Cinema.

3. Semipublic Uses, Utilities.

a. Auditorium.

b. Church, Synagogue.

c. Club, fraternity, association or lodge.

d. Heliport, public or private.

e. Libraries.

f. Museum.

g. Park or Playground.

h. Public Building.

i. Recreational Facilities (Outdoor).

j. School, Academic.

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

l. Wholesale Establishment.

m. Wireless Tower.

D. *District Regulations.*

Minimum Lot Area—the planned development shall occupy a total of at least 10 acres. No minimum lot size is required for each building or related development site within the overall development.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

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

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

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—40 feet.

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

F. *Review Criteria.* The PSC district is intended to promote specific objectives. Therefore, the following shall be considered when reviewing a PSC master plan:

1. Pedestrian connectivity to all uses.
2. Large parking areas below grade, in decks or screened. Design efforts to provide shared parking will also be considered.
3. Accommodations for public transportation.
4. Buildings that face or appear to face public roadways.
5. Appearance standards for buildings and structured parking.
6. Limitations on uninterrupted building elevations.
7. Creation of vistas and view corridors within development.
8. Focal point features at prominent locations and ends of vistas.
9. Incorporation of natural site features.
10. Block lengths conducive to pedestrian traffic.
11. Detention and retention facilities designed to be aesthetically pleasing.
12. Creative methods for stormwater management to provide additional open space.
13. Attractive and usable street furniture in public spaces.
14. Emphasis on a high quality landscape plan.

(Ord. No. 715 , § 2, 9-28-2015; Ord. No. 718 , §§ 3, 4, 12-14-2015; Ord. No. 741 , § 4, 6-5-2017; Ord. No. 744 , §§ 2, 4, 6, 7-10-2017; Ord. No. 767 , §§ 1—3, 10-22-2018; Ord. No. 808 , § 2(Exh. B), 9-8-2020; Ord. No. 836 , § 1(Exh. A), 10-4-2021; Ord. No. 843 , § 2(Exh. B), 4-18-2022)

2.2.17 L-I industrial.

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

1. Agricultural and Residential Uses.
   a. Dwelling, Group (home-elderly, children, nursing).
2. Business Uses.
   a. Animal Hospital, small and large animals.
   b. Art Gallery.
   c. Athletic Facility.

d. Automobile Service and Service Station.

e. Automotive Parts.

f. Automotive Sales and Leasing.

g. Bakery.

h. Bank, Savings and Loan.

i. Book Store.

j. Bowling Alley.

k. Brewery.

l. Broadcasting Studio (radio or TV).

m. Builder's Equipment/Material.

n. Car Wash.

o. Carpenter Shop, Woodworking.

p. Carpet and Rug Sales.

q. Check Cashing.

r. Church, Synagogue.

s. Congregate Housing.

t. Contractor's Office with and without outside storage.

u. Convenience Market with or without gas pumps.

v. Dance Studio.

w. Day Care Center.

x. Discount Store.

y. Distillery.

z. Drug Store.

aa. Dry Cleaning Pick-up Station.

bb. Fireworks Sales.

cc. Fitness Studio.

dd. Funeral Home.

ee. Greenhouse, Nursery.

ff. Grocery Store.

gg. Hardware and Garden Center.

hh. Home Improvement Store.

ii. Kennel.

jj. Laboratory, Research or Commercial.

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

ll. Limousine Service and Taxi.

mm. Liquor Store.

nn. Massage Therapy (see Sec. 2.7).

oo. Nail Salon.

pp. Office Building or Office Park.

qq. Parking Lot, Commercial.

rr. Pawn Shop.

ss. Pest Control.

tt. Pet Day Care.

uu. Pet Grooming.

vv. Print Shop.

ww. Recreation Facilities, Indoor and Outdoor.

xx. Rental Services Establishment with outside storage.

yy. Rental Services Establishment without outside storage.

zz. Research and Development.

aaa. Restaurant.

bbb. Restaurant w/ Drive-thru Window.

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

ddd. Retail Establishment, Mixed Sales.

eee. Shop or Studio, Craftsman/Artist.

fff. Small Appliance Repair Shop.

ggg. Smoke Shop and Tobacco Store.

hhh. Spa Services.

iii. Special Event Facility.

jjj. Tattoo Parlor, Body Piercing.

kkk. Taxidermist.

lll. Theater, Cinema.

mmm. Tire Retreading.

3. Wholesale, Storage and Industrial Uses.

a. Bottled Gas, storage and distribution.

b. Locker, Frozen Food or Cold Storage.

c. Machine Shop.

d. Manufacturing, Light.

e. Mini-Warehouse.

f. Septic Tank Sales, Construction.

g. School, Commercial.

h. Storage, Inside and Outside.

i. Welding Shop.

j. Wholesale Trade Establishment.

4. Semipublic Uses, Utilities.

a. Amphitheater.

b. Auditorium.

c. Church, Synagogue.

d. Heliport.

e. Hospital.

f. Library.

g. Museum.

h. Park or Playground.

i. Public Building.

j. School, Academic.

k. Switching Station, Telecom.

B. *Accessory Uses.* A property in the L-I district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

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

1. Privacy and decorative fences and walls.

2. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.

3. Signs, subject to all of the requirements regulating signage herein.

4. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* When reviewing a conditional use, consideration shall be given to factors associated with the use including, but not limited to, the following:

1. Site design.

2. Property access.

3. Hours of operation of the business.

4. Vehicular trips generated by the use.

5. Impact of the use on surrounding properties.

6. Impact of the use on the natural features of the site.

A property in the L-I district may be used for any of the following only upon approval as a conditional use by the City Council:

1.0 *Business Uses.*

a. Adult Entertainment Establishment (see Sec. 2.7).

b. Boutique Hotel.

c. Extended Stay Hotel.

d. Golf Driving Range.

e. Glass Fabrication.

f. Hotel, Hybrid.

g. Tire Retreading.

2.0 *Wholesale, Storage and Industrial Uses.*

a. Asphalt Plant.

b. Dry Cleaning Plant.

c. Concrete Plant.

d. Indoor Shooting Range (see Sec. 2.7).

e. Junk or Salvage Yard.

f. Laundry Industrial.

g. Manufacturing, Heavy.

h. Recycling Center.

i. Sawmill.

j. Sewage Disposal Plant.

k. Transfer Station.

3.0 *Semipublic Uses, Utilities.*

a. Airport, public or private.

b. Power Station.

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

d. Wireless Tower.

4.0 *Transfer Station.* Any facility associated with waste or a facility used to transfer solid waste from one transportation vehicle to another for transportation to a disposal facility or processing operation.

4.1 *General Standards.*

a. No access to transfer station facility shall be allowed from streets that primarily access residential developments;

b. Access streets shall be paved and shall be able to withstand maximum load limits established by the State of Georgia as approved by the Engineering Director;

c. No portion of a new transfer station shall be located within a three-mile radius of the property lines of an existing transfer station;

d. A minimum 200 foot undisturbed buffer and ten-foot improvement setback shall be required along all property lines except public rights-of-way;

e. A minimum 50 foot buffer and ten-foot improvement setback shall be required along all public rights-of-way;

f. A minimum six foot high solid fence or wall shall be located on property lines or interior to the required buffers and improvement setback;

g. Operation of the facility shall be limited to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday; 9:00 a.m. to 7:00 p.m., Saturday; 12:00 p.m. to 5:00 p.m., Sunday (for routine maintenance and other non-operational facility activities).

h. Only municipal solid waste is accepted at the facility. No treated or untreated regulated medical waste, treated and destroyed medical waste or asbestos waste debris shall be accepted;

i. All solid waste is removed from the transfer station within 24 hours of receipt;

j. A transfer station with permanent operating mechanical equipment must have an attendant on duty whenever the facility is open;

k. The facility shall be designed and constructed in a manner to ensure that odor will not be emitted from the site;

l. The transfer facility must be cleaned at least once every 24 hours;

m. The entrance and exit shall be cleaned at a frequency which prevents the tracking or off-site migration of waste materials;

n. The operator shall take adequate measures to minimize the creation, emission, or accumulation of excessive dust and particulates;

o. The operator shall take adequate steps to control or prevent the propagation, harborage and attraction of pests;

p. All floors must be free from standing water. All drainage from cleaning areas must be discharged to sanitary sewers, authorized cleaning areas must be discharged to sanitary sewers, authorized sanitary waste treatment facilities, or a corrosion-resistant holding tank;

q. The facility shall provide fire suppression equipment as directed by the City of Alpharetta Fire Department;

r. All solid waste passing through the transfer station must be ultimately treated or disposed of at an authorized facility;

s. The transfer station must have adequate storage space for incoming solid waste;

t. Operational records must be maintained at facilities with permanent operating mechanical equipment. These records must include a daily log of the quantity of solid waste received and transported, specifying the origin by hauler and the destination of the solid waste transported daily;

u. The facility shall not generate more than 150 total vehicle trips per day;

v. An annual report must be submitted to the Community Development Department which summarized the information gathered in (t), above;

w. The facility shall be developed, operated and maintained in a safe, nuisance-free manner; and

x. The facility and its operation must be in compliance with GA EPD requirements.

4.2 *Additional Permit Application Requirements.*

a. Application requirements. An application for a solid waste transfer station permit must confirm to the requirements set forth herein. Applications for initial permits to construct and operate a solid waste transfer station must include the following:

(1) Regional plan or map. The regional plan or map must delineate the service area of the proposed transfer station.

(2) Site plan. The site plan must include:

(a) Site conditions and projected site utilization, including all site structures (such as buildings, fences, gates, entrances and exits, parking areas);

(b) Property boundaries, access roads, the locations of all surface water bodies, and 100-year floodplain boundaries;

(c) All proposed structures and areas designated for unloading, sorting, storage, and loading, including dimensions, elevations and floor plans of these structures and areas, and the general process flow; and

(d) Adjacent properties, including the location of public and private water supplies on these properties.

(3) Engineering report. The engineering report must include:

(a) A description of the general operating plan for the proposed facility, including the origin, composition, and expected weight or volume of all solid waste to be accepted, the maximum time any such waste will be stored, where all waste will be disposed of, and the proposed capacity operating hours, and the expected life of the facility;

(b) A description of all machinery and equipment, including the design capacity;

(c) A proposed transfer plan specifying the transfer route, the number and type of transfer vehicles to be used, and how often solid waste will be transferred to the disposal site;

(d) A description of the facility's drainage system and water supply system; and

(e) A contingency plan that details an alternative solid handling system for periods when not operating, or for delays in transporting solid waste due to undesirable conditions, such as delivery of unauthorized waste, fires, dust, odor, vectors, unusual traffic conditions, equipment breakdown or other emergencies.

4.3 *Design Standards.* All transfer stations must meet minimum design requirements as follows:

a. Unloading and loading areas.

(1) The unloading area must be adequate in size and design to facilitate efficient unloading from the collection vehicles and the unobstructed movement of vehicles;

(2) The unloading and loading pavement areas must be constructed of concrete or asphalt paving material and equipped with adequate drainage structures;

(3) Processing, tipping, sorting, storage, and compaction areas must be located within an enclosed building;

(4) Provisions must be made for weighing or measuring all solid waste transferred to the facility;

(5) Sufficient internal storage areas must be provided for incoming solid waste;

(6) Exhaust removal systems must be installed in enclosed areas; and

(7) The facility must be designed to accommodate expected traffic flow in a safe and efficient manner.

4.4 *Expansion or Modification of Existing Facilities.* No transfer station facility existing as of 12/06/04 may make modifications which require a permit, make changes that require a permit modification from the GA EPD or increase the square footage of any buildings on site without City Council approval. When reviewing modification or expansion plans, the Council may consider the extent to which the proposed modification or expansion meets the standards established in Sections 4.1 and 4.3, herein; however, any existing buildings which do not meet setback requirements shall be considered non-conforming and shall remain, but may not be expanded with regard to the setback non-conformity pursuant to UDC Sec. 2.4.2.

D. *District Regulations.*

Minimum lot size—one acre.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

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

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

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—35%.

Maximum Building Height—35 feet.

Development on property over 25 acres in size requires masterplan approval through a Public Hearing process.

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

(Ord. No. 708 , § 1, 8-10-2015; Ord. No. 715 , § 3, 9-28-2015; Ord. No. 718 , §§ 7, 10—12, 12-14-2015; Ord. No. 741 , §§ 2, 3, 6-5-2017; Ord. No. 744 , §§ 2, 3, 5, 6, 7-10-2017; Ord. No. 808 , § 2(Exh. B), 9-8-2020; Ord. No. 835 , § 1(Exh. B), 10-4-2021; Ord. No. 836 , § 1(Exh. A), 10-4-2021; Ord. No. 843 , § 2(Exh. B), 4-18-2022)

2.2.18 OSR open space and recreational.

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

1. Semipublic Uses, Utilities.

a. Park or Playground.

B. *Accessory Uses.* A property in the OSR district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional

use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

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

1. Privacy and decorative fences and walls.
2. Clubhouse, swimming pool, tennis courts or other community recreation facilities.
3. Vehicle access and public parking areas.
4. Signs, subject to all of the requirements regulating signage herein.
5. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the OSR district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Semipublic Uses, Utilities.
   a. Amphitheater.
   b. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. *District Regulation.*

Minimum Lot Size—none.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

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

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

Side yard—15 feet.

Rear yard—30 feet.

Maximum Coverage By Principal Buildings—20%.

Maximum Building Height—75 feet.

Screening and buffers—none.

(Ord. No. 836 , § 1(Exh. A), 10-4-2021)

2.2.19 SU special use.

A. *Permitted Principal Uses.* A property in the SU district may be used for any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Business Uses.
   a. Golf, Miniature.
2. Semipublic Uses, Utilities.
   a. Airport.
   b. Amphitheater.

c. Equestrian Center.

d. Fire Station.

e. Golf Course, Driving Range.

f. Heliport, Public/Private.

g. Hospital.

h. Library.

i. Museum.

j. Park or Playground.

k. School, Academic.

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

B. *Accessory Uses.* A property in the SU district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

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

1. Privacy and decorative fences and walls.

2. Swimming pool, tennis court, patio and other recreation facilities.

3. Clubhouse, swimming pool, or community recreation facilities serving a development.

4. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.

5. Signs, subject to all of the requirements regulating signage herein.

6. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the SU district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Semipublic Uses, Utilities.

a. Cemetery.

b. Church, Synagogue, or other religious institutions.

c. Club, association or lodge.

d. Power Station.

e. Prison.

f. Public Building.

g. Recreation Facilities, Outdoor.

h. Wireless Tower.

D. *District Regulations.*

Minimum Lot Size—none.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

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

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

Side yard—10 feet.

Rear yard—10 feet.

Maximum Coverage By Principal Buildings—70%.

Maximum Building Height—40 feet.

Screening and buffers—Where a property in this district abuts a residential use or zoning district, a 50 foot wide buffer strip shall be provided along the abutting property lines, in addition to the minimum setback requirements.

(Ord. No. 744 , § 6, 7-10-2017; Ord. No. 836 , § 1(Exh. A), 10-4-2021)

2.2.20 MU mixed use district.

This district is intended to allow for the development of a mix of uses within the framework of a master plan. The district regulations are intended to allow greater design flexibility in order to accommodate a pedestrian focused environment that provides opportunities for living, working, shopping, recreation and entertainment.

A. *Applicability.* This zoning district is applicable to properties located within:

1. Areas that are primarily non-residential in character; or
2. Along major roadways that are primarily commercial in character; or
3. Historic Downtown Alpharetta; or
4. As noted in the Comprehensive Land Use Plan.

B. *Permitted Principal Uses.* A property in the MU district may be used only for those uses approved as part of the conditions of approval of the MU zoning on the property and as further limited below.

1. *Dwelling, attached or detached:* At least 25% of the MU development shall be utilized as residential dwellings. Land use calculations shall utilize gross floor area for vertical mix of uses and land area for horizontal mix of uses.

   Dwelling, 'For-Rent' and 'For-Sale' units shall require conditional use approval as set forth in Table 2.2.

2. *Commercial:* At least 10% of the MU development shall be utilized as commercial uses (as approved in the MU master plan). Land use calculations shall utilize gross floor area for vertical mix of uses and land area for horizontal mix of uses.

3. *Open Space:* MU developments shall incorporate the following amounts and types of open space:

   a. *All developments:* A minimum of 10% of the gross land area shall be designed for use as civic space in conformance with Sec. 2.10.10.C of the North Point Overlay.

   b. *Developments with residential uses:* In addition to the requirements of "a" immediately above, each MU development containing residential uses shall provide a minimum of one acre of open space/100 population generated by residential uses. Household size shall be

calculated using the most current US Census data for the City of Alpharetta. This requirement shall not apply in the North Point Overlay, where alternate standards apply.

4. *Office/Institutional:* At least 25% of the MU development shall be utilized for office buildings. Land use calculations shall utilize gross floor area for vertical mix of uses and land area for horizontal mix of uses.

5. Redevelopment projects that incorporate existing buildings and do not conform to the dwelling, commercial, or office/institutional percentages set forth in "1","2" or "4" above (prior to redevelopment) are not subject to said requirements when all of the following are met:

   a. At least 75% of the total existing floor area remains after redevelopment; and

   b. The total floor area of new construction does not exceed the total floor area of existing buildings to remain; and

   c. The redevelopment does not increase the degree of non-conformity with regards to the percentages set forth in "1"," 2" or "4" above.

As determined by City staff, uses shall be calculated using one of the following methods:

Horizontal Mixed Use: Land Use Land Area (acres)/Total MU Land Area (acres) = % Land Use of MU Development

Example: 25 acres of Residential Land Use/100 acres of MU Land Area = 25% Residential Land Use of MU Development

Vertical Mixed Use: Land Use Gross Floor Area (square feet)/Total Gross Floor Area of All MU Development (square feet) = % Land Use of MU Development

Example: 25,000 SF of Commercial Land Use/100,000 SF for All Vertical Development = 25% Commercial Land Use of MU Development

Combination of Horizontal and Vertical Mixed Use:

Land Use Gross Floor Area (square feet)/Total Gross Floor Area of All MU Vertical and Horizontal Development (square feet) = % Land Use of MU Development

Example: [25,000 SF of Vertical Commercial Land Use + 25,000 SF of Horizontal Commercial Development]/200,000 SF for All Vertical and Horizontal Development = 25% Commercial Land Use of MU Development

C. *Conditional Uses.* A property in the MU district may be used for those uses listed below and in Table 2.2, as well as, any additional uses included in the conditions of approval for the MU zoning on the property. Conditional uses not included in the master plan shall require a public hearing by the Planning Commission and approval by the City Council.

1. Residential Uses:

   a. Dwelling, Group (assisted living facility, congregate housing).

   b. Dwelling, 'For-Rent'.

   c. Dwelling, 'For-Sale', Attached and Detached.

   d. Bed and Breakfast.

2. Commercial Uses:

a. Art Gallery.

b. Athletic Facility.

c. Bakery.

d. Bank, Savings & Loan.

e. Barber Shop.

f. Beauty Shop.

g. Book Store.

h. Boutique Hotel.

i. Brewery.

j. Clinic.

k. Dance Studio.

l. Day Care Center.

m. Distillery.

n. Drug Store (Pharmacy).

o. Dry cleaning, Pickup Station.

p. Fitness Studio.

q. Florist, Retail.

r. Grocery Store (max. 50,000 SF in the North Point Overlay).

s. Hardware and Garden Supply Store (max. 50,000 SF in the North Point Overlay).

t. Hotel/Motel.

u. Hotel, Hybrid.

v. Liquor Store.

w. Manufacturing. Heavy.

x. Nail Salon.

y. Office.

z. Pet Grooming.

aa. Print Shop.

bb. Recreation Facilities, Indoor and Outdoor.

cc. Restaurant.

dd. Retail Establishment.

ee. School, Commercial.

ff. Spa Services.

gg. Special Event Facility.

hh. Theater, Cinema.

3. Semipublic Uses, Utilities:

    a. Church, Synagogue.

b. Heliport.

c. Library.

d. Museum.

e. Park or Playground.

f. Public Building.

g. School, Academic.

D. *District Regulations.*

Minimum Lot Size: The minimum area permitted to be zoned for an MU development is 25 acres.

Maximum Density of Dwelling Units: The MU master plan shall establish maximum density for each area within the development. Density for all residential units combined shall not exceed eight (8) dwelling units/acre, except when City Council approves greater density by conditional use in the North Point Overlay. Density shall be calculated based on the gross acreage of the entire MU master plan.

Development Standards: Regulations governing lot size, lot width, setbacks, principal building coverage, floor area of dwelling unit, and height shall be established for each area within the MU master plan and approved through the public hearing process.

Maximum Impervious Area: 80% for the entire MU development.

Civic Space: See Sec. 2.20.B.3.

Open Space: Open space may include residential recreational amenities. However, at least 50% of the required open space shall be provided in passive land area(s).

E. *Review Criteria.* The MU district is intended to promote specific objectives. Therefore, the following shall be considered when reviewing an MU master plan:

1. Retail, restaurant, office, and personal service uses at ground level.
2. Pedestrian connectivity to all uses.
3. Large parking areas below grade, in decks or screened. Design efforts to provide shared parking will also be considered.
4. Accommodations for public transportation.
5. Buildings that face or appear to face public roadways.
6. Appearance standards for buildings and structured parking.
7. Limitations on uninterrupted building elevations.
8. Creation of vistas and view corridors within development.
9. Focal point features at prominent locations and ends of vistas.
10. Incorporation of natural site features.
11. Block lengths conducive to pedestrian traffic.
12. Detention and retention facilities designed to be aesthetically pleasing.
13. Creative methods for stormwater management to provide additional open space.
14. Attractive and usable street furniture in public spaces.
15. Emphasis on a high quality landscape plan.

16. Number of office jobs internally captured on-site.

F. *Time Linkage/Concurrency.* In order to ensure that the objectives of MU district are met and development occurs which incorporates a mix of uses, a development phasing strategy or time line shall be established for each MU project, subject to the following:

1. *Open Space and Civic Space.* No certificate of occupancy for any use shall be issued until a proportional amount of required open space and civic space has been installed.

Furthermore, when reviewing the phasing strategy or timeline, the City Council may link the issuance of other permits and/or certificates of occupancy for a portion of the development with the completion of other portions of the development.

(Ord. No. 702, § 1(Exh. A), 3-2-2015 ; Ord. No. 732 , § 1, 2-6-2017; Ord. No. 741 , § 4, 6-5-2017; Ord. No. 744 , § 2, 7-10-2017; Ord. No. 749 , §§ 2, 3, 9-18-2017; Ord. No. 767 , § 4(Exh. A), 10-22-2018; Ord. No. 808 , § 2(Exh. B), 9-8-2020; Ord. No. 836 , § 1(Exh. A), 10-4-2021; Ord. No. 843 , § 2(Exh. B), 4-18-2022)

District	Lot Area	Lot[B] Width	Front Yd. Set Back (ft.)[F]	Side Yards (ft.)	Corner Side Yards (ft.)	Rear Yards (ft.)	Total Bldg. Coverage	Max. Ht. In (ft.)	Min. Flr. Area in Sq. Ft.	Max. Impervious Area[A]
AG	5 acres	200	50' local street 65' all other streets	25	35	50	25%	35	1,800	40%
RE	3 acres	100	50'/65'	25	35	50	25%	35	1,800	40%
R[E]	One acre	100	50'/65'	25	35	50	25%	35	1,800	50%
R-22[E]	22,000 sq. ft.	100	35' local street 65' all other streets	25	35	30	25%	35	1,500	50%
R-15[E]	15,000 sq. ft.	100	35' local street 65' all other streets	10	20	25	25%	35	1,500	50%
R-12[E]	12,000 sq. ft.	80	30' local street 65' all other streets	10	20	30	25%	35	1,500	50%
R-10[E]	10,000 sq. ft.	75	30' local street 65' all other streets	10	20	25	25%	35	1,500	50%
R-4A[E]	One acre	30	35' local street 65' all	20[C]	20	30	40%	35	1,200	60%

			other streets							
R-4D	5,000 sq. ft.	50	35'/65'	5	10	w/alley 0' no alley 20'	40%	35	1,500	60%
R-8A/D[E]	One acre (Attached) 4,500 sq. ft. (Detached)	50	35' local street 65' all other streets	5 adjacent property 10 between buildings	10	w/alley 0' no alley 20'	40%	35	1,200	60%
R-10M[E]	One acre	75	35' local street 65' all other streets	25 adjacent property 20 between buildings	35	50	None	35	None	60%
CUP[D]	100 acres	Cond.	Cond.	Cond.	Cond.	Cond.	Cond.	Cond.		70%
O-P	30,000 sq. ft.	NONE	50' local street 65' all other streets	15	50' local street 65' all other streets	15	40%	40		70%
O-I[D]	25 acres	None	50/65	15	50/65	15	40%	40		70%
C-1	30,000 sq. ft.	NONE	50' local street 65' all other streets	15	50' local street 65' all other streets	15	45%	35		80%
C-2	NONE	NONE	Cond.	Cond.	Cond.	10	70% 90% DT Overlay	40		90% (95% DT Overlay)
PSC[D]	10 acres	NONE	50/65	15	50/65	15	40	40		80%

L-I	One acre	NONE	50' local street 65' all other streets	15	50' local street 65' all other streets	15	35%	35		80%
OS & R	NONE	NONE	50/60	15	50/65	30	20	75	NONE	NONE
SU	NONE	NONE	50/65	10	50/65	10	70%	40		80%
MU	25 acres	Cond.	Cond.	Cond.	Cond.	Cond.	Cond.	Cond.		80%

A - Includes surface or deck parking.

B - Minimum lot width at setback line per unit.

C - Side yard set back from project boundaries and building groupings.

D - Area regulations conditional and are subject to a master plan.

E - All minimum lot sizes as noted are allowable if served by sanitary sewer. If sanitary sewer is not available to the property, then Fulton County Health Department (lot size) regulation shall apply for septic tank approval.

F - Tree save areas may overlap the building lot and building setback area. Such tree save areas must be identified on the land disturbance permit and dedicated on the final plat for permanent preservation.

(Ord. No. 718 , § 13(Exh. A), 12-14-2015; Ord. No. 732 , § 1, 2-6-2017)

TABLE 2.2 LIST OF PERMISSIBLE AND CONDITIONAL USES

On the following table, an "O" means that the use will be permitted in that district only if a Conditional Use Permit is granted by the City Council. An "X" means that the use is permitted in the zoning district subject to the general provisions of the Unified Development Code. An "A" means that the use is permitted as an accessory use in the zoning district subject to the general provisions of the Unified Development Code. An "S" means that the use will be permitted as a subordinate use in that district if a Conditional Use Permit is granted by the City Council. For uses not included in this list or when the Director of Community Development is unable to determine placement, application shall be made to the Board of Appeals for interpretation.

USES	AG	RE	R	R-22	R-15	R-12	R-10	R-4A	R-4D	R-8A/D	R-10M	CUP*	OI*	OP	C-1	C-2	PSC	LI	OS-R	SU	MU
Adult Entertainment Establishment																		O			
Airport, Public/Private	O											O	S					O		X	
Amphitheater												O	S					X	O	X	
Animal Hospital, Small Animal (Veterinarian)	O											O	S		O	O	S	X			
Animal Hospital, Large Animal	O																	X			
Art Galleries												O	S	O	X	X	O	X			O
Asphalt Plant																		O			
Athletic Facility												O	S		O	X	S	X			O
Auditorium	O											O	S	O	O	O	S	X			
Auto Sales and Leasing (Trucks, Vans, Cars and Accessories)												O				O		X			
Automotive Parts												O			O	X	S	X			

Automotive Service & Service Station												O	S			X	S	X			
Bakery												O	S	O	X	X	O	X			O
Bank, Savings and Loan, Mortgage Company												O	O	X	X	X	O	X			O
Barber/Beauty Shop												O	S	X	X	X	O				O
Bed and Breakfast	X	O	O	O	O						X	O		X	X	X					O
Book Store or Stationery												O	S	A	X	X	O	X			O
Bottle Gas Storage and Distribution																		X			
Boutique Hotel												O	S			O	S	O			O
Bowling Alley												O	S		O	X	S	X			
Brewery												O	S		O	O	O	X			O
Broadcasting Studio (Radio and TV)	O											O	O			X	S	X			
Builder's Equipment/Material	O											O				O		X			
Car Wash													S			O	O	X			
Carpenter Shop, Woodworking	O																	X			
Carpet and Rug Sales															X	X	O	X			
Cemetery	O																			O	
Check Cashing															O	O		X			
Church, Synagogue	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	S	X		O	O

Clinic, Public/Private												O	O	X	X	X	O				O
Club, associations, or Lodge	O			O	O	O	O	O	O	O	O	O	O	O	O	O	S			O	
Concrete Plant																		O			
Congregate Housing, Assisted Living Facility											O	O	O		O	O		X			O
Contractor's Office without outside storage												O	S	X	O	X		X			
Contractor's Office with outside storage												O				O		X			
Convenience Center w/Gas Pumps												O	S			X	S	X			
Country Club	O	O	O	O	O	O	O	O	O	O	O	O	S								
Dance Studio												O	S		X	X	O	X			O
Day Care Center												O	O	X	X	X	O	X			O
Discount Store																		X			
Distillery												O	S		O	O	O	X			O
Drug Store (Pharmacy)												O	O		X	X	O	X			O
Dry Cleaning, Pick-Up Station												O	S	O	X	X	S	X			O
Dry Cleaning, Plant																		O			
Dwelling, 'For-Sale', Attached								X		X	X	O					O				O

Dwelling, 'For-Sale', Detached	X	X	X	X	X	X	X		X	X		O					O				O
Dwelling, 'For-Rent'											X	O									O
Dwelling, Group											O	O	O		O	O					O
Equestrian Center	O	O	O	O	O							O								X	
Extended Stay Hotel (see Section 2.7)												O	S			O		O			
Family Day Care Home (accessory use)	X	X	X	X	X	X	X	X	X	X	X	O									
Farmlands (including Livestock, poultry)	X																				
Fire station												O	S							X	
Fireworks Sales																		X			
Fitness Studio												O	S	O	X	X	S	X			O
Florist, Retail												O	S	O	X	X	O				O
Funeral Homes with no cemetery or mausoleum												O	S		O	O	S	X			
Glass Fabrication																		O			
Golf Course, Driving Range	O	O	O	O	O	O	O	O	O	O	O	O	O					O		X	
Golf, Miniature												O	S		O	O	S			X	
Greenhouse, Nursery	O															O	S	X			
Grocery Store												O			O	X	O	X			O

Group Home, Special Care Home (accessory use)	X	X	X	X	X	X	X					O									
Hardware and Garden Supply Store												O			X	X	O	X			O
Heliport, Public/Private	O											O	O				S	X		X	O
Home Improvement Store																X	O	X			
Home-Elderly, Children, Nursing											O	O	O		O	O		X			
Hospital												O	O		O	X		X		X	
Hotel or Motel												O	S		O	O	S				O
Hotel, Hybrid												O	S			O	S	O			O
Indoor Shooting Range																		O			
Junk/Salvage Yard																		O			
Kennel	O																	X			
Laboratory, Research Commercial												O	S					X			
Laundry, Industrial												O						O			
Laundry, Self-Serve, Pick-Up												O			X	X	O	X			
Limousine Service and Taxi (with or without outside vehicle storage)																O		X			

Liquor Store												O	S		O	X	O	X			O
Locker, Frozen Food or Cold Storage												O						X			
Machine Shop																		X			
Manufacturing, Heavy, General																		O			
Manufacturing, Light												O	S					X			
Massage Therapy																O		X			
Medical Cannabis or Marijuana Dispensary																		O			
Mini-warehouse Storage, Conditioned or Unconditioned space																		X			
Museum and Libraries												O	O		X	X	S	X		X	O
Nail Salon												O			X	X	S	X			O
Office												O	O	X	X	X	O	X			O
Park or Playground	X	X	X	X	X	X	X	X	X	X	X	O	S	X	X	X	S	X	X	X	O
Parking Lot, Commercial												O	S		O	X	S	X			
Pawn Shop																		X			
Pest Control Business (with or without onsite chemical storage)															O	O		X			

Pet Day Care												O			X	X	S	X			
Pet Grooming												O			X	X	S	X			O
Power Station												O						O		O	
Print Shop												O	S	A	X	X	S	X			O
Prison																				O	
Public Building												O	O	O	O	O	S	X		O	O
Recreation Facilities, Indoor (Health Clubs, Skating Rink, Billiards, Children's event facilities, etc.)												O	O			O	S	X			O
Recreational Facilities, Outdoor												O	O			O	S	X		O	O
Recycling Center																		O			
Rental Services Establishment without outside storage												O			O	X	O	X			
Rental Services Establishment with outside storage																		X			
Research and Development												O	O					X			
Restaurant												O	S	O	X	X	O	X			O
Restaurant w/Drive-thru window												O	S		O	X	O	X			
Retail Establishment												O	S	A	X	X	O	X			O

Retail Establishment (Mixed Sales)												O			O	X	O	X			
Sawmill																		O			
School, Academic												O	O	O	X	X	S	X		X	O
School, Commercial (Beauty, Business)												O	S	O	X	X	S	X			O
Septic Tank, Sales, Construction																		X			
Sewage, Disposal Plant																		O			
Shop or Studio, Craftsman/Artist												O		O	X	X	S	X			
Small Appliance Repair Shop																O		X			
Smoke Shop and Tobacco Store															O	O		X			
Spa Services												O	S	O	O	O	S	X			O
Special Event Facility	O											O	O		O	O	S	X			O
Storage, Inside																		X			
Storage, Outside																		X			
Switching Station (Telecom)												O						X			
Tattoo Parlor and Body Piercing																		X			
Taxidermist	X																	X			
Theater, Cinema												O	O		O	O	S	X			O
Tire Retreading																		O			

Transfer Station																		O			
Utility Substation	O	O	O	O	O	O	O	O	O	O	O	O	S	O	O	O	S	O	O	X	
Welding Shop																		X			
Wholesale Establishment												O					S	X			
Wireless Tower (subject to approval of conditional use permit in accordance with Section 2.8.7)	O											O	S			O	S	O		O	

(Ord. No. 671, § 1, 2-4-2013 ; Ord. No. 675, § 1, 6-3-2013 ; Ord. No. 692, § 1(Exh. 1), 7-21-2014 ; Ord. No. 703 , § 1, 6-1-2015; Ord. No. 704 , § 2, 6-1-2015; Ord. No. 708 , § 1, 8-10-2015; Ord. No. 715 , § 4, 9-28-2015; Ord. No. 718 , § 14(Exh. B), 12-14-2015; Ord. No. 730 , § 5, 12-5-2016; Ord. No. 741 , § 5(Exh. A), 6-5-2017; Ord. No. 744 , § 7(Exh. A), 7-10-2017; Ord. No. 767 , § 7(Exh. C), 10-22-2018; Ord. No. 772 , § 8(Exh. A), 2-4-2019; Ord. No. 808 , § 2(Exh. B), 9-8-2020; Ord. No. 813 , § 1(Exh. A), 10-26-2020; Ord. No. 835 , § 1(Exh. B), 10-4-2021; Ord. No. 836 , § 1(Exh. A), 10-4-2021; Ord. No. 843 , § 2(Exh. B), 4-18-2022)

* Uses under the CUP and OI Zoning Districts shall be permissible through an approved master plan amendment and statement of intent.

SECTION 2.2 a. CONDITIONAL USE REVIEW CRITERIA When reviewing a conditional use, consideration shall be given to factors associated with the use including, but not limited to, the following:	
1. Site design	4. Vehicular trips generated by the use
2. Property access	5. Impact of the use on surrounding properties
3. Hours of operation of the business	6. Impact of the use on the natural features of the site

SECTION 1.4 DEFINITIONS

1.4.1 Use of words and phrases.

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

A. Words used in the present tense include the future tense. Words used in the singular tense include the plural tense, and words used in the plural tense include the singular tense. The masculine person "his" also means "her."

B. The word "shall" is always mandatory and not discretionary.

C. The word "may" is permissive.

D. The word "and" indicates that all of the conditions, requirements, or factors so connected must be met or fulfilled, whereas the word "or" indicates that at least one condition, requirement, or factor so connected must be met.

E. The term "such as" is intended to introduce one or more examples in illustration of a requirement or point, and is used herein to mean "including but not limited to the following."

F. The word "structure" includes the word "building."

G. The word "lot" shall include the words "plot," "tract," "parcel," and "property."

H. The word "used" or "occupied" as applied to any land or building shall be construed to include the words "intended," "arranged," or "designed to be used or occupied."

I. The verbs "zone" and "rezone" have the same meaning and refer to the act of amending the Official Zoning Map through the process established by this Ordinance.

J. The nouns "zone," "zoning district" and "district" have the same meaning and refer to the Zoning Districts established under this Ordinance.

K. All words and phrases shall be interpreted within the context of the sentence, Section and Article in which they occur.

1.4.2 Defined terms.

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

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

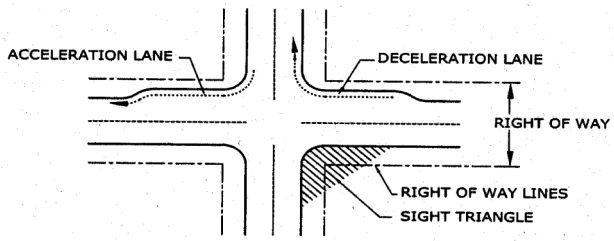


FIGURE 1

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

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

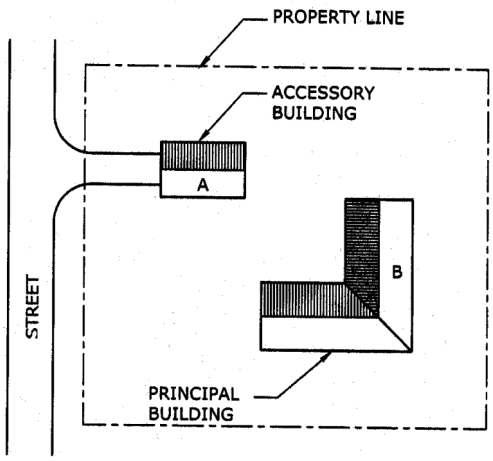


FIGURE 2

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

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

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

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

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

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

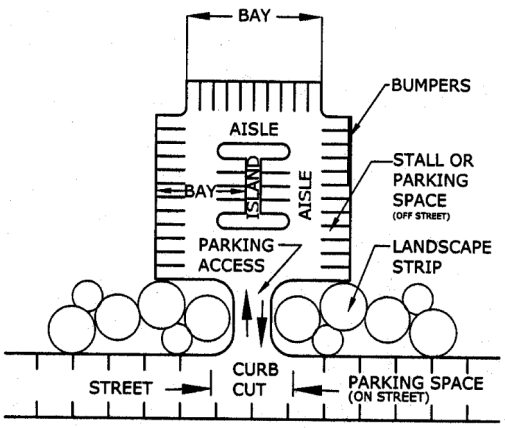


FIGURE 3

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

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

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

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

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

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

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

Antenna. See Section 2.8 for definition of 'antenna.'

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

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

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

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

Assisted Living Facility. See Congregate Housing.

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

Athletic Facility. An establishment sometimes referred to as a health club or gym. These facilities are typically located in a large space containing special equipment, and may include indoor and/or outdoor courts (tennis, basketball. etc.) and swimming facilities, where people go to do physical exercise. Establishments tend to be general exercise facilities but often provide specialized classes. Businesses frequently include incidental (occupying no more than 10% of the floor area) related services such as, personal training, tanning beds, massage and stretch therapy, nutritional programs, cafe, juice bars, and retail sales.

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

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

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

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

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

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

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

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

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

Beauty Shop. Any commercial establishment, residence, vehicle, or other establishment, place, or event wherein cosmetology is offered or practiced on a regular basis for compensation, excluding such types of services requiring customers to disrobe.

Bed and Breakfast. A building in which lodging and meals are provided for no more than seven (7) guest rooms and one (1) owner's suite and meals are served in a common dining room. Lodging facilities and services are provided for transient guests for an average stay of less than 7 days and offered to the public for compensation. Bed and Breakfast does not include retail uses, public bar, conference center or special event facilities. Guest rooms within the building shall contain no equipment for food preparation other than a coffee maker, mini-fridge and/or microwave. There shall be no self-serve laundry facilities (for guests use) within the building. Access to each guest room shall be through the interior of the building.

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

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

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

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

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

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

Boutique Hotel. A high quality hotel which contains less than 120 rooms located in a unique setting, such as the City's Downtown, mixed-use developments and/or an entertainment district. The building shall reflect a unique exterior architecture and interior design compatible with the area in which the hotel is located. The boutique hotel shall provide guests with high quality services, such as, but not limited to, concierge, on-site restaurant, room service, meeting space, business center, banquet facilities, spas, doormen, valet parking, boutiques and/or other amenities. Guest rooms within the building shall contain no equipment for food preparation other than a mini-fridge and/or microwave. There shall be no self-serve laundry facilities (for guests use) within the building. Access to each guest room shall be through an inside lobby supervised at all hours.

Brewery. A facility where malt beverages are manufactured or brewed.

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

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

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

Buildable Area. See "Lot Building Area."

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

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

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

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

Building Height. The vertical distance between the "ground" and the level of the highest point of the roof surface of a flat roof, the deck line of a mansard roof, and to the mean height level between eaves and ridge of a gable, hip or gambrel roof. For the purpose of measuring building height, the "ground" level is the highest of the following three levels: curb level; established or mean street grade if no curb exists; or the average existing ground level adjoining the building if the building is setback more than 10 feet from the street line.

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

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

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

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

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

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

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

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

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

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

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

City. The City of Alpharetta, Georgia.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Congregate Housing. Any group dwelling or facility licensed by the state, public or private, which for gain or otherwise, regularly provides one or more persons with assisted living care. The term "assisted living care" means specialized care and services including the provision of personal services, the administration of medications by a certified medication aide and the provision of assisted self-preservation. The term "personal services" includes, but is not limited to, individual assistance with or supervision of self-administered medication, assistance, essential activities of daily living such as eating, bathing, grooming, dressing, toileting, ambulation and transfer. The term "assisted self-preservation" means the capacity of a resident to be evacuated from an assisted living facility to a designated point of safety and within an established period of time as determined by the Office of Fire Safety Commissioner. Assisted self-preservation is a function of all of the following:

1. The condition of the individual.
2. The assistance that is available to be provided to the individual by the staff of the assisted living facility; and
3. The construction of the building in which the assisted living facility is housed, including whether such building meets the state fire safety requirements applicable to an existing health care occupancy.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Discount Store. A retail store that sells new or used goods or products at prices lower than traditional retail outlets. Discount stores principally engage in offering a category of similar goods or a wide assortment of goods for sale to the general public. This includes, but is not limited to, swap shops, flea markets, antique malls, donation centers, surplus stores and thrift stores.

Distillery. A facility where distilled spirits are manufactured (distilled, rectified or blended).

Downtown Overlay. That portion of the City generally bounded by Canton Street and Mayfield Road to the North; Wills Road and the western boundaries of Milton Manor and Milton Estates Subdivisions to the West; South Main Street, Old Milton Parkway and the southern boundary of Alpha Park Subdivision to the South; and Westside Parkway and the eastern boundary of Alpha Park Subdivision to the East. The study area of the City of Alpharetta Downtown Master Plan shall be shown on the Official Zoning Map and labeled "Downtown Overlay." In the event of a conflict between the general description set out herein and the Map, the Map shall control.

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

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

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

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

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

Dwelling, 'For-Rent' (Downtown Overlay).

a. Unit—A residential unit designed to be leased or rented and occupied by a single family tenant and located within the Downtown Overlay (map A).

b. Building—A structure incorporating multiple rental units. (See Apartments.)

c. See Section 2.7 Standards for Downtown Overlay.

Dwelling, 'For-Rent' (Outside of Downtown Overlay).

a. Unit—A residential unit designed to be leased or rented and occupied by a single family tenant.

b. Building—A structure incorporating multiple rental units. (See Apartment.)

c. See Section 2.7 Standards for Units (outside of Downtown Overlay).

Dwelling, 'For-Sale'.

a. Detached—A free-standing residential unit designed to be purchased and occupied by a single family.

b. Attached—A residential unit attached to other residential units and designed to be purchased and occupied by a single family.

c. Condominium—A type of property ownership in which a 'For-Sale' unit is purchased and the purchaser of each unit acquires full title to the unit and an undivided interest in the common elements (the land, roof, elevator, etc.).

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

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

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

Egress. An exit.

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

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

Extended Stay Hotel. A building in which lodging is provided for transient guests for an average stay of less than one (1) month and offered to the public for compensation and ~~A building containing guest rooms for lodging, offered to the public for compensation, which are advertised, designed, intended or routinely utilized for weekly or monthly occupancy, or in which at least 30% of all~~ guest rooms have facilities for the refrigeration and preparation of food by guests, such as a refrigerator and a cooktop/stove (or a refrigerator, a microwave, and a dishwasher or kitchenette sink), and a self-serve laundry facility is available for guests use. For the purposes of this Code,

extended stay hotels, hybrid hotels, and hotels (or motels) are separate and distinct uses. See Section 2.7.3, and Section 2.7.8.

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

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

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

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

Fitness Studio. An establishment where equipment or instruction is provided for a specialized activity related to physical well-being such as, personal training, dance, martial arts. boxing, yoga, barre and other forms of similar physical exercise. These facilities are typically located in a smaller space due to their focused specialty. Businesses frequently include incidental (occupying no more than 10% of the floor area) related services such as, tanning beds, massage and stretch therapy, nutritional programs, cafe, juice bars, and retail sales.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Greenspace. All that area of land that can be landscaped or planted, allows natural passage through by water, and is not covered by manmade materials or structures such as buildings or paving.

Group Home. A dwelling shared by four or fewer persons, excluding resident owner, (or no more than six persons including the resident owner), who live together as a single housekeeping unit and in a long term, family-like environment in which the resident owner, serving as the primary caregiver to the residents, provides care, education and participation in community activities for the residents with the primary goal of enabling the residents to live as independently as possible in order to reach their maximum potential. 1. No group home shall be located within 2,000 ft. of another group home as measured at the property line. 2. A group home shall be limited to one structure and multiple structures located near one another shall not be considered components of one group home. Each structure shall meet distance requirements. The term "group home" shall not include a halfway house, a treatment center for alcoholism or drug abuse, and work release facility for convicts or ex-convicts, a home for detention and/or rehabilitation of juveniles adjudged delinquent or unruly and placed in custody of the state or other housing facilities serving as an alternate to incarceration. The term "group home" shall also not allow the use of a dwelling as an apartment or duplex. A "group home" shall not allow use of the dwelling as a home for individuals on parole, probation, or convicted and released from incarceration, for any crimes including child molestation, aggravated child molestation, or child sexual abuse, as defined in O.C.G.A. 16-6-4 or individuals required to register as sex offenders pursuant to O.C.G.A. 42-1-12. A group home may include a home for the handicapped. As used in this subsection, the term "handicapped" shall mean:

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

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

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

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

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

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

Hotel (or Motel). A building in which lodging along with customary lodging facilities and services, such as meeting rooms, restaurant, maid service and fitness center, are provided for transient guests for an average stay of less than 7 days and offered to the public for compensation. Hotel services shall include the provision of food

and beverage services suitable for both guests and groups, on-site restaurant, lounges, group meeting spaces with banquet facilities and selective amenities, such as but not limited to spas, banquet rooms, doormen, valet parking, concierge, and high-end restaurant and boutiques. Guest rooms within the building shall contain no equipment for food preparation other than a mini-fridge and/or microwave. There shall be no self-serve laundry facilities (for guests use) within the building. Access to each guest room shall be through an inside lobby supervised at all hours.

Hotel, Hybrid. A building in which lodging along with customary lodging facilities and services, such as meeting rooms, restaurant, maid service and fitness center, are provided for transient guests for a mix of short- and long-term stays. The hybrid hotel primarily provides lodging for transient guests for an average stay of less than 7 days and offered to the public for compensation. No more than 30% of guest rooms may provide lodging for transient guests for long-term stays up to one year. Hotel services shall include the provision of food and beverage services suitable for both guests and groups, on-site restaurant, lounges, group meeting space with banquet facilities and selective amenities, such as but not limited to spas, banquets rooms, doormen, valet parking, concierge, and high-end restaurant and boutiques. Guest rooms within the building shall not contain equipment for food preparation other than a mini-fridge and/or microwave, except that rooms provided for longer stays may have equipment for food preparation. There shall be no self-laundry facilities (for guest's use) within the building, except that rooms provided for longer stays may have self-laundry facilities. Access to each guest room shall be through an inside lobby supervised at all hours.

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

A. *Public Improvements.* Any structure, owned by or to be dedicated to a government or a utility regulated by the Georgia Public Service Commission, together with its associated public land, easement or right-of-way, necessary to provide transportation, drainage, public or private utilities, or other public services such as education, recreation, or public safety.

B. *Site Improvements.* Any structure, other than a principal building or a structure intended for dedication to public ownership, constructed to support or provide for the use or occupancy of a property, such as driveways, parking and loading areas, retaining walls and other earthen works, erosion and sedimentation control facilities, stormwater drains and detention facilities, and connections to public water, sewer or other utilities.

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

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

Ingress. Access or entry.

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

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

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

Laboratory, Research or Commercial (also see *Research and Development*). A facility that provides controlled conditions in which scientific or technological research, experiments, and measurement may be performed. At the Federal level, four levels of laboratory biosafety have been created. The levels denote the types of actions, administrative (procedures, training or physical controls (protective gear, filtration) that should be used to contain

the agent(s) being worked with. Containment means protection of the lab workers, those in the building, and the greater environment. Containment level limited to biosafety levels 1, 2 and 3.

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

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

Landscape Strip. A portion of a lot required to be reserved for, installed with, and maintained with vegetation. Such a strip may or may not be required to be of a linear form. No utilities or parking shall be allowed within a required landscape strip.

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

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

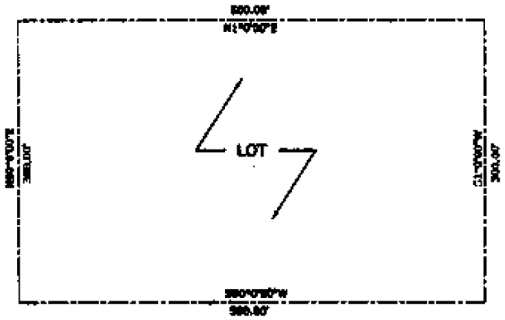


FIGURE 4

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

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

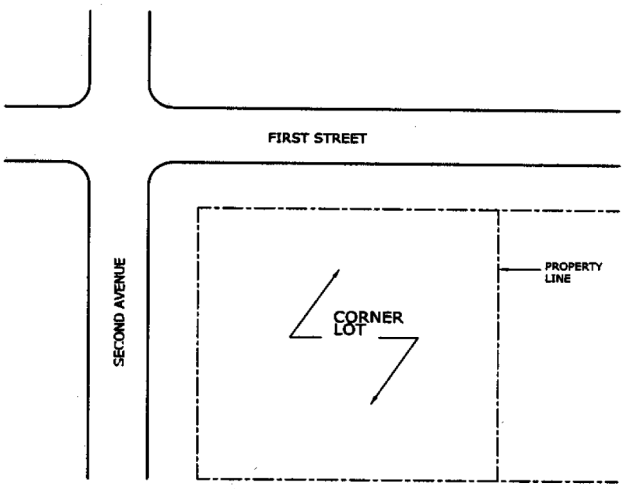


FIGURE 5

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

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

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

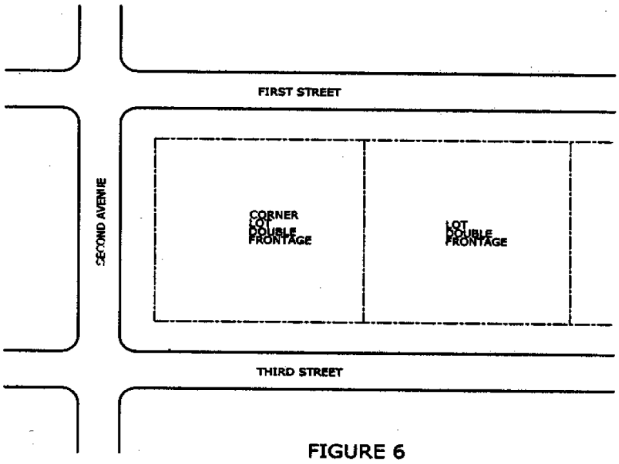


FIGURE 6

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

Lot Frontage. See "Frontage."

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

A. *Front Lot Line.* Any boundary line of a lot which is coterminous with a public street right-of-way line or private street easement line. For a corner lot, the narrow portion is usually considered the front.

B. *Rear Lot Line.* Any boundary line of a lot which does not intersect with a street right-of-way or private street easement line and which is usually opposite of the front lot line.

C. *Side Lot Line.* Any boundary line of a lot which intersects with a street right-of-way or private street easement line.

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

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

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

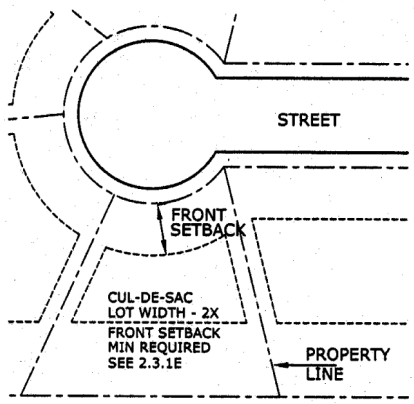


FIG 7

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

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

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

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

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

Massage Therapy. The manipulation and/or treatment of soft tissues of the body, including, but not limited to, the use of effleurage, petrissage, pressure, friction, tapotement, kneading, vibration, range of motion stretches, a system of structured touch, pressure, movement, and holding to the soft tissue of the body, and any other soft tissue manipulation whether manual or by use of massage apparatus, and may include the use of water, oils, lotions, creams, lubricants, salt glows or scrubs, hydrotherapy, heliotherapy, hot packs, cold packs or other topical preparations. Such business shall be located within a zoning category allowing retail use, shall not occupy more than 4,000 sq. ft. and shall not be closer than 2,000 ft. to a comparable business. The term "massage" or "massage therapy" shall not include diagnosis, the prescribing of drugs or medicines, spinal or other joint manipulations, or any service or procedure when performed by a person who is licensed by the state to practice chiropractic, physical therapy, podiatry or medicine. Further, the term "massage" or "massage therapy" shall not include the following when lawfully performed by a natural person licensed or certified by the state board of cosmetology

while engaged in the practice authorized by such state license (or certificate of registration) in accordance with, and as further regulated by, the state licensing laws set forth in O.C.G.A. § 43-10-1 et seq.:

(1) Touching of the scalp or face by a state-licensed barber or cosmetologist;

(2) Touching of the hands or feet by a state-licensed nail technician or cosmetologist; and

(3) Touching of the face, neck, décolletage, or arms by a state-licensed esthetician or cosmetologist. It shall be unlawful to establish a massage establishment in the city, unless said establishment is located:

(1) At least 300 feet from State Route 9;

(2) At least 300 feet from State Route 120; and

(3) At least 300 feet from any parcel occupied by a house of worship, public or private elementary or secondary school/public park, state-licensed day care facility, or any residence.

The foregoing minimum distance requirements shall not apply to any massage establishment located within a mixed use development in the MU district. For the purpose of this subsection, measurements shall be made in a straight line in all directions without regard to intervening structures or objects, from the closest point on a boundary line of the massage establishment parcel to the closest point on the State Route 9 or State Route 120 right-of-way, or to the closest point on a boundary line of any parcel containing a house of worship, public or private elementary or secondary school, public park, or residence.

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

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

Medical Cannabis Dispensary or *Medical Marijuana Dispensary.* Any business premises that sells, distributes, or otherwise dispenses "low THC oil" and/or any related "product" (as those terms are defined in O.C.G.A. § 16-12-200(12), (15)), pursuant to a "dispensing license" (as that term is defined by O.C.G.A. § 16-12-200(9)); provided, however, that any pharmacy (as that term is defined in O.C.G.A. § 26-4-5(30)(B)) that holds such a dispensing license shall not deemed a Medical Cannabis Dispensary or Medical Marijuana Dispensary. Every such dispensary shall adhere to all applicable state and local laws, rules, regulations, and ordinances, including, but not limited to, O.C.G.A. §§ 16-12-200 to 16-12-236 and the rules and regulation promulgated by the Georgia Access to Medical Cannabis Commission. A Medical Cannabis Dispensary or Medical Marijuana Dispensary shall not be closer than 2,000 ft. to a day care center or early care or education program, public or private school, religious institution or place of worship, government building, park, residential dwelling, residential substance abuse diagnostic or treatment facility, any licensed drug or alcohol rehabilitation facility, or any other medical cannabis dispensary or medical marijuana dispensary, and the distance shall be measured from property boundary to property boundary.

Medical Cannabis Production Facility or *Medical Marijuana Production Facility.* Any business premises which produces and/or manufactures "low THC oil" and/or any related "product" (as those terms are defined in O.C.G.A. § 16-12-200(12), (15)), pursuant to a "Class 1 production license" or "Class 2 production license" (as those terms are defined by O.C.G.A. § 16-12-200(3), (4)). This use is a prohibited use in all zoning districts.

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

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

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

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

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

Motel. See "Hotel".

Mural. A hand-painted, hand-tiled, or digitally printed restorative image on the exterior wall of a building or other permanent surface.

Nail Salon. An establishment that offers nail care services such as manicures, pedicures, and nail enhancements, excluding such types of services requiring customers to disrobe.

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

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

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

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

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

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

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

Nursery School. See "Day Care Center."

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

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

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

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

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

Open Space. A privately or publicly owned area on the grounds of a premises outside of any principal building or parking area, which is open to the sky and set aside and intended for the outdoor enjoyment of occupants or visitors to the property, and which may but is not required to include such pedestrian oriented improvements as landscaping, walkway paths, pergolas, gazebos, bikeways, exercise or play equipment, and benches, and which may further include up to 20% of its area in water bodies or areas inappropriate for pedestrian use. Open space shall not include any other required open areas such as required building setbacks, buffers, landscape strips or other similar requirements of this ordinance. There are 2 types of open space: Civic space and Amenity space.

1. *Civic Space.* Portion of open space for public use defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping, and their adjacent buildings. Civic space may include the following types: park, square, plaza, pocket park and playground.

2. *Amenity Space.* The covered or uncovered, but unenclosed, outdoor areas of at least 100 square feet each for use by the occupants, invitees and guests of the development and specifically excluding civic spaces and required sidewalks. Amenity spaces may include the following types: rooftop deck, balconies, patios and porches, outdoor dining areas, pool areas, athletic courts and similar uses, yards and lawns, gardens, hardscape areas improved for pedestrian enjoyment, wooded areas and runoff reduction measures such as bioretention areas and cisterns.

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

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

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

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

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

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

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

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

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

A. *Compact Car Parking Space.* A designated space not less than 8 feet by 16 feet expressly provided within a parking area for purposes of temporarily parking a compact car or other compact motor vehicle.

B. *Handicapped Parking Space.* A designated space not less than thirteen feet in width (including loading area) and twenty feet in length, laid out and designated by signage in accordance with the requirements of the Georgia Accessibility Code for Buildings and Facilities.

C. *Handicap - Van Only.* A designated space not less than sixteen feet in width including loading area and twenty feet in length.

D. *Regular Parking Space.* A designated space not less than 9 feet in width by 19 feet in length.

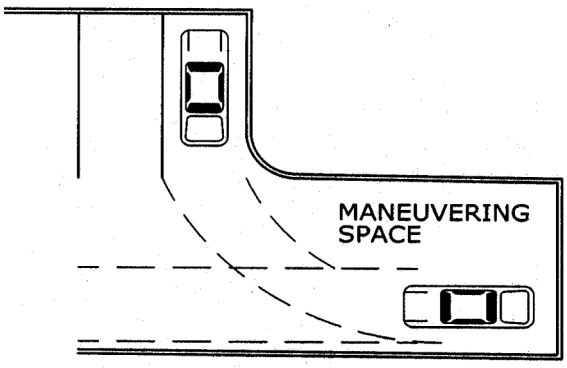


FIGURE 8

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

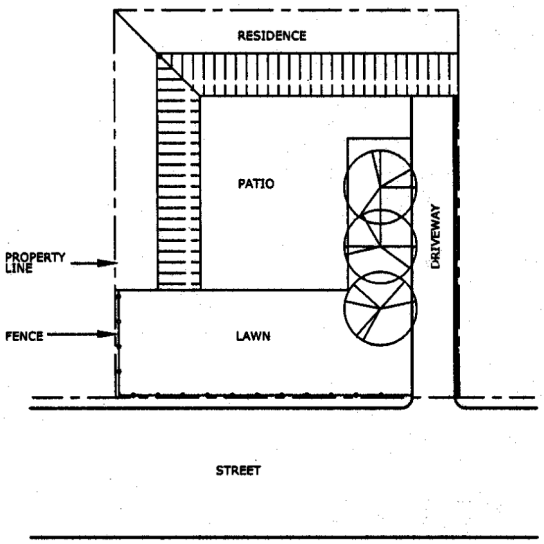


FIGURE 9

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

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

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

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

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

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

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

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

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

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

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

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

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

Portable. See Industrialized Buildings.

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

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

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

Privacy Fence. A sight-obscuring fence used to block the area enclosed by the fence from view from neighboring properties or public rights-of-way. Sight-obscuring shall mean opaque or having such qualities as to constitute a complete visual barrier to persons outside the perimeter of the sight-obscuring object. A fence which partially obscures sight shall not be considered sight-obscuring if the distance or open space between boards, slats, rails, stanchions, or balusters (which shall not exceed four (4) inches in width) equals or exceeds the width of said boards, slats, etc., measured at ninety (90) degree angles.

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

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

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

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

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

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

Research and Development. A use that includes activities that businesses undertake to innovate and introduce new products and services, such as biomedical, software and technology development and manufacturing, technically oriented services and training facilities, engineering and consulting, scientific laboratories and clean rooms, office and corporate headquarters. Incidental related commercial and services uses are permitted within this use. Space dedicated to manufacturing and laboratory activities shall be limited to no more than 50% of a building or development.

Residence. A dwelling unit.

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

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

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

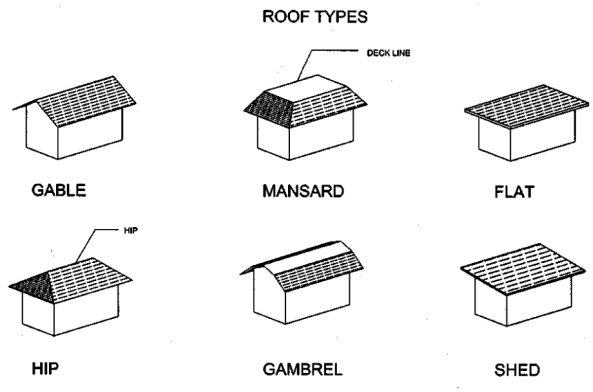
Retail Sales Establishment. A business principally engaged in offering a category of similar goods or products for sale to the general public, such as grocery store, hardware store, pharmacy, clothing shop, home furnishings store, office supplies store, and the like.

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

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

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

Roof. The outside top covering of a building.



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

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

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

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

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

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

Setback, Front Cul-de-Sac.

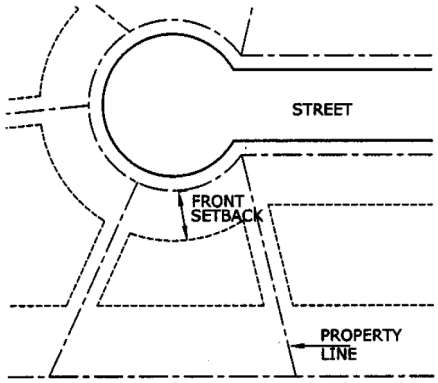


FIG 11

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

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

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

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

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

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

Smoke Shop and Tobacco Store. Any business premises dedicated to the display, sale, distribution, delivery, offering, furnishing, or marketing of tobacco, tobacco products, or instruments, vape products, or any combination thereof. Such businesses shall be located within a retail center and shall not be closer than 2,000 ft. to a school, religious institution, government building, park, residential dwelling or each other. Distance shall be measured by the straight-line distance from premises to premises. "Smoke shop and tobacco store" shall not include any grocery store, supermarket, convenience store or similar retail use that only sells conventional cigars, cigarettes, vape or tobacco as an ancillary sale (ten percent (10%) or less of total sales).

Spa Services. A business that provides services requiring a customer to disrobe, which may include non-medical massage, other personal services such as skin, nail, hair treatments, hair removal/waxing, and may have the sale of associated retail products. Such business shall be located within a zoning category allowing retail use, shall not occupy more than 4,000 sq. ft. and shall not be closer than 2,000 ft. to a comparable business. The term "spa establishment" shall not include hospitals or other professional health care establishments separately licensed as such by the state.

It shall be unlawful to establish a spa establishment in the city, unless said establishment is located:

(1) At least 300 feet from State Route 9;

(2) At least 300 feet from State Route 120; and

(3) At least 300 feet from any parcel occupied by a house of worship, public or private elementary or secondary school, public park, state-licensed day care facility, or any residence.

The foregoing minimum distance requirements shall not apply to any spa establishment located within a mixed use development in the MU district. For the purpose of this subsection, measurements shall be made in a straight line in all directions without regard to intervening structures or objects, from the closest point on a boundary line of the spa establishment parcel to the closest point on the State Route 9 or State Route 120 right-of-way, or to the closest point on a boundary line of any parcel containing a house of worship, public or private elementary or secondary school, public park, or residence.

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

Special Event Facility. A public or privately owned structure or area used for the purposes of performances, sporting events, receptions or parties, or similar attractions that may generate heavy traffic. Facilities may include improvements to accommodate special events, such as access and circulation improvements, parking areas, gathering areas, and other physical improvements necessary to accommodate special events.

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

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

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

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

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

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

A. *Principal Arterials*—are those streets and highways which serve major activity centers and emphasize traffic service rather than access to abutting land access. Principal arterials include all limited access freeways, expressways or parkways, and carry a high proportion of total area travel on a minimum of mileage.

B. *Major Arterials*—are those streets which interconnect with the principal arterial system and provide service to trips of moderate length with emphasis on both traffic service and land access and generally do not penetrate identifiable single family residential neighborhoods.

C. *Minor Arterials*—provide intra-community continuity but should not penetrate identifiable neighborhoods.

D. *Collector Streets*—distribute trips from arterial street to their ultimate origin or destination. Collector streets provide a greater level of land access than arterial streets, may enter or traverse identifiable neighborhoods, and rarely serve significant volumes of through traffic.

E. *Local Streets*—comprise all facilities not classified as arterial or collector. Local streets provide land access with service to through traffic being actively discouraged.

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

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

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

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

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

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

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

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

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

Tract. See "Lot."

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

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

Use, Accessory. See "Accessory Use."

Use, Conditional. See "Conditional Use."

Use, Principal. See "Principal Use."

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

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

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

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

Wireless Telecommunications Facilities. See Section 2.8 for definition of 'wireless tower.'

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

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

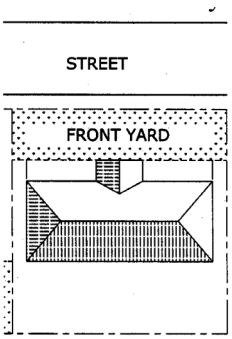


FIG 12

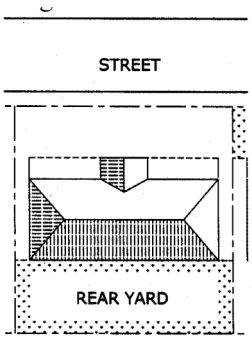


FIG 13

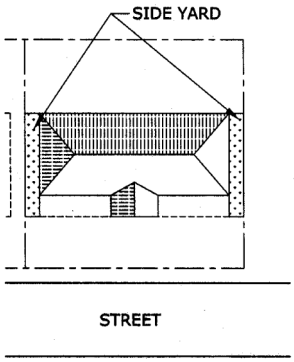


FIG 14

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

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

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

(Ord. No. 689, § 1, 6-2-2014 ; Ord. No. 702, § 1(Exh. A), 3-2-2015 ; Ord. No. 704, § 1, 6-1-2015 ; Ord. No. 715 , § 1, 9-28-2015; Ord. No. 718 , § 1, 12-14-2015; Ord. No. 730 , § 1, 12-5-2016; Ord. No. 741 , § 1, 6-5-2017; Ord. No. 744 , § 1, 7-10-2017; Ord. No. 749 , § 1, 9-18-2017; Ord. No. 772 , § 1, 2-4-2019; Ord. No. 778 , § 1, 6-17-2019; Ord. No. 786 , § 1, 9-23-2019; Ord. No. 787 , § 1(Exh. A), 10-28-2019; Ord. No. 804 , § 1(Exh. A), 8-10-2020; Ord. No. 807 , § 1(Exh. A), 9-8-2020; Ord. No. 808 , § 1(Exh. A), 9-8-2020; Ord. No. 835 , § 1(Exh. A), 10-4-2021; Ord. No. 843 , § 1(Exh. A), 4-18-2022; Ord. No. 847 , § 1(Exh. A), 8-22-2022)

ORDINANCE NUMBER:

AN ORDINANCE BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA TO AMEND ARTICLES I AND II OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ALPHARETTA, GEORGIA; TO ADD AND AMEND DEFINITIONS, USE OF LAND AND STRUCTURES, AND MISCELLANEOUS REGULATIONS PERTAINING TO EXTENDED STAY HOTELS AND HYBRID HOTELS; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

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

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

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

WHEREAS, the City Council desires to amend Articles I and II of the Unified Development Code for the foregoing purposes; and

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

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

Section 1: Article I, Subsection 1.4.2 titled "Defined Terms" of the Unified Development Code is hereby amended by amending same as set forth in Exhibit "A" attached hereto as if fully set forth herein.

Section 2: Article II, Section 2.2 titled "Permitted Use Districts and Regulations" of the Unified Development Code is hereby amended by amending same as set forth in Exhibit "B" attached hereto as if fully set forth herein.

Section 3: Article II, Section 2.7 titled "Miscellaneous Regulations" of the Unified Development Code is hereby amended by amending same as set forth in Exhibit "C" attached hereto as if fully set forth herein.

Section 4: If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City Council that this Ordinance would have

been adopted in its current form without the invalid or unconstitutional provision contained therein.

Section 5: This Ordinance shall be effective immediately upon its adoption by the City Council and the amendments made herein shall be incorporated into the Unified Development Code of the City of Alpharetta, Georgia, as applicable. This Ordinance hereby repeals any and all conflicting ordinances and amendments.

SO ORDAINED, this ____ day of _____.

CITY OF ALPHARETTA

By: _____
Jim Gilvin, Mayor

COUNCIL MEMBERS

_____
Mayor Pro Tem Dan Merkel

_____
Council Member Donald F. Mitchell

_____
Council Member Brian Will

_____
Council Member Douglas J. DeRito

_____
Council Member John Hipes

_____
Council Member Fergal Brady

(SEAL)

Attest:

_____
Lauren Shapiro, City Clerk

Approved as to form and legal sufficiency:

_____
[INSERT ATTORNEY], City Attorney

Exhibit “A”

1.4.2 Defined Terms.

Extended Stay Hotel. A building in which lodging is provided for transient guests for an average stay of less than one (1) month and offered to the public for compensation and ~~A building containing guest rooms for lodging, offered to the public for compensation, which are advertised, designed, intended or routinely utilized for weekly or monthly occupancy, or in which at least 30% of all~~ guest rooms have facilities for the refrigeration and preparation of food by guests, such as a refrigerator and a cooktop/stove (or a refrigerator, a microwave, and a dishwasher or kitchenette sink), and a self-serve laundry facility is available for guests use. For the purposes of this Code, extended stay hotels, hybrid hotels, and hotels (or motels) are separate and distinct uses. See Section 2.7.3, and Section 2.7.8.

Hotel, Hybrid. A building in which lodging along with customary lodging facilities and services, such as meeting rooms, restaurant, maid service and fitness center, are provided for transient guests for a mix of short- and long-term stays. The hybrid hotel primarily provides lodging for transient guests for an average stay of less than 7 days and offered to the public for compensation. No more than 30% of guest rooms may provide lodging for transient guests for long-term stays up to one year. Hotel services shall include the provision of food and beverage services suitable for both guests and groups, on-site restaurant, lounges, group meeting space with banquet facilities and selective amenities, such as but not limited to spas, banquets rooms, doormen, valet parking, concierge, and high-end restaurant and boutiques. Guest rooms within the building shall not contain equipment for food preparation other than a mini-fridge and/or microwave, except that rooms provided for longer stays may have equipment for food preparation. There shall be no self-laundry facilities (for guest's use) within the building, except that rooms provided for longer stays may have self-laundry facilities. Access to each guest room shall be through an inside lobby supervised at all hours.

Exhibit “B”

2.2.11 CUP community unit plan.

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

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

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

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

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

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

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

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

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

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

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

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

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

C. *Conditional Uses.* A property in the CUP district may be used for those uses listed in Table 2.2, including any of the following uses if the uses have been included in the conditions of approval for the CUP zoning on the property; or if the uses are designated on the CUP's Concept Plan; or if the

CUP's concepts plan identifies district categories (i.e. commercial, office) wherein the use would otherwise be permitted by right or as a conditional use:

1. Agricultural and Residential Uses.
    a. Dwelling, Group (congregate housing, assisted living facility, home-elderly, nursing).
    b. Dwelling, 'For-Sale' Attached.
    c. Dwelling, 'For-Sale' Detached.
    d. Dwelling, 'For-Rent'.
    e. Bed and Breakfast.
2. Business Uses.
    a. Animal Hospital, small animals.
    b. Art Galleries.
    c. Athletic Facility.
    d. Automobile Sales and Leasing.
    e. Automobile Service and Service Station.
    f. Automotive Parts.
    g. Bakery.
    h. Barber Shop.
    i. Bank, Savings and Loan.
    j. Beauty Shop.
    k. Book Store or Stationery.
    l. Boutique Hotel.
    m. Bowling Alley.
    n. Brewery.
    o. Broadcasting Studio (radio or TV).
    p. Building Equipment/Material.
    q. Clinic.
    r. Contractor's Office with and without outside storage.
    s. Convenience Market with or without gas pumps.
    t. Dance Studio.
    u. Day Care Center.
    v. Distillery.
    w. Drug Store.
    x. Dry Cleaning Pick-up Station.
    y. Equestrian Center.

z. Extended stay hotel (see Section 2.7).

aa. Fitness Studio.

bb. Florist, Retail without Greenhouse.

cc. Funeral Home wino cemetery or mausoleum.

dd. Golf, Miniature.

ee. Grocery Store.

ff. Hardware and Garden Supply Store.

gg. Hotel or Motel.

hh. Hotel, Hybrid.

ii. Laboratory, Research or Commercial.

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

kk. Liquor Store.

ll. Office Building or Office Park (Research and Development shall be a permitted use within an existing Office Building or Office Park or where office is a permitted use within an existing master plan).

mm. Park, playground.

nn. Pet Day Care.

oo. Pet Grooming.

pp. Print Shop.

qq. Public Building.

rr. Recreation Facilities, Indoor and Outdoor.

ss. Rental Services Establishment without outside storage.

tt. Research and Development.

uu. Restaurant.

vv. Restaurant, with Drive-thru window.

ww. Retail Sales and Services Establishments not otherwise listed for this zoning district.

xx. Retail Establishment, Mixed Sales.

yy. School, Commercial.

zz. Shop or Studio, Craftsman/Artist.

aaa. Spa Services.

bbb. Special Event Facility.

ccc. Theater, Cinema.

3. Wholesale, Storage and Industrial Uses.

a. Laundry, Industrial.

b. Locker, Frozen Food or Cold Storage.

c. Manufacturing, Light.

d. Wholesale Establishment.

4. Semipublic Uses, Utilities.

a. Airport, public or private.

b. Amphitheater.

c. Auditorium.

d. Church, Synagogue.

e. Club, association or lodge.

f. Country Club.

g. Fire Station.

h. Golf Course, Driving Range.

i. Heliport, public or private.

j. Hospital.

k. Library.

l. Museum.

m. Parle or Playground.

n. Power Station.

o. School, Academic.

p. Switching Station (Telecom).

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

r. Wireless Tower.

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

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

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

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

Open space: Each CUP shall have a minimum of 15% of the gross acres of the CUP dedicated or set aside as open space. Amenities may be included within the 15% open space requirement. However, open

space shall not include any other required open areas such as required building set backs, buffers, landscape strips or other similar requirements of this Ordinance or other applicable laws.

(Ord. No. 718 , §§ 2, 4, 12-14-2015; Ord. No. 741 , § 4, 6-5-2017; Ord. No. 744 , §§ 2, 6, 7-10-2017; Ord. No. 808 , § 2(Exh. B), 9-8-2020; Ord. No. 836 , § 1(Exh. A), 10-4-2021; Ord. No. 843 , § 2(Exh. B), 4-18-2022)

2.2.13 O-I office-institutional.

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

A. *Conditional Principal Uses.* A property in the O-1 district may be used for the uses listed below and shown in Table 2.2 in accordance with an approved masterplan, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use. Lots of less than five (5) acres in size may be developed for bank, office or research and development use without public hearing subject to Design Review Board Approval.

1. Residential Uses.

    a. Dwelling, Group (nursing home, children's home, congregate housing, assisted living facility).

2. Business Uses.

    a. Bank, Savings and Loan.

    b. Broadcasting Studio (radio or TV).

    c. Clinic.

    d. Congregate Housing.

    e. Day Care Center.

    f. Drug Store.

    g. Manufacturing, Heavy.

    h. Office Building or Office Park (Research and Development shall be a permitted use within an existing Office Building or Office Park or where office is a permitted use within an existing master plan).

    i. Recreational Facilities (Indoor or Outdoor).

    j. Research and Development.

    k. Special Event Facility.

    l. Theater, Cinema.

3. Semipublic Uses, Utilities.

    a. Church, Synagogue.

    b. Club, association or lodge.

    c. Golf Course, Driving Range.

    d. Heliport.

    e. Hospital.

f. Library.

g. Museum.

h. Public Building.

i. School, Academic.

B. *Accessory Uses.* A property in the O-I district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

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

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

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

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

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

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

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

2. Privacy and decorative fences and walls.

3. Swimming pool, tennis court, patio and other private recreation facilities.

4. Clubhouse, swimming pool, or community recreation facilities serving a development.

5. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.

6. Signs, subject to all of the requirements regulating signage herein.

7. Retaining walls and other site improvement structures approved as part of the development permit.

8. Retail service uses up to 25% of the floor area of an office building for services incidental to the associated office use.

C. *Conditional Subordinate Uses.* A property in the O-I district may be used for any of the following listed uses upon approval as a conditional use by the City Council provided that the uses in aggregate do not constitute more than 25% of the total project and are not segregated so as to create a retail strip center.

1. Residential Uses.

   a. Reserved.

2. Business Uses.

   a. Animal Hospital, Small Animal.

b. Art Galleries.

c. Athletic Facility.

d. Automobile Service and Service Station.

e. Bakery.

f. Barber Shop.

g. Beauty Shop.

h. Book Store.

i. Boutique Hotel.

j. Bowling Alley.

k. Brewery.

l. Car Wash.

m. Contractor's Office without outside storage.

n. Convenience Market with or without gas pumps.

o. Dance Studio.

p. Distillery.

q. Dry Cleaning Pick-up Station.

r. Extended Stay Hotel (see Sec. 2. 7).

s. Fitness Studio.

t. Florist, Retail without Greenhouse.

u. Funeral Home w/out cemetery or mausoleum.

v. Golf, Miniature, or Golf Driving Range.

w. Hotel/motel.

x. Hotel, Hybrid.

y. Laboratory, Research or Commercial.

z. Liquor Store.

aa. Parking Lot, Commercial.

bb. Print Shop.

cc. Restaurant.

dd. Restaurant, with Drive-thru window.

ee. Retail Sales & Services Establishments subject to the limitation of [subsection] 2.2.13 B 8.

ff. School, Commercial.

gg. Spa Services.

3. Wholesale, Storage and Industrial Uses.

a. Manufacturing, Light.

4. Semipublic Uses, Utilities.

a. Airport.

b. Amphitheater.

c. Auditorium.

d. Country Club.

e. Fire Station.

f. Park or Playground.

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

h. Wireless Tower.

D. *District Regulations.*

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

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

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

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

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—40 feet.

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

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

(Ord. No. 718 , §§ 3, 6, 12-14-2015; Ord. No. 741 , § 4, 6-5-2017; Ord. No. 744 , §§ 2, 6, 7-10-2017; Ord. No. 808 , § 2(Exh. B), 9-8-2020; Ord. No. 813 , § 1(Exh. A), 10-26-2020; Ord. No. 836 , § 1(Exh. A), 10-4-2021; Ord. No. 843 , § 2(Exh. B), 4-18-2022)

2.2.15 C-2 general commercial.

A. *Permitted Principal Uses.* A property in the C-2 district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Residential Uses.
    a. Dwelling, 'For-Sale'—in an existing or historic structure only.
    b. Bed and Breakfast.
2. Business Uses.
    a. Art Gallery.
    b. Athletic Facility.
    c. Automobile Service and Service Station.
    d. Automotive Parts.
    e. Bakery.
    f. Bank, Savings and loan.
    g. Barber Shop.
    h. Beauty Shop.
    i. Book Store.
    j. Bowling Alley.
    k. Broadcasting Studio (radio or TV).
    l. Carpet and Rug Sales.
    m. Clinic.
    n. Contractor's Office without outside storage.
    o. Convenience Market with or without gas pumps.
    p. Dance Studio.
    q. Day Care Center.
    r. Drug Store.
    s. Dry Cleaning Pick-up Station.
    t. Fitness Studio.
    u. Florist, Retail Without Greenhouse.
    v. Grocery Store.
    w. Hardware and Garden Supply Store.
    x. Home Improvement Store.
    y. Laundry, Self-Serve, Pick-up.
    z. Liquor Store.
    aa. Nail Salon.
    bb. Office Building or Park.
    cc. Parking lot, Commercial.
    dd. Pet Day Care.

ee. Pet Grooming.

ff. Print Shop.

gg. Rental Services Establishment without outside storage.

hh. Restaurant.

ii. Restaurant w/ Drive-thru Window.

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

kk. Retail Establishment, Mixed Sales.

ll. School, Commercial.

mm. Shop or Studio, Craftsman/Artist.

3. Semipublic Uses, Utilities.

a. Hospital.

b. Library.

c. Museum.

d. Park or Playground.

e. School, Academic.

B. *Accessory Uses.* A property in the C-2 district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following: (See also Supplementary Regulations in this Article.)

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

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

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

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

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

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

2. Privacy and decorative fences and walls.

3. Swimming pool, tennis court, patio and other private recreation facilities.

4. Clubhouse, swimming pool, or community recreation facilities serving a development.

5. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.

6. Signs, subject to all of the requirements regulating signage herein.

7. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the C-2 district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Residential Uses.

   a. Dwelling, Group (congregate housing, nursing home, etc.).

2. Business Uses.

   a. Animal Hospital, small animals.

   b. Assisted Living, Congregate housing.

   c. Automobile Sales and Leasing.

   d. Boutique Hotel.

   e. Brewery.

   f. Builder's Equipment/Material.

   g. Car Wash.

   h. Check Cashing.

   i. Church, Synagogue.

   j. Club, fraternity, association or lodge.

   k. Contractor's Office with outside storage.

   l. Distillery.

   m. Extended Stay Hotel (see Sec. 2.7).

   n. Funeral Homes.

   o. Golf, Miniature.

   p. Greenhouse with nursery.

   q. Hotel or Motel.

   r. Hotel, Hybrid.

   s. Limousine Service and Taxi.

   t. Massage Therapy (see Sec. 2.7).

   u. Pest Control Business.

   v. Spa Services.

   w. Recreation Facilities, Indoor.

   x. Recreation Facilities, Outdoor.

   y. Small Appliance Repair Shop.

z. Smoke Shop and Tobacco Store.

aa. Spa Services.

bb. Special Event Facility.

cc. Theater, Cinema.

3. Semipublic Uses, Utilities.

a. Auditorium.

b. Public Building.

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

d. Wireless Tower.

D. *District Regulations.*

Minimum Lot Area—none.

Minimum Lot Width—none.

Minimum Setbacks.

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

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

Rear yard—10 feet.

Maximum Coverage By Principal Buildings—70% (for development within Downtown Overlay—90%).

Maximum Building Height—40 feet.

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

(Ord. No. 703 , § 1, 6-1-2015; Ord. No. 704 , § 2, 6-1-2015; Ord. No. 718 , §§ 5—7, 9, 12-14-2015; Ord. No. 730 , §§ 3, 4, 12-5-2016; Ord. No. 741 , § 4, 6-5-2017; Ord. No. 744 , §§ 2, 6, 7-10-2017; Ord. No. 772 , § 3, 2-4-2019; Ord. No. 808 , § 2(Exh. B), 9-8-2020; Ord. No. 836 , § 1(Exh. A), 10-4-2021; Ord. No. 843 , § 2(Exh. B), 4-18-2022)

2.2.16 PSC planned shopping center.

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

A. *Conditional Principal Uses.* A property in the PSC district may be used for those uses listed in Table 2.2, only upon approval as a conditional use by the city council:

1. Residential Uses.

a. Dwelling, 'For-Sale', Attached (only allowed in the North Point Overlay and not exceeding (8) dwelling units/acre unless additional density is authorized in accordance with said overlay).

b. Dwelling, 'For-Sale', Detached (only allowed in the North Point Overlay and not exceeding (8) dwelling units/acre unless additional density is authorized in accordance with said overlay).

2. Business Uses.

a. Art Galleries.

b. Bakery.

c. Barber Shop.

d. Bank, Savings and Loan.

e. Beauty Shop.

f. Brewery.

g. Book Store.

h. Car Wash.

i. Carpet and Rug Sales.

j. Clinic.

k. Dance Studio.

l. Day Care Center.

m. Distillery.

n. Drug Store (Pharmacy).

o. Florist, Retail without Greenhouse.

p. Grocery Store (max. 50,000 SF in the North Point Overlay).

q. Hardware Store (max. 50,000 SF in the North Point Overlay).

r. Home Improvement Store.

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

t. Liquor Store.

u. Office Building or Park.

v. Pest Control Business.

w. Rental Services Establishment without outside storage.

x. Restaurant.

y. Restaurant w/Drive-thru window.

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

aa. Retail Establishment, Mixed Sales.

B. *Accessory Uses.* A property in the PSC district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

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

1. Privacy and decorative fences and walls.

2. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.

3. Signs, subject to all of the requirements regulating signage herein.

4. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Subordinate Uses.* A property in the PSC district may be used for any of the following only upon approval as a conditional use by the City Council and provided that these uses in aggregate do not constitute more than 50% of the site area:

1. Residential Uses.

   a. Reserved.

2. Business Uses.

   a. Animal Hospital, small animals.

   b. Athletic Facility.

   c. Automobile Service and Service Station.

   d. Automotive Parts.

   e. Bowling Alley.

   f. Boutique Hotel.

   g. Broadcasting Studio (radio or TV).

   h. Convenience Center with gas pumps.

   i. Dry Cleaning Plant.

   j. Dry Cleaning Plant with pick-up station.

   k. Fitness Studio.

   l. Funeral Home with no cemetery or mausoleum.

   m. Greenhouse, Nursery.

   n. Golf, Miniature.

   o. Hotel or Motel.

   p. Hotel, Hybrid.

   q. Nail Salon.

   r. Parking Lot, Commercial.

   s. Pet Day Care.

   t. Pet Grooming.

   u. Print Shop.

   v. Recreation Facilities, Indoor.

   w. School, Commercial.

   x. Shop or Studio, Craftsman/Artist.

   y. Spa Services.

   z. Special Event Facility.

aa. Theater, Cinema.

3. Semipublic Uses, Utilities.

a. Auditorium.

b. Church, Synagogue.

c. Club, fraternity, association or lodge.

d. Heliport, public or private.

e. Libraries.

f. Museum.

g. Park or Playground.

h. Public Building.

i. Recreational Facilities (Outdoor).

j. School, Academic.

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

l. Wholesale Establishment.

m. Wireless Tower.

D. *District Regulations.*

Minimum Lot Area—the planned development shall occupy a total of at least 10 acres. No minimum lot size is required for each building or related development site within the overall development.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

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

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

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—40 feet.

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

F. *Review Criteria.* The PSC district is intended to promote specific objectives. Therefore, the following shall be considered when reviewing a PSC master plan:

1. Pedestrian connectivity to all uses.

2. Large parking areas below grade, in decks or screened. Design efforts to provide shared parking will also be considered.

3. Accommodations for public transportation.

4. Buildings that face or appear to face public roadways.

5. Appearance standards for buildings and structured parking.

6. Limitations on uninterrupted building elevations.

7. Creation of vistas and view corridors within development.

8. Focal point features at prominent locations and ends of vistas.

9. Incorporation of natural site features.

10. Block lengths conducive to pedestrian traffic.

11. Detention and retention facilities designed to be aesthetically pleasing.

12. Creative methods for stormwater management to provide additional open space.

13. Attractive and usable street furniture in public spaces.

14. Emphasis on a high quality landscape plan.

(Ord. No. 715 , § 2, 9-28-2015; Ord. No. 718 , §§ 3, 4, 12-14-2015; Ord. No. 741 , § 4, 6-5-2017; Ord. No. 744 , §§ 2, 4, 6, 7-10-2017; Ord. No. 767 , §§ 1—3, 10-22-2018; Ord. No. 808 , § 2(Exh. B), 9-8-2020; Ord. No. 836 , § 1(Exh. A), 10-4-2021; Ord. No. 843 , § 2(Exh. B), 4-18-2022)

2.2.17 L-I industrial.

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

1. Agricultural and Residential Uses.

   a. Dwelling, Group (home-elderly, children, nursing).

2. Business Uses.

   a. Animal Hospital, small and large animals.

   b. Art Gallery.

   c. Athletic Facility.

   d. Automobile Service and Service Station.

   e. Automotive Parts.

   f. Automotive Sales and Leasing.

   g. Bakery.

   h. Bank, Savings and Loan.

   i. Book Store.

   j. Bowling Alley.

   k. Brewery.

   l. Broadcasting Studio (radio or TV).

   m. Builder's Equipment/Material.

   n. Car Wash.

o. Carpenter Shop, Woodworking.

p. Carpet and Rug Sales.

q. Check Cashing.

r. Church, Synagogue.

s. Congregate Housing.

t. Contractor's Office with and without outside storage.

u. Convenience Market with or without gas pumps.

v. Dance Studio.

w. Day Care Center.

x. Discount Store.

y. Distillery.

z. Drug Store.

aa. Dry Cleaning Pick-up Station.

bb. Fireworks Sales.

cc. Fitness Studio.

dd. Funeral Home.

ee. Greenhouse, Nursery.

ff. Grocery Store.

gg. Hardware and Garden Center.

hh. Home Improvement Store.

ii. Kennel.

jj. Laboratory, Research or Commercial.

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

ll. Limousine Service and Taxi.

mm. Liquor Store.

nn. Massage Therapy (see Sec. 2.7).

oo. Nail Salon.

pp. Office Building or Office Park.

qq. Parking Lot, Commercial.

rr. Pawn Shop.

ss. Pest Control.

tt. Pet Day Care.

uu. Pet Grooming.

vv. Print Shop.

ww. Recreation Facilities, Indoor and Outdoor.

xx. Rental Services Establishment with outside storage.

yy. Rental Services Establishment without outside storage.

zz. Research and Development.

aaa. Restaurant.

bbb. Restaurant w/ Drive-thru Window.

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

ddd. Retail Establishment, Mixed Sales.

eee. Shop or Studio, Craftsman/Artist.

fff. Small Appliance Repair Shop.

ggg. Smoke Shop and Tobacco Store.

hhh. Spa Services.

iii. Special Event Facility.

jjj. Tattoo Parlor, Body Piercing.

kkk. Taxidermist.

lll. Theater, Cinema.

mmm. Tire Retreading.

3. Wholesale, Storage and Industrial Uses.

a. Bottled Gas, storage and distribution.

b. Locker, Frozen Food or Cold Storage.

c. Machine Shop.

d. Manufacturing, Light.

e. Mini-Warehouse.

f. Septic Tank Sales, Construction.

g. School, Commercial.

h. Storage, Inside and Outside.

i. Welding Shop.

j. Wholesale Trade Establishment.

4. Semipublic Uses, Utilities.

a. Amphitheater.

b. Auditorium.

c. Church, Synagogue.

d. Heliport.

e. Hospital.

f. Library.

g. Museum.

h. Park or Playground.

i. Public Building.

j. School, Academic.

k. Switching Station, Telecom.

B. *Accessory Uses.* A property in the L-I district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

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

1. Privacy and decorative fences and walls.

2. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.

3. Signs, subject to all of the requirements regulating signage herein.

4. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* When reviewing a conditional use, consideration shall be given to factors associated with the use including, but not limited to, the following:

1. Site design.

2. Property access.

3. Hours of operation of the business.

4. Vehicular trips generated by the use.

5. Impact of the use on surrounding properties.

6. Impact of the use on the natural features of the site.

A property in the L-I district may be used for any of the following only upon approval as a conditional use by the City Council:

1.0 *Business Uses.*

a. Adult Entertainment Establishment (see Sec. 2.7).

b. Boutique Hotel.

c. Extended Stay Hotel.

d. Golf Driving Range.

e. Glass Fabrication.

f. Hotel, Hybrid.

g. Tire Retreading.

2.0 *Wholesale, Storage and Industrial Uses.*

a. Asphalt Plant.

b. Dry Cleaning Plant.

c. Concrete Plant.

d. Indoor Shooting Range (see Sec. 2.7).

e. Junk or Salvage Yard.

f. Laundry Industrial.

g. Manufacturing, Heavy.

h. Recycling Center.

i. Sawmill.

j. Sewage Disposal Plant.

k. Transfer Station.

3.0 *Semipublic Uses, Utilities.*

a. Airport, public or private.

b. Power Station.

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

d. Wireless Tower.

4.0 *Transfer Station.* Any facility associated with waste or a facility used to transfer solid waste from one transportation vehicle to another for transportation to a disposal facility or processing operation.

4.1 *General Standards.*

a. No access to transfer station facility shall be allowed from streets that primarily access residential developments;

b. Access streets shall be paved and shall be able to withstand maximum load limits established by the State of Georgia as approved by the Engineering Director;

c. No portion of a new transfer station shall be located within a three-mile radius of the property lines of an existing transfer station;

d. A minimum 200 foot undisturbed buffer and ten-foot improvement setback shall be required along all property lines except public rights-of-way;

e. A minimum 50 foot buffer and ten-foot improvement setback shall be required along all public rights-of-way;

f. A minimum six foot high solid fence or wall shall be located on property lines or interior to the required buffers and improvement setback;

g. Operation of the facility shall be limited to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday; 9:00 a.m. to 7:00 p.m., Saturday; 12:00 p.m. to 5:00 p.m., Sunday (for routine maintenance and other non-operational facility activities).

h. Only municipal solid waste is accepted at the facility. No treated or untreated regulated medical waste, treated and destroyed medical waste or asbestos waste debris shall be accepted;

i. All solid waste is removed from the transfer station within 24 hours of receipt;

j. A transfer station with permanent operating mechanical equipment must have an attendant on duty whenever the facility is open;

k. The facility shall be designed and constructed in a manner to ensure that odor will not be emitted from the site;

l. The transfer facility must be cleaned at least once every 24 hours;

m. The entrance and exit shall be cleaned at a frequency which prevents the tracking or off-site migration of waste materials;

n. The operator shall take adequate measures to minimize the creation, emission, or accumulation of excessive dust and particulates;

o. The operator shall take adequate steps to control or prevent the propagation, harborage and attraction of pests;

p. All floors must be free from standing water. All drainage from cleaning areas must be discharged to sanitary sewers, authorized cleaning areas must be discharged to sanitary sewers, authorized sanitary waste treatment facilities, or a corrosion-resistant holding tank;

q. The facility shall provide fire suppression equipment as directed by the City of Alpharetta Fire Department;

r. All solid waste passing through the transfer station must be ultimately treated or disposed of at an authorized facility;

s. The transfer station must have adequate storage space for incoming solid waste;

t. Operational records must be maintained at facilities with permanent operating mechanical equipment. These records must include a daily log of the quantity of solid waste received and transported, specifying the origin by hauler and the destination of the solid waste transported daily;

u. The facility shall not generate more than 150 total vehicle trips per day;

v. An annual report must be submitted to the Community Development Department which summarized the information gathered in (t), above;

w. The facility shall be developed, operated and maintained in a safe, nuisance-free manner; and

x. The facility and its operation must be in compliance with GA EPD requirements.

4.2 *Additional Permit Application Requirements.*

a. Application requirements. An application for a solid waste transfer station permit must confirm to the requirements set forth herein. Applications for initial permits to construct and operate a solid waste transfer station must include the following:

(1) Regional plan or map. The regional plan or map must delineate the service area of the proposed transfer station.

(2) Site plan. The site plan must include:

(a) Site conditions and projected site utilization, including all site structures (such as buildings, fences, gates, entrances and exits, parking areas);

(b) Property boundaries, access roads, the locations of all surface water bodies, and 100-year floodplain boundaries;

(c) All proposed structures and areas designated for unloading, sorting, storage, and loading, including dimensions, elevations and floor plans of these structures and areas, and the general process flow; and

(d) Adjacent properties, including the location of public and private water supplies on these properties.

(3) Engineering report. The engineering report must include:

(a) A description of the general operating plan for the proposed facility, including the origin, composition, and expected weight or volume of all solid waste to be accepted, the maximum time any such waste will be stored, where all waste will be disposed of, and the proposed capacity operating hours, and the expected life of the facility;

(b) A description of all machinery and equipment, including the design capacity;

(c) A proposed transfer plan specifying the transfer route, the number and type of transfer vehicles to be used, and how often solid waste will be transferred to the disposal site;

(d) A description of the facility's drainage system and water supply system; and

(e) A contingency plan that details an alternative solid handling system for periods when not operating, or for delays in transporting solid waste due to undesirable conditions, such as delivery of unauthorized waste, fires, dust, odor, vectors, unusual traffic conditions, equipment breakdown or other emergencies.

4.3 *Design Standards.* All transfer stations must meet minimum design requirements as follows:

a. Unloading and loading areas.

(1) The unloading area must be adequate in size and design to facilitate efficient unloading from the collection vehicles and the unobstructed movement of vehicles;

(2) The unloading and loading pavement areas must be constructed of concrete or asphalt paving material and equipped with adequate drainage structures;

(3) Processing, tipping, sorting, storage, and compaction areas must be located within an enclosed building;

(4) Provisions must be made for weighing or measuring all solid waste transferred to the facility;

(5) Sufficient internal storage areas must be provided for incoming solid waste;

(6) Exhaust removal systems must be installed in enclosed areas; and

(7) The facility must be designed to accommodate expected traffic flow in a safe and efficient manner.

4.4 *Expansion or Modification of Existing Facilities.* No transfer station facility existing as of 12/06/04 may make modifications which require a permit, make changes that require a permit modification from the GA EPD or increase the square footage of any buildings on site without City Council approval. When reviewing modification or expansion plans, the Council

may consider the extent to which the proposed modification or expansion meets the standards established in Sections 4.1 and 4.3, herein; however, any existing buildings which do not meet setback requirements shall be considered non-conforming and shall remain, but may not be expanded with regard to the setback non-conformity pursuant to UDC Sec. 2.4.2.

D. *District Regulations.*

Minimum lot size—one acre.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

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

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

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—35%.

Maximum Building Height—35 feet.

Development on property over 25 acres in size requires masterplan approval through a Public Hearing process.

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

(Ord. No. 708 , § 1, 8-10-2015; Ord. No. 715 , § 3, 9-28-2015; Ord. No. 718 , §§ 7, 10—12, 12-14-2015; Ord. No. 741 , §§ 2, 3, 6-5-2017; Ord. No. 744 , §§ 2, 3, 5, 6, 7-10-2017; Ord. No. 808 , § 2(Exh. B), 9-8-2020; Ord. No. 835 , § 1(Exh. B), 10-4-2021; Ord. No. 836 , § 1(Exh. A), 10-4-2021; Ord. No. 843 , § 2(Exh. B), 4-18-2022)

2.2.20 MU mixed use district.

This district is intended to allow for the development of a mix of uses within the framework of a master plan. The district regulations are intended to allow greater design flexibility in order to accommodate a pedestrian focused environment that provides opportunities for living, working, shopping, recreation and entertainment.

A. *Applicability.* This zoning district is applicable to properties located within:

1. Areas that are primarily non-residential in character; or
2. Along major roadways that are primarily commercial in character; or
3. Historic Downtown Alpharetta; or
4. As noted in the Comprehensive Land Use Plan.

B. *Permitted Principal Uses.* A property in the MU district may be used only for those uses approved as part of the conditions of approval of the MU zoning on the property and as further limited below.

1. *Dwelling, attached or detached:* At least 25% of the MU development shall be utilized as residential dwellings. Land use calculations shall utilize gross floor area for vertical mix of uses and land area for horizontal mix of uses.

Dwelling, 'For-Rent' and 'For-Sale' units shall require conditional use approval as set forth in Table 2.2.

2. *Commercial:* At least 10% of the MU development shall be utilized as commercial uses (as approved in the MU master plan). Land use calculations shall utilize gross floor area for vertical mix of uses and land area for horizontal mix of uses.

3. *Open Space:* MU developments shall incorporate the following amounts and types of open space:

   a. *All developments:* A minimum of 10% of the gross land area shall be designed for use as civic space in conformance with Sec. 2.10.10.C of the North Point Overlay.

   b. *Developments with residential uses:* In addition to the requirements of "a" immediately above, each MU development containing residential uses shall provide a minimum of one acre of open space/100 population generated by residential uses. Household size shall be calculated using the most current US Census data for the City of Alpharetta. This requirement shall not apply in the North Point Overlay, where alternate standards apply.

4. *Office/Institutional:* At least 25% of the MU development shall be utilized for office buildings. Land use calculations shall utilize gross floor area for vertical mix of uses and land area for horizontal mix of uses.

5. Redevelopment projects that incorporate existing buildings and do not conform to the dwelling, commercial, or office/institutional percentages set forth in "1","2" or "4" above (prior to redevelopment) are not subject to said requirements when all of the following are met:

   a. At least 75% of the total existing floor area remains after redevelopment; and

   b. The total floor area of new construction does not exceed the total floor area of existing buildings to remain; and

   c. The redevelopment does not increase the degree of non-conformity with regards to the percentages set forth in "1"," 2" or "4" above.

As determined by City staff, uses shall be calculated using one of the following methods:

Horizontal Mixed Use: Land Use Land Area (acres)/Total MU Land Area (acres) = % Land Use of MU Development

Example: 25 acres of Residential Land Use/100 acres of MU Land Area = 25% Residential Land Use of MU Development

Vertical Mixed Use: Land Use Gross Floor Area (square feet)/Total Gross Floor Area of All MU Development (square feet) = % Land Use of MU Development

Example: 25,000 SF of Commercial Land Use/100,000 SF for All Vertical Development = 25% Commercial Land Use of MU Development

Combination of Horizontal and Vertical Mixed Use:

Land Use Gross Floor Area (square feet)/Total Gross Floor Area of All MU Vertical and Horizontal Development (square feet) = % Land Use of MU Development

Example: [25,000 SF of Vertical Commercial Land Use + 25,000 SF of Horizontal Commercial Development]/200,000 SF for All Vertical and Horizontal Development = 25% Commercial Land Use of MU Development

C. *Conditional Uses.* A property in the MU district may be used for those uses listed below and in Table 2.2, as well as, any additional uses included in the conditions of approval for the MU

zoning on the property. Conditional uses not included in the master plan shall require a public hearing by the Planning Commission and approval by the City Council.

1. Residential Uses:

    a. Dwelling, Group (assisted living facility, congregate housing).

    b. Dwelling, 'For-Rent'.

    c. Dwelling, 'For-Sale', Attached and Detached.

    d. Bed and Breakfast.

2. Commercial Uses:

a. Art Gallery.

b. Athletic Facility.

c. Bakery.

d. Bank, Savings & Loan.

e. Barber Shop.

f. Beauty Shop.

g. Book Store.

h. Boutique Hotel.

i. Brewery.

j. Clinic.

k. Dance Studio.

l. Day Care Center.

m. Distillery.

n. Drug Store (Pharmacy).

o. Dry cleaning, Pickup Station.

p. Fitness Studio.

q. Florist, Retail.

r. Grocery Store (max. 50,000 SF in the North Point Overlay).

s. Hardware and Garden Supply Store (max. 50,000 SF in the North Point Overlay).

t. Hotel/Motel.

u. Hotel, Hybrid.

v. Liquor Store.

w. Manufacturing. Heavy.

x. Nail Salon.

y. Office.

z. Pet Grooming.

aa. Print Shop.

bb. Recreation Facilities, Indoor and Outdoor.

cc. Restaurant.

dd. Retail Establishment.

ee. School, Commercial.

ff. Spa Services.

gg. Special Event Facility.

hh. Theater, Cinema.

3. Semipublic Uses, Utilities:

a. Church, Synagogue.

b. Heliport.

c. Library.

d. Museum.

e. Park or Playground.

f. Public Building.

g. School, Academic.

D. *District Regulations.*

Minimum Lot Size: The minimum area permitted to be zoned for an MU development is 25 acres.

Maximum Density of Dwelling Units: The MU master plan shall establish maximum density for each area within the development. Density for all residential units combined shall not exceed eight (8) dwelling units/acre, except when City Council approves greater density by conditional use in the North Point Overlay. Density shall be calculated based on the gross acreage of the entire MU master plan.

Development Standards: Regulations governing lot size, lot width, setbacks, principal building coverage, floor area of dwelling unit, and height shall be established for each area within the MU master plan and approved through the public hearing process.

Maximum Impervious Area: 80% for the entire MU development.

Civic Space: See Sec. 2.20.B.3.

Open Space: Open space may include residential recreational amenities. However, at least 50% of the required open space shall be provided in passive land area(s).

E. *Review Criteria.* The MU district is intended to promote specific objectives. Therefore, the following shall be considered when reviewing an MU master plan:

1. Retail, restaurant, office, and personal service uses at ground level.

2. Pedestrian connectivity to all uses.

3. Large parking areas below grade, in decks or screened. Design efforts to provide shared parking will also be considered.

4. Accommodations for public transportation.

5. Buildings that face or appear to face public roadways.

6. Appearance standards for buildings and structured parking.

7. Limitations on uninterrupted building elevations.

8. Creation of vistas and view corridors within development.

9. Focal point features at prominent locations and ends of vistas.

10. Incorporation of natural site features.

11. Block lengths conducive to pedestrian traffic.

12. Detention and retention facilities designed to be aesthetically pleasing.

13. Creative methods for stormwater management to provide additional open space.

14. Attractive and usable street furniture in public spaces.

15. Emphasis on a high quality landscape plan.

16. Number of office jobs internally captured on-site.

F. *Time Linkage/Concurrency.* In order to ensure that the objectives of MU district are met and development occurs which incorporates a mix of uses, a development phasing strategy or time line shall be established for each MU project, subject to the following:

1. *Open Space and Civic Space.* No certificate of occupancy for any use shall be issued until a proportional amount of required open space and civic space has been installed.

Furthermore, when reviewing the phasing strategy or timeline, the City Council may link the issuance of other permits and/or certificates of occupancy for a portion of the development with the completion of other portions of the development.

(Ord. No. 702, § 1(Exh. A), 3-2-2015 ; Ord. No. 732 , § 1, 2-6-2017; Ord. No. 741 , § 4, 6-5-2017; Ord. No. 744 , § 2, 7-10-2017; Ord. No. 749 , §§ 2, 3, 9-18-2017; Ord. No. 767 , § 4(Exh. A), 10-22-2018; Ord. No. 808 , § 2(Exh. B), 9-8-2020; Ord. No. 836 , § 1(Exh. A), 10-4-2021; Ord. No. 843 , § 2(Exh. B), 4-18-2022)

TABLE 2.2 LIST OF PERMISSIBLE AND CONDITIONAL USES

On the following table, an "O" means that the use will be permitted in that district only if a Conditional Use Permit is granted by the City Council. An "X" means that the use is permitted in the zoning district subject to the general provisions of the Unified Development Code. An "A" means that the use is permitted as an accessory use in the zoning district subject to the general provisions of the Unified Development Code. An "S" means that the use will be permitted as a subordinate use in that district if a Conditional Use Permit is granted by the City Council. For uses not included in this list or when the Director of Community Development is unable to determine placement, application shall be made to the Board of Appeals for interpretation.

USES	AG	RE	R	R-22	R-15	R-12	R-10	R-4A	R-4D	R-8A/D	R-10M	CUP*	OI*	OP	C-1	C-2	PSC	LI	OS-R	SU	MU
Adult Entertainment Establishment																		O			
Airport, Public/Private	O											O	S					O		X	
Amphitheater												O	S					X	O	X	
Animal Hospital, Small Animal (Veterinarian)	O											O	S		O	O	S	X			
Animal Hospital, Large Animal	O																	X			
Art Galleries												O	S	O	X	X	O	X			O
Asphalt Plant																		O			
Athletic Facility												O	S		O	X	S	X			O
Auditorium	O											O	S	O	O	O	S	X			
Auto Sales and Leasing (Trucks, Vans, Cars and Accessories)												O				O		X			
Automotive Parts												O			O	X	S	X			

Automotive Service & Service Station												O	S			X	S	X			
Bakery												O	S	O	X	X	O	X			O
Bank, Savings and Loan, Mortgage Company												O	O	X	X	X	O	X			O
Barber/Beauty Shop												O	S	X	X	X	O				O
Bed and Breakfast	X	O	O	O	O						X	O		X	X	X					O
Book Store or Stationery												O	S	A	X	X	O	X			O
Bottle Gas Storage and Distribution																		X			
Boutique Hotel												O	S			O	S	O			O
Bowling Alley												O	S		O	X	S	X			
Brewery												O	S		O	O	O	X			O
Broadcasting Studio (Radio and TV)	O											O	O			X	S	X			
Builder's Equipment/Material	O											O				O		X			
Car Wash													S			O	O	X			
Carpenter Shop, Woodworking	O																	X			
Carpet and Rug Sales															X	X	O	X			
Cemetery	O																			O	
Check Cashing															O	O		X			
Church, Synagogue	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	S	X		O	O

Clinic, Public/Private												O	O	X	X	X	O				O
Club, associations, or Lodge	O			O	O	O	O	O	O	O	O	O	O	O	O	O	S			O	
Concrete Plant																		O			
Congregate Housing, Assisted Living Facility											O	O	O		O	O		X			O
Contractor's Office without outside storage												O	S	X	O	X		X			
Contractor's Office with outside storage												O				O		X			
Convenience Center w/Gas Pumps												O	S			X	S	X			
Country Club	O	O	O	O	O	O	O	O	O	O	O	O	S								
Dance Studio												O	S		X	X	O	X			O
Day Care Center												O	O	X	X	X	O	X			O
Discount Store																		X			
Distillery												O	S		O	O	O	X			O
Drug Store (Pharmacy)												O	O		X	X	O	X			O
Dry Cleaning, Pick-Up Station												O	S	O	X	X	S	X			O
Dry Cleaning, Plant																		O			
Dwelling, 'For-Sale', Attached								X		X	X	O					O				O

Dwelling, 'For-Sale', Detached	X	X	X	X	X	X	X		X	X		O					O				O
Dwelling, 'For-Rent'											X	O									O
Dwelling, Group											O	O	O		O	O					O
Equestrian Center	O	O	O	O	O							O								X	
Extended Stay Hotel (see Section 2.7)												O	S			O		O			
Family Day Care Home (accessory use)	X	X	X	X	X	X	X	X	X	X	X	O									
Farmlands (including Livestock, poultry)	X																				
Fire station												O	S							X	
Fireworks Sales																		X			
Fitness Studio												O	S	O	X	X	S	X			O
Florist, Retail												O	S	O	X	X	O				O
Funeral Homes with no cemetery or mausoleum												O	S		O	O	S	X			
Glass Fabrication																		O			
Golf Course, Driving Range	O	O	O	O	O	O	O	O	O	O	O	O	O					O		X	
Golf, Miniature												O	S		O	O	S			X	
Greenhouse, Nursery	O															O	S	X			
Grocery Store												O			O	X	O	X			O

Group Home, Special Care Home (accessory use)	X	X	X	X	X	X	X					O									
Hardware and Garden Supply Store												O			X	X	O	X			O
Heliport, Public/Private	O											O	O				S	X		X	O
Home Improvement Store																X	O	X			
Home-Elderly, Children, Nursing											O	O	O		O	O		X			
Hospital												O	O		O	X		X		X	
Hotel or Motel												O	S		O	O	S				O
Hotel, Hybrid												O	S			O	S	O			O
Indoor Shooting Range																		O			
Junk/Salvage Yard																		O			
Kennel	O																	X			
Laboratory, Research Commercial												O	S					X			
Laundry, Industrial												O						O			
Laundry, Self-Serve, Pick-Up												O			X	X	O	X			
Limousine Service and Taxi (with or without outside vehicle storage)																O		X			

Liquor Store												O	S		O	X	O	X			O
Locker, Frozen Food or Cold Storage												O						X			
Machine Shop																		X			
Manufacturing, Heavy, General																		O			
Manufacturing, Light												O	S					X			
Massage Therapy																O		X			
Medical Cannabis or Marijuana Dispensary																		O			
Mini-warehouse Storage, Conditioned or Unconditioned space																		X			
Museum and Libraries												O	O		X	X	S	X		X	O
Nail Salon												O			X	X	S	X			O
Office												O	O	X	X	X	O	X			O
Park or Playground	X	X	X	X	X	X	X	X	X	X	X	O	S	X	X	X	S	X	X	X	O
Parking Lot, Commercial												O	S		O	X	S	X			
Pawn Shop																		X			
Pest Control Business (with or without onsite chemical storage)															O	O		X			

Pet Day Care												O			X	X	S	X			
Pet Grooming												O			X	X	S	X			O
Power Station												O						O		O	
Print Shop												O	S	A	X	X	S	X			O
Prison																				O	
Public Building												O	O	O	O	O	S	X		O	O
Recreation Facilities, Indoor (Health Clubs, Skating Rink, Billiards, Children's event facilities, etc.)												O	O			O	S	X			O
Recreational Facilities, Outdoor												O	O			O	S	X		O	O
Recycling Center																		O			
Rental Services Establishment without outside storage												O			O	X	O	X			
Rental Services Establishment with outside storage																		X			
Research and Development												O	O					X			
Restaurant												O	S	O	X	X	O	X			O
Restaurant w/Drive-thru window												O	S		O	X	O	X			
Retail Establishment												O	S	A	X	X	O	X			O

Retail Establishment (Mixed Sales)												O			O	X	O	X			
Sawmill																		O			
School, Academic												O	O	O	X	X	S	X		X	O
School, Commercial (Beauty, Business)												O	S	O	X	X	S	X			O
Septic Tank, Sales, Construction																		X			
Sewage, Disposal Plant																		O			
Shop or Studio, Craftsman/Artist												O		O	X	X	S	X			
Small Appliance Repair Shop																O		X			
Smoke Shop and Tobacco Store															O	O		X			
Spa Services												O	S	O	O	O	S	X			O
Special Event Facility	O											O	O		O	O	S	X			O
Storage, Inside																		X			
Storage, Outside																		X			
Switching Station (Telecom)												O						X			
Tattoo Parlor and Body Piercing																		X			
Taxidermist	X																	X			
Theater, Cinema												O	O		O	O	S	X			O
Tire Retreading																		O			

Transfer Station																		O			
Utility Substation	O	O	O	O	O	O	O	O	O	O	O	O	S	O	O	O	S	O	O	X	
Welding Shop																		X			
Wholesale Establishment												O					S	X			
Wireless Tower (subject to approval of conditional use permit in accordance with Section 2.8.7)	O											O	S			O	S	O		O	

(Ord. No. 671, § 1, 2-4-2013 ; Ord. No. 675, § 1, 6-3-2013 ; Ord. No. 692, § 1(Exh. 1), 7-21-2014 ; Ord. No. 703 , § 1, 6-1-2015; Ord. No. 704 , § 2, 6-1-2015; Ord. No. 708 , § 1, 8-10-2015; Ord. No. 715 , § 4, 9-28-2015; Ord. No. 718 , § 14(Exh. B), 12-14-2015; Ord. No. 730 , § 5, 12-5-2016; Ord. No. 741 , § 5(Exh. A), 6-5-2017; Ord. No. 744 , § 7(Exh. A), 7-10-2017; Ord. No. 767 , § 7(Exh. C), 10-22-2018; Ord. No. 772 , § 8(Exh. A), 2-4-2019; Ord. No. 808 , § 2(Exh. B), 9-8-2020; Ord. No. 813 , § 1(Exh. A), 10-26-2020; Ord. No. 835 , § 1(Exh. B), 10-4-2021; Ord. No. 836 , § 1(Exh. A), 10-4-2021; Ord. No. 843 , § 2(Exh. B), 4-18-2022)

* Uses under the CUP and OI Zoning Districts shall be permissible through an approved master plan amendment and statement of intent.

SECTION 2.2 a. CONDITIONAL USE REVIEW CRITERIA When reviewing a conditional use, consideration shall be given to factors associated with the use including, but not limited to, the following:	
1. Site design	4. Vehicular trips generated by the use
2. Property access	5. Impact of the use on surrounding properties
3. Hours of operation of the business	6. Impact of the use on the natural features of the site

Exhibit “C”

SECTION 2.7 MISCELLANEOUS REGULATIONS

2.7.3 Extended stay hotel.

A. *Definition.* "Extended Stay Hotel" means a building in which lodging is provided for transient guests for an average stay of less than one (1) month and offered to the public for compensation and ~~containing guest rooms for lodging, offered to the public for compensation, which are advertised, designed, intended or routinely utilized for weekly or monthly occupancy, or in which at least 30% of all~~ guest rooms have facilities for the refrigeration and preparation of food by guests, such as a refrigerator and a cooktop/stove (or a refrigerator, a microwave, and a dishwasher or kitchenette sink), and a self-serve laundry facility is available for guests use. For the purposes of this Code, extended stay hotels, hybrid hotels, and hotels (or motels) are separate and distinct uses.

B. *Findings and Purpose.* The City finds that extended stay hotels offer an alternative form of lodging from hotels (or motels) or corporate apartments (apartments with short-term leases) for longer-term, business travelers, families in the process of relocating or awaiting new construction or remodeling, long-term tourists and similar patrons. Extended stay hotels, which are places of public accommodation providing longer-term temporary lodging (weekly or monthly occupancies), may be an appropriate use in certain zoning districts as determined by the City Council after considering and finding that certain factors are met, including the use is compatible with surrounding uses, properties and neighborhoods, will not impede the normal and orderly development of surrounding property for uses predominant in the area, and the location and character of said conditional use is consistent with a desirable pattern of development for the city; however, the City finds that if extended stay hotels are left unregulated, such uses can become transitional residences and in some cases permanent residential accommodations, akin to "For-Rent" dwellings. Further, because extended stay hotels are designed for longer-term, temporary lodging (weekly or monthly occupancies), whereas hotels or motels are designed for short-term transient occupancies (less than seven (7) days) and hybrid hotels are designed for short-term and long-term transient occupancies (less than seven (7) days and up to one (1) year, respectively), the City finds that tourism activities and other attendant activities of guests at extended stay hotels differ from those activities of guests at hotels or motels and hybrid hotels, which may not be compatible with the City's comprehensive plan or economic development goals. Accordingly, the City finds that extended stay hotels are separate and distinct land uses from hotels (or motels) and hybrid hotels and that different considerations must be considered to ensure that such uses are consistent with the City's land use patterns and tourism and economic development goals. The City therefore finds that it is necessary to establish regulations that distinguish these types of uses in order to encourage the appropriate use of land for the development of hotels (motels) and hybrid hotels to implement important City interests, including the promotion of tourism within the City, while also providing the opportunity for the development of extended stay hotels to meet the demands of businesses and the community for lodging accommodations designed for longer-term business travelers, families in the process of locating a new residence, awaiting new construction or remodeling, and long-term tourists, while also preventing such uses from becoming permanent residential occupancies or dwellings.

C. *Conditional Use Permit Approval.* The location, construction and use of a property or building for an extended stay hotel use shall require the prior approval of a conditional use permit by the City Council. In addition to consideration of the conditional use standards otherwise provided for in this Code, the approval of a conditional use permit for an extended stay hotel is subject to the City Council finding that the proposed use meets the following requirements:

1. The minimum lot size for extended stay hotels is three (3) acres.

2. No facility may contain more than thirty-five (35) guestrooms per gross acre of development.

3. All guestrooms which have facilities for the refrigeration and preparation of food by guests shall have a minimum of four hundred square feet (400 sq. ft.) of floor area. For any such guestrooms designed for occupancy of more than two (2) guests, a minimum of five hundred and fifty square feet (550 sq. ft.) of floor area shall be required.

4. A minimum of 15% of the gross area of the lot must be designed and used as outdoor amenity space. Outdoor amenity spaces may only be used for the following types of active and/or passive recreational uses: yards or lawns available for unstructured recreation; gardens; hardscape areas or walkway paths for pedestrian enjoyment (but excluding any improvements serving parking areas), which may include pergolas, gazebos, benches and exercise or play equipment; pool areas; tennis courts, basketball courts and similar recreational facilities; and playgrounds designed and equipped for the recreation of children, which must be fenced and may include an open shelter. However, outdoor amenity space shall not include any other required open areas such as required building setbacks, buffers, landscape strips or other similar requirements of this Ordinance or other applicable laws.

5. All such facilities shall provide a fifty-foot (50') buffer from any property zoned for a 'For-Rent' dwelling use and a one-hundred-foot (100') buffer from any property zoned for a 'For-Sale' dwelling use.

6. No building may be located within three hundred feet (300 ft.) of any residentially zoned property, inclusive of the required buffer.

7. Access to each guest room shall be through an inside lobby which is supervised at all hours the facility is open.

8. Number of Vehicle Parking Spaces Required: One (1) space for each guest room, plus 1 employee space for each 20 sleeping rooms, plus one space per 500 sq. ft. of space used for convention rooms, conference rooms, ballrooms, restaurant and/or retail shops.

D. *Additional Regulations.* Extended stay hotels shall comply with the following additional regulations:

1. The maximum occupancy for a guestroom with facilities for the refrigerated storage and preparation of food by guests that is less than five hundred and fifty square feet (550 sq. ft.) in floor area shall be two (2) persons. For all guestrooms with facilities for the refrigerated storage and preparation of food by guests that exceed five hundred and fifty square feet (550 sq. ft.), the maximum occupancy shall be four (4) persons. For the purposes of this provision, minor children related by blood or marriage to an adult occupant shall be excluded from this computation; provided, however, that in no event shall the maximum occupancy of any room exceed the requirements of the Life Safety Code. Further, except to the extent the regulations of the Life Safety Code are applicable, the restrictions set forth in this subparagraph shall not apply to extended stay hotels built prior to the effective date of these regulations.

2. No more than ten percent (10%) of individual guests shall register, ~~reside~~ lodge in, or occupy a room or rooms within the same facility for more than a continuous ninety (90) day period, nor shall any guest move from one room to another without a three (3) day vacancy in between.

3. Each such facility shall be protected with an alarm system and a sprinkler system meeting the requirements of the Life Safety Code.

4. No outdoor storage or permanent parking of equipment or vehicles shall be permitted. Parking of inoperable vehicles and vehicles backed into parking spaces with the license plate not visible from the parking lot drive aisle shall be prohibited.

5. Off-street parking lot lighting shall have an average footcandles of 3.0 and maximum footcandles of 6.0. Parking lot lighting shall be maintained in good working order.

6. No permanent business license shall be issued for the conduct of any business from any guestroom of the facility.

7. No facility under this section may be converted to or used as an apartment or condominium.

8. Facilities under this section shall maintain parking lot and landscape strip shrubs along the properties' road frontage at a height not to exceed four (4) feet.

E. The prior approval of a hotel (or motel) or hybrid hotel use shall not confer the right to locate, construct or use a property or building as an extended stay hotel. No hotel (or motel) or hybrid hotel may be converted to an extended stay hotel without the approval of a conditional use permit by the City Council in accordance with the foregoing standards.

F. Extended stay hotels built prior to the effective date of these regulations, which conform to the standards in place at the time of their approval, shall be deemed non-conforming uses; provided, however, such uses shall comply with the regulations set forth in Paragraph D above, except to the extent expressly excepted therefrom as provided herein.

(Ord. No. 718 , § 18, 12-14-2015)

2.7.8 Hybrid hotel.

A. *Definition.* "Hybrid Hotel" means a building in which lodging along with customary lodging facilities and services, such as meeting rooms, restaurant, maid service and fitness center, are provided for transient guests for a mix of short- and long-term stays. The hybrid hotel primarily provides lodging for transient guests for an average stay of less than 7 days and offered to the public for compensation. No more than 30% of guest rooms may provide lodging for transient guests for long-term stays up to one year. Hotel services shall include the provision of food and beverage services suitable for both guests and groups, on-site restaurant, lounges, group meeting space with banquet facilities and selective amenities, such as but not limited to spas, banquets rooms, doormen, valet parking, concierge, and high-end restaurant and boutiques. Guest rooms within the building shall not contain equipment for food preparation other than a mini-fridge and/or microwave, except that rooms provided for longer stays may have equipment for food preparation. There shall be no self-laundry facilities (for guest's use) within the building, except that rooms provided for longer stays may have self-laundry facilities. Access to each guest room shall be through an inside lobby supervised at all hours.

B. *Findings and Purpose.* The City finds that hybrid hotels offer an alternative form of lodging from hotels (or motels) or corporate apartments (apartments with short-term leases) for longer-term, business travelers, families in the process of relocating or awaiting new construction or remodeling, long-term tourists and similar patrons. Hybrid hotels, which are places of public accommodation providing both short- and longer-term temporary lodging, may be an appropriate use in certain zoning districts as determined by the City Council after considering and finding that certain factors are met, including the use is compatible with surrounding uses, properties and neighborhoods, will not impede the normal and orderly development of surrounding property for uses predominant in the area, and the location and character of the hybrid hotel is consistent with a desirable pattern of development for the City; however, the City finds that if hybrid hotels are left unregulated, such uses can become transitional residences and in some cases permanent residential accommodations, akin to 'For-Rent' dwellings. Further, because hybrid hotels are designed for a mix of short- and long-term temporary lodging, whereas hotels or motels are designed for short-term transient occupancies (less than seven (7) days) and extended stay hotels are designed for long-term transient occupancies (weekly or monthly occupancies), the City finds that tourism activities and other attendant activities of guests at hybrid hotels differ from those activities of guests at hotels or motels, which may not be compatible with the City's comprehensive plan or economic development goals. Accordingly, the City finds that hybrid hotels are separate and distinct land uses from hotels (or motels) and extended stay hotels and that different considerations must be considered to ensure that such uses are consistent with the City's land use patterns and tourism and economic development goals. The City therefore finds that it is necessary to establish regulations that distinguish these types of uses in order to encourage the appropriate use of land for the development of hotels (motels) to implement important City interests, including the promotion of

tourism within the City, while also providing the opportunity for the development of hybrid hotels to meet the demands of businesses and the community for lodging accommodations designed for a mix of short- and longer-term business travelers, families in the process of locating a new residence, awaiting new construction or remodeling, and long-term tourists, while also preventing such uses from becoming permanent residential occupancies or dwellings.

C. *Conditional Use Permit Approval.* The location, construction and use of a property or building for a hybrid hotel use shall require the prior approval of a conditional use permit by the City Council. In addition to consideration of the conditional use standards otherwise provided for in this Code, the approval of a conditional use permit for a hybrid hotel is subject to the City Council finding that the proposed use meets the following requirements:

1. The minimum lot or development size for hybrid hotels is three (3) acres.

2. The building shall contain no more than thirty percent (30%) of guest rooms for long-term stays.

3. Building shall be rated by Forbes or AAA as 4 stars or better.

4. Building or development shall have a minimum 60,000 square foot conference room, event space, or group meeting space with banquet facilities.

5. Building shall have a minimum 3,000 square foot sit-down restaurant with table service.

6. All guestrooms which have facilities for the refrigeration and preparation of food by guests shall have a minimum of four hundred square feet (400 sq. ft.) of floor area.

7. A minimum of 15% of the gross area of the lot must be designed and used as outdoor amenity space. Outdoor amenity spaces may only be used for the following types of active and/or passive recreational uses: yards or lawns available for unstructured recreation; gardens; hardscape areas or walkway paths for pedestrian enjoyment (but excluding any improvements serving parking areas), which may include pergolas, gazebos, benches and exercise or play equipment; pool areas; tennis courts, basketball courts and similar recreational facilities; and playgrounds designed and equipped for the recreation of children, which must be fenced and may include an open shelter. However, outdoor amenity space shall not include any other required open areas such as required building setbacks, buffers, landscape strips or other similar requirements of this Ordinance or other applicable laws.

8. All such buildings shall provide a minimum fifty-foot (50') buffer from any property zoned for a 'For-Sale' or 'For-Rent' dwelling use.

9. Access to each guest room shall be through an inside lobby which is supervised at all hours the building is open.

10. Number of Vehicle Parking Spaces Required: One (1) space for each short-term guest room and two (2) spaces for each long-term guest room, plus 1 employee space for each 20 guest rooms, plus one space per 500 sq. ft. of space used for convention rooms, conference rooms, ballrooms, restaurant and/or retail shops.

D. *Additional Regulations.* Hybrid hotels shall comply with the following additional regulations:

1. The maximum occupancy for a guest room with facilities for the refrigerated storage and preparation of food by guests that is less than five hundred and fifty square feet (550 sq. ft.) in floor area shall be two (2) persons. For all guestrooms with facilities for the refrigerated storage and preparation of food by guests that exceed five hundred and fifty square feet (550 sq. ft.), the maximum occupancy shall be four (4) persons. The maximum occupancy shall be six (6) persons when an additional bedroom is provided. For the purposes of this provision, minor children related by blood or marriage to an adult occupant shall be excluded from this computation; provided, however, that in no event shall the maximum occupancy of any room exceed the requirements of the Life Safety Code.

2. No more than 30% of individual guests shall register, lodge in, or occupy a room or rooms within the same facility for more than a continuous 365-day period, nor shall any guest move from one room to another without a three (3) day vacancy in between.

3. Each such building shall be protected with an alarm system and a sprinkler system meeting the requirements of the Life Safety Code.

4. No outdoor storage or permanent parking of equipment or vehicles shall be permitted. Parking of inoperable vehicles and vehicles backed into parking spaces with the license plate not visible from the parking lot drive aisle shall be prohibited.

5. Off-street parking lot lighting shall have an average footcandles of 3.0 and maximum footcandles of 6.0. Parking lot lighting shall be maintained in good working order.

6. No permanent business license shall be issued for the conduct of any business from any guestroom of the building.

7. No building under this section may be converted to or used as an apartment or condominium.

E. The prior approval of a hotel or motel use shall not confer the right to locate, construct or use a property or building as a hybrid hotel. No hotel or motel may be converted to a hybrid hotel without the approval of a conditional use permit by the City Council in accordance with the foregoing standards.

STAFF REPORT

Department: Administration
Submitted By: Lauren Shapiro
Meeting Date: May 20, 2024

AGENDA ITEM:

Alcoholic Beverage License Application
Consideration of approval of the following alcoholic beverage license applications:

1. PH-24-AB-06 Beto's Tacos Gourmet Food, LLC
5530 Windward Parkway, Suite 101, Alpharetta, GA 30004

Eating Establishment
Consumption on Premises
Distilled Spirits, Beer, Wine & Sunday Sales
Owner: Beto's Tacos Gourmet Food, LLC
Registered Agent: Yvett Anita Pavia

2. PH-24-AB-07 Legacy Management and Investment Group, LLC d/b/a Ray's at Killer Creek
1700 Mansell Road, Alpharetta, GA 30009

Change in Business Ownership
Eating Establishment
Consumption on Premises
Retail Package Sales (Wine Only)
Distilled Spirits, Beer, Wine & Sunday Sales
Owner: Legacy Management and Investment Group, LLC
Registered Agent: Daniel S. Groom

3. PH-24-AB-08 Boujee Butcher Inc., d/b/a Southern Steer Butcher
4620 Kimball Bridge Road, Suite 5A, Alpharetta, GA 30005

Package Store
Retail Package Sales
Beer, Wine & Sunday Sales
Owner: Boujee Butcher Inc.
Registered Agent: Kenneth Ekmark

STAFF RECOMMENDATION:

Approve the following alcoholic beverage license application as part of the Consent Agenda:
1. PH-24-AB-06 Beto's Tacos Gourmet Food, LLC, 5530 Windward Parkway, Suite 101, Alpharetta, GA 30004
2. PH-24-AB-07 Legacy Management and Investment Group, LLC d/b/a Ray's at Killer Creek, 1700 Mansell Road, Alpharetta, GA 30009
3. PH-24-AB-08 Boujee Butcher Inc. d/b/a Southern Steer Butcher, 4620 Kimball Bridge Road, Suite 5A, Alpharetta, GA 30005

BUDGET & PROCUREMENT:

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

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

ITEM DESCRIPTION:

The above referenced Alcoholic Beverage License Applications were heard and considered during a virtual Alcohol License Public Hearing on May 13, 2024. There were no public comments during the hearing. At the conclusion of the hearing, City Clerk Lauren Shapiro, recommended approval and forwarded the above referenced applications to City Council for final approval.

ALTERNATIVES:

Do not approve the license application

ATTACHMENTS:

1. Alcohol License Public Hearing Minutes 5-13-2024

ALCOHOL LICENSE PUBLIC HEARING
MAY 13, 2024

ALPHARETTA CITY CLERK'S OFFICE
VIRTUAL MEETING VIA ZOOM
CITY CLERK: LSHAPIRO@ALPHARETTA.GA.US
ASSISTANT CITY CLERK: KVANHORN@ALPHARETTA.GA.US

2:00 PM

I. VIRTUAL MEETING ZOOM LINK

The City of Alpharetta's Alcohol License Public Hearings are a virtual meeting via Zoom. The meeting begins at 2:00 p.m. on the day of the scheduled hearing. To join the meeting, please click on this link: https://zoom.us

Zoom Meeting ID: 811 2181 2550

II. CALL TO ORDER

- City Clerk Lauren Shapiro called the meeting to order at 2:01 p.m.

III. ROLL CALL

- Lauren Shapiro, City Clerk
- Kiersten VanHorn, Assistant City Clerk
- Frank Jackson, Code Enforcement Officer
- Roberto Correa, Representative for Beto's Tacos Gourmet Food, LLC
- Elizabeth Mahoney, Sard & Leff attorney for applicant of Legacy Management and Investment Group, LLC d/b/a Ray's at Killer Creek
- Dan Groom, Manager, Ray's Killer Creek
- Kenneth Ekmark, Owner Boujee Butcher Inc. d/b/a Southern Steer Butcher

IV. PUBLIC HEARING

A. PH-24-AB-06 Beto's Tacos Gourmet Food, LLC
5530 Windward Parkway Suite 101
Alpharetta, GA 30004

Eating Establishment
Consumption on Premises
Distilled Spirits, Beer, Wine & Sunday Sales

Owner: Beto's Tacos Gourmet Food, LLC
Registered Agent: Yvett Anita Pavia

- Mr. Roberto Correa, representative for the applicant and residing at 2718 Heritage Oaks Circle, Dacula, GA 30019, was on the call.
- Mr. Correa stated this is a fast-casual restaurant where customers order food and drinks at the counter. Alcohol is served at the counter after the customer's ID is checked.
- Mr. Correa stated the restaurant is open for business and has approximately 8-9 employees.

- Mr. Correa understands that employees are to have pouring permits.
- Officer Jackson answered Mr. Correa's question regarding alcohol serving times during the week and on Sundays.
- Officer Jackson confirmed that City staff has reviewed the application and that it meets all the City's requirements for an alcohol license. Ms. Shapiro recommended the application be approved and advised the applicant that a representative will need to appear in person at the Alpharetta City Council meeting on Monday, May 20, 2024, at 6:30 pm in case Mayor or Council have any questions.

B. PH-24-AB-07 Legacy Management and Investment Group, LLC
d/b/a Ray's at Killer Creek
1700 Mansell Road
Alpharetta, GA 30009

Change in Business Ownership
Eating Establishment
Consumption on Premises
Retail Package Sales (wine only)
Distilled Spirits, Beer, Wine & Sunday Sales

Owner: Legacy Management and Investment Group, LLC
Registered Agent: Daniel S. Groom

- Ms. Elizabeth Mahoney, of Sard & Leff attorney for the applicant and residing at 3789 Roswell Road NE, Atlanta, GA 30342 was on the call. Mr. Dan Groom, Manager for Ray's at Killer Creek and residing at 1163 Amsterdam Ave. NE, Atlanta, GA 30306 was also on the call.
- Mr. Groom stated this is a change in ownership, although the closing is not final yet. They are keeping the current employees on staff.
- Mr. Groom stated this is their first establishment serving alcohol in Alpharetta, however they have 5 other restaurants in the state.
- Ms. Shapiro reminded Mr. Groom that if he will be on site and working at the restaurant, he will require a pouring permit.
- Officer Jackson confirmed that City staff has reviewed the application and that it meets all the City's requirements for an alcohol license. Ms. Shapiro recommended the application be approved and advised the applicant that a representative will need to appear in person at the Alpharetta City Council meeting on Monday, May 20, 2024, at 6:30 pm in case Mayor or Council have any questions.

C. PH-24-AB-08 Boujee Butcher Inc.
d/b/a Southern Steer Butcher
4620 Kimball Bridge Road, Suite 5A
Alpharetta, GA 30005

Package Store
Retail Package Store
Beer, Wine & Sunday Sales

Owner: Boujee Butcher Inc.

Registered Agent: Kenneth Ekmark

- Mr. Kenneth Ekmark, owner and residing at 5710 North Hillbrooke Trace, Johns Creek, GA 30005, was on the call.
- Mr. Ekmark stated they will be selling custom cut meats and some groceries, plus package beer and wine for off-site consumption. Approximately 85% of the sales are anticipated to be fresh cut meats.
- Mr. Ekmark stated this is their first establishment in Alpharetta. They anticipate opening in late July/early August. They will have approximately 10 employees.
- Ms. Shapiro explained that no pouring permits are required by employees, as beer and wine is for off-site consumption. Employees who ring up alcohol purchases must be at least 18 years of age, and consumers who are purchasing are required to be 21 years of age or older.
- Officer Jackson confirmed that City staff has reviewed the application and that it meets all the City's requirements for an alcohol license. Ms. Shapiro recommended the application be approved and advised the applicant that a representative will need to appear in person at the Alpharetta City Council meeting on Monday, May 20, 2024, at 6:30 pm in case Mayor or Council have any questions.

V. PUBLIC COMMENT

- There were no public comments.

VI. ADJOURNMENT

- City Clerk Lauren Shapiro adjourned the hearing at 2:19 p.m.

Respectfully submitted,

Kiersten VanHorn

Kiersten VanHorn, Assistant City Clerk

CITY OF ALPHARETTA

REPORT FOR SURVEY FOR ALCOHOLIC BEVERAGE LICENSE

TO: Alcoholic Beverage Permitting - Department of Community Development DATE: 3-8-24

APPLICANT:

TRADE NAME: Betos Tacos

ADDRESS: 5530 Windward Pkwy Svite 101 CITY: Alpharetta STATE: GA ZIP: 30004

The undersigned has examined the subject location and has made measurements to determine the compliance or noncompliance with distance requirement of the Code Of The City Of Alpharetta, Georgia, as follows:

1. 1,650 feet to the Private Residence
(private) residence located at 16755 Morris Rd Alpharetta, Ga 30004

2. 4,249 feet to the School Bus Stop
(regular) school bus stop as designated by the Fulton County Board of Education** where five (5) or more children board the bus and which is
located at henderson Pkwy and Arbor Hill Ln Alpharetta, Ga 30004

** This information can be obtained by faxing your request to 'North Transportation: Fulton Board of Education' at 470-254-2978. List type of application applied for, name of company, owner of company, street address, your phone number, and name and information requested.

Distance requirements are defined in Section 4-17 and Section 4-398 of the Code of the City of Alpharetta.

3. 2456 feet to the Place Ministries
(church or other place used primarily for religious service) located at 5780 Windward Pkwy Alpharetta, Ga 30005

4. 9,979 feet to the Alpharetta City Library
(public library or branch thereof) located at 10 Park Plaza Alpharetta, Ga 30009

5. 3,840 feet to the Manning Oaks Elementary
(school ground or college campus) located at 405 Cumming St. Alpharetta, Ga 30004

6. 6,117 feet to the Cogburn Park
(portion of public park habitually used for recreational purposes) located at 12825 Cogburn Rd Alpharetta Ga 30004

Distance requirements are defined in Section 4-17 and Section 4-398 of the Code of the City of Alpharetta. Please review these sections of the City Code prior to executing this document below. Any distance requirements required by State of Georgia law, such as the minimum distance between package stores, must also be shown on the survey.

In my opinion, the premises indicated above meets the distance requirements for licensing as prescribed by the Code of the City of Alpharetta, Georgia.

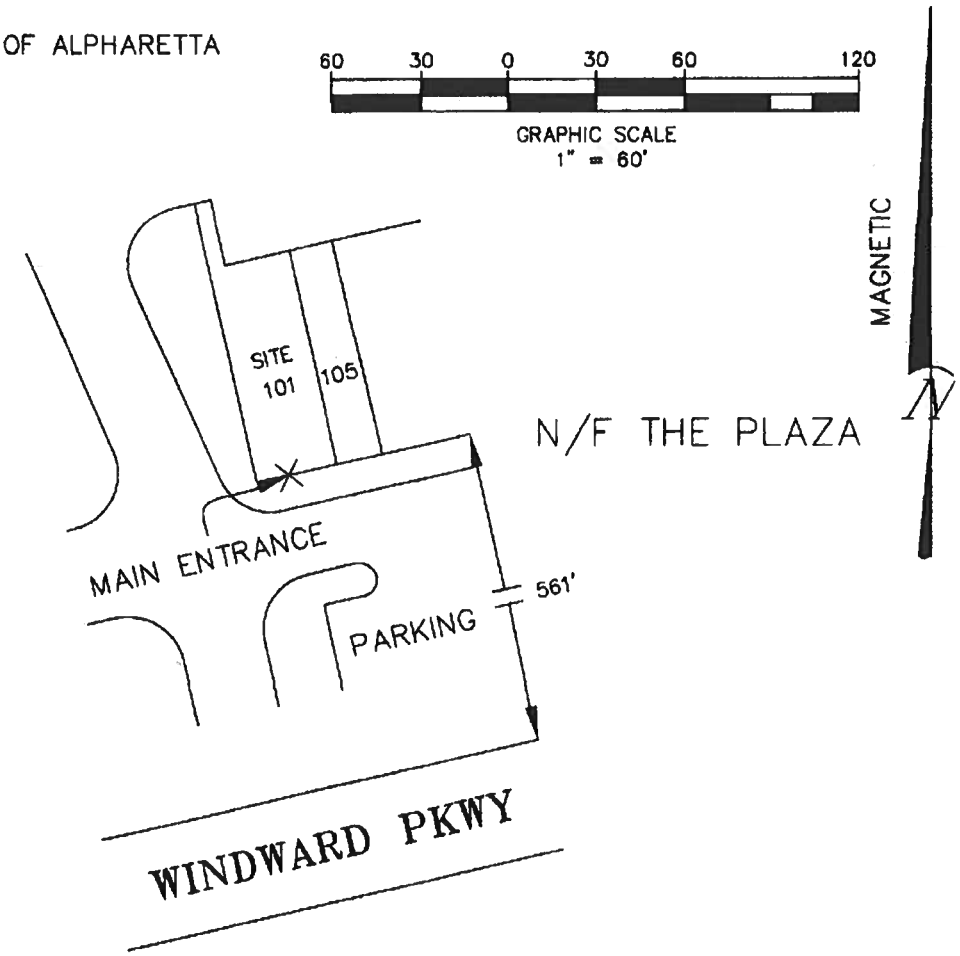
Gordon Persons
Signature of Georgia Registered Land Surveyor

1918
Surveyor Number

NOTE: A survey showing the distance to the site described above must be attached to this form at the time of submittal.

APPLICATION FOR: CITY OF ALPHARETTA

SITE ADDRESS:
5530 WINDWARD PKWY
SUITE 101
ALPHARETTA, GA 30004
ZONING: C2
TAX PARCEL ID:
22 544011180487



1. PRIVATE RESIDENCE: 1,650 FEET TO 16755 MORRIS RD. ALPHARETTA, GA 30004
2. SCHOOL BUS STOP: 4,249 FEET TO HENDERSON PKWY & ARBOR HILL LN ALPHARETTA, GA 30004
3. CHURCH: 2,456 FEET TO PLACE MINISTRIES 5780 WINDWARD PKWY SUITE 200 ALPHARETTA, GA 30005
4. LIBRARY: 9,979 FEET TO ALPHARETTA CITY LIBRARY 10 PARK PLAZA ALPHARETTA, GA 30009
5. SCHOOL: 3,840 FEET TO MANNING OAKS ELEMENTARY 405 CUMMING ST. ALPHARETTA, GA 30004
6. PARK: 6,117 FEET TO COGBURN PARK 12825 COGBURN RD ALPHARETTA, GA 30004

ALL DISTANCES MEASURED IN A STRAIGHT LINE DISTANCE

GEORGIA REGISTERED No. 3-8-24 LAND SURVEYOR A. GORDON PERSONS

Advance Survey, Inc.
634 N. CLAYTON STREET
LAWRENCEVILLE, GA. 30046
OFFICE: (770) 995-0938
FAX: (770) 554-7539

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ADVANCE SURVEY INC.
LSF000455
ALL MATTERS OF TITLE EXCEPTED

ALCOHOLIC BEVERAGE SURVEY FOR:

BETOS TACOS

LAND LOT:	544	SCALE:	1"=60'
DISTRICT:	2ND	DATE:	3/8/2024
SECTION:	2ND	DRAWN BY:	LAR
COUNTY:	FULTON	CHK BY: GSO	PC: GSO
STATE:	GEORGIA	JOB NO:	240060

W&B#240218

CITY OF ALPHARETTA

REPORT FOR SURVEY FOR ALCOHOLIC BEVERAGE LICENSE

TO: Alcoholic Beverage Permitting - Department of Community Development DATE: March 5, 2024

APPLICANT: Legacy Management and Investment Group LLC

TRADE NAME: Ray's at Killer Creek

ADDRESS: 1700 Mansell Road CITY: Alpharetta STATE: GA ZIP: 30009

The undersigned has examined the subject location and has made measurements to determine the compliance or noncompliance with distance requirement of the Code Of The City Of Alpharetta, Georgia, as follows:

1. 2,100 feet to the AMLI North Point Apartments
   (private) residence located at 9000 Beaver Creek Road, Alpharetta, GA 30022

2. 3,285 feet to the Bus Stop - Manchester at Mansell Apartment Homes
   (regular) school bus stop as designated by the Fulton County Board of Education** where five (5) or more children board the bus and which is located at the intersection of Old Roswell Road and Huntington Drive, Roswell, GA 30076

   ** This information can be obtained by faxing your request to "North Transportation: Fulton Board of Education" at 470-254-2978. List type of application applied for, name of company, owner of company, street address, your phone number, and name and information requested.

Distance requirements are defined in Section 4-17 and Section 4-398 of the Code of the City of Alpharetta.

3. 2,770 feet to the The Northview Church
   (church or other place used primarily for religious service) located at 1000 Northfield Court, Roswell, GA 30076

4. 13,650 feet to the Alpharetta City Library
   (public library or branch thereof) located at 10 Park Plaza, Alpharetta, GA 30009

5. 4,765 feet to the Mimosa Elementary School
   (school ground or college campus) located at 1550 Warsaw Road, Roswell, GA 30076

6. 7,350 feet to the Little Creek Park
   (portion of public park habitually used for recreational purposes) located at Barrington Way, Roswell, GA 30076

Distance requirements are defined in Section 4-17 and Section 4-398 of the Code of the City of Alpharetta. Please review these sections of the City Code prior to executing this document below. Any distance requirements required by State of Georgia law, such as the minimum distance between package stores, must also be shown on the survey.

In my opinion, the premises indicated above meets the distance requirements for licensing as prescribed by the Code of the City of Alpharetta, Georgia.

Signature of Georgia Registered Land Surveyor

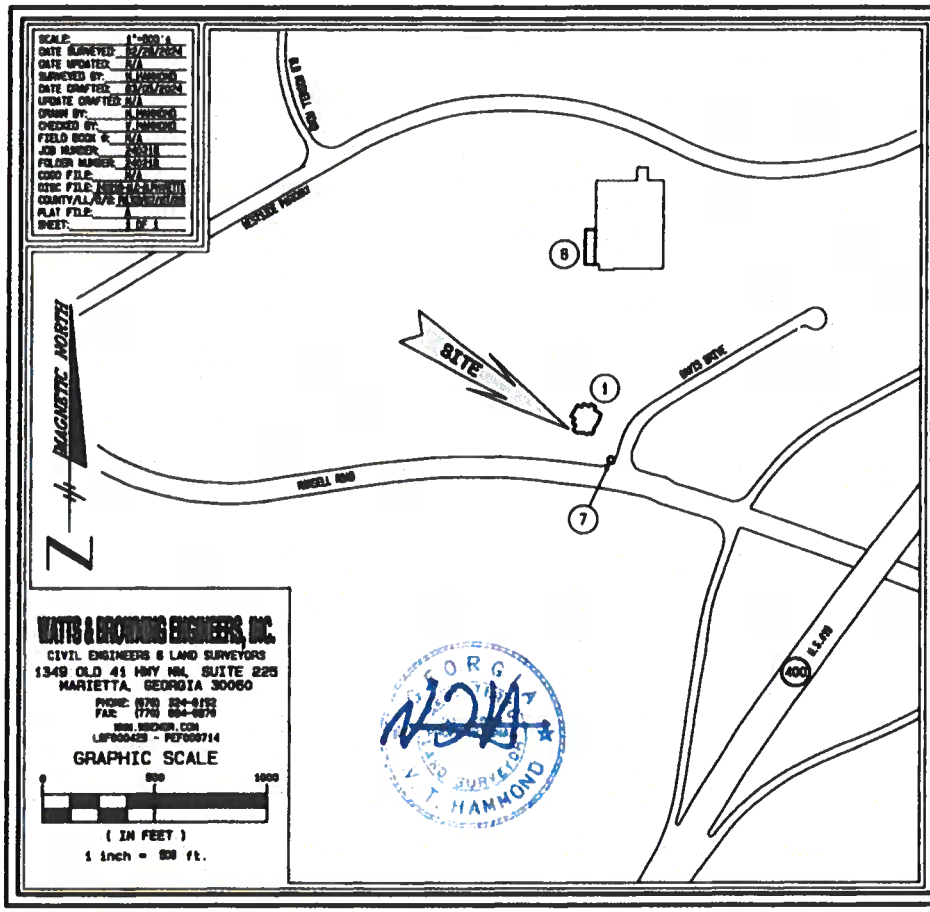
Georgia PLS No. 2554
Surveyor Number

GEORGIA REGISTERED No. 2554 PROFESSIONAL LAND SURVEYOR V. T. HAMMOND

V. T. Hammond
Watts & Browning Engineers, Inc.
1349 Old 41 Hwy, Suite 225
Marietta, GA 30060
Phone: 678-324-6192

NOTE: A survey showing the distance to the use described above must be attached to this form at the time of submittal.

SCALE:	1"=600'±
DATE SURVEYED:	02/28/2024
DATE UPDATED:	N/A
SURVEYED BY:	N.HAMMOND
DATE DRAFTED:	03/05/2024
UPDATE DRAFTED:	N/A
DRAWN BY:	N.HAMMOND
CHECKED BY:	N.HAMMOND
FIELD BOOK #:	N/A
JOB NUMBER:	[illegible]
FOLDER NUMBER:	[illegible]
CGGO FILE:	N/A
DTHC FILE:	[illegible]
COUNTY/ALL/AVE:	[illegible]
PLAT FILE:	A
SHEET:	1 OF 1



1. **SITE:** THE GOLF SANCTUARY (PROPOSED)
   380 NORTH POINT CIRCLE, ALPHARETTA, GA 30022
2. **SCHOOL:** MIMOSA ELEMENTARY SCHOOL
   1550 WARSAW ROAD
   4,765 FEET± STRAIGHT LINE, BUILDING-PROPERTY LINE
3. **CHURCH:** THE NORTHVIEW CHURCH
   1000 NORTHFIELD COURT (NOT SHOWN)
   2,770 FEET± STRAIGHT LINE, BUILDING-PROPERTY LINE
4. **RESIDENCE:** 9000 BEAVER CREEK ROAD
   2,100 FEET± STRAIGHT LINE, BUILDING-PROPERTY LINE
5. **LIBRARY:** ALPHARETTA CITY LIBRARY
   10 PARK PLAZA (NOT SHOWN)
   13,650 FEET± STRAIGHT LINE, BUILDING-PROPERTY LINE
6. **PARK:** LITTLE CREEK PARK
   BARRINGTON WAY
   7,350 FEET± STRAIGHT LINE, BUILDING-PROPERTY LINE
7. **SCHOOL BUS STOP:** OLD ROSWELL ROAD @ HUNTINGTON DRIVE
   3265 FEET± STRAIGHT LINE, BUILDING-BUS STOP
8. **PACKAGE STORE:** SAM'S CLUB
   10600 DAVIS DRIVE
   615 FEET± STRAIGHT LINE, BUILDING-BUILDING

NOTE: FOR THIS SURVEY THE DISTANCES SHOWN HEREON (UNLESS OTHERWISE INDICATED) WERE MEASURED IN ACCORDANCE WITH CITY OF ALPHARETTA ORDINANCES (SECTION 4-17) BY STRAIGHT LINE DISTANCE FROM THE POINT OF PREMISES (BUILDING) FROM WHICH ALCOHOL WILL BE SOLD TO THE NEAREST TO RESIDENCE, LIBRARY, PROPERTY LINE, PARK OR SCHOOL BUS STOP

WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1349 OLD 41 HWY NW, SUITE 225
MARIETTA, GEORGIA 30060
PHONE: (770) 424-0122
FAX: (770) 590-0870
WBE.WBENGR.COM
LSF000429 - PEF000714

GRAPHIC SCALE

0 500 1000

(IN FEET)

1 inch = 600 ft.

PLAT TO ACCOMPANY
ALCOHOLIC BEVERAGE LICENSE FOR
LEGACY MANAGEMENT AND INVESTMENT GROUP LLC
D/B/A

RAY'S KILLER CREEK

1700 MANSELL ROAD
ALPHARETTA, GA 30022

LAND LOT 607
1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

MARCH 5, 2024

CITY OF ALPHARETTA

REPORT FOR SURVEY FOR ALCOHOLIC BEVERAGE LICENSE

TO: Alcoholic Beverage Permitting - Department of Public Safety DATE: March 24, 2024

APPLICANT: BOUJEE BUTCHER, INC., KENNETH AND ALYSON EKMARK

TRADE NAME: SOUTHERN STEER BUTCHER

ADDRESS: 4620 KIMBALL BRIDGE RD. 5A CITY: ALPHARETTA STATE: GA ZIP: 30005

The undersigned has examined the subject location and has made measurements to determine the compliance or noncompliance with distance requirement of the Code Of The City Of Alpharetta, Georgia, as follows:

1. 520 feet to the PROPERTY LINE OF A PRIVATE RESIDENCE

   (private) residence located at 710 MILTON OAKS DR., JOHNS CREEK, GA. 30022

2. 634 feet to the SCHOOL BUS STOP

   (regular) school bus stop as designated by the Fulton County Board of Education** where five (5) or more children board the bus and which is

   located at INTERSECTION OF MILTON OAKS DR. AND MILTON OAKS CIR., ALPHARETTA, GA. 30022

   *** This information can be obtained by faxing your request to "North Transportation: Fulton Board of Education" at 470-254-2978. List type of application applied for, name of company, owner of company, street address, your phone number, and name and information requested.*

Distances from the subject location must be a minimum of three hundred (300) feet from any of the following:

3. 845 feet to the OPEN DOOR COMMUNITY CHURCH

   (church or other place used primarily for religious service) located at 4645 KIMBALL BRIDGE RD., JOHNS CREEK GA. 30022

4. 6,335 feet to the OCEE BRANCH PUBLIC LIBRARY

   (public library or branch thereof) located at 5100 ABBOTTS BRIDGE RD., ALPHARETTA, GA. 30009

5. 845 feet to the VALOR CHRISTIAN CHURCH

   (school ground or college campus) located at 4750 KIMBALL BRIDGE RD. ALPHARETTA, GA. 30022

6. 3,010 feet to the WEBB BRIDGE PARK

   (portion of public park habitually used for recreational purposes) located at 4790 WEBB BRIDGE RD.RD., ALPHARETTA, GA. 30005

Distance shall be measured from such residence, library, property line of church or other place used primarily for religious services, property line of school ground or college campus, park or library, property line, park or school bus stop by the straight line distance to the point of the premises nearest to such residence, library, property line, park or school bus stop.

REGISTERED NO. 2679 LAND SURVEYOR JULIAN D. GRAY

In my opinion, the premises indicated above meets the distance requirements for licensing as prescribed by the Code of the City of Alpharetta, Georgia.

Signature of Georgia Registered Land Surveyor

2679

Surveyor Number

A1

NEAREST PUBLIC SCHOOL GROUNDS:
WEBB BRIDGE MIDDLE SCHOOL
4455 WEBB BRIDGE RD.
ALPHARETTA, GA. 30005
DISTANCE: 1,952 FT.

B

NEAREST SCHOOL BUS STOP:
INTERSECTION OF MILTON OAKS DR.
AND MILTON OAKS CIR.
JOHNS CREEK, GA. 30022
DISTANCE: 634 FT.

C

NEAREST PRIVATE RESIDENCE:
(SINGLE FAMILY)
710 MILTON OAKS DR.
JOHNS CREEK, GA. 30022
DISTANCE: 520 FT.

A2

NEAREST PRIVATE SCHOOL GROUNDS:
VALOR CHRISTIAN ACADEMY
4750 KIMBALL BRIDGE RD.
ALPHARETTA, GA. 30022
DISTANCE: 845 FT.

D

NEAREST CHURCH GROUNDS:
OPEN DOOR COMMUNITY CHURCH
4645 KIMBALL BRIDGE RD.
JOHNS CREEK, GA. 30022
DISTANCE: 845 FT.

E

NEAREST PARK:
WEBB BRIDGE PARK
4790 WEBB BRIDGE RD.
ALPHARETTA, GA. 30005
DISTANCE: 3,010 FT.

THE LOCATION BELOW NOT SHOWN GRAPHICALLY
DUE TO DISTANCE FROM SITE.

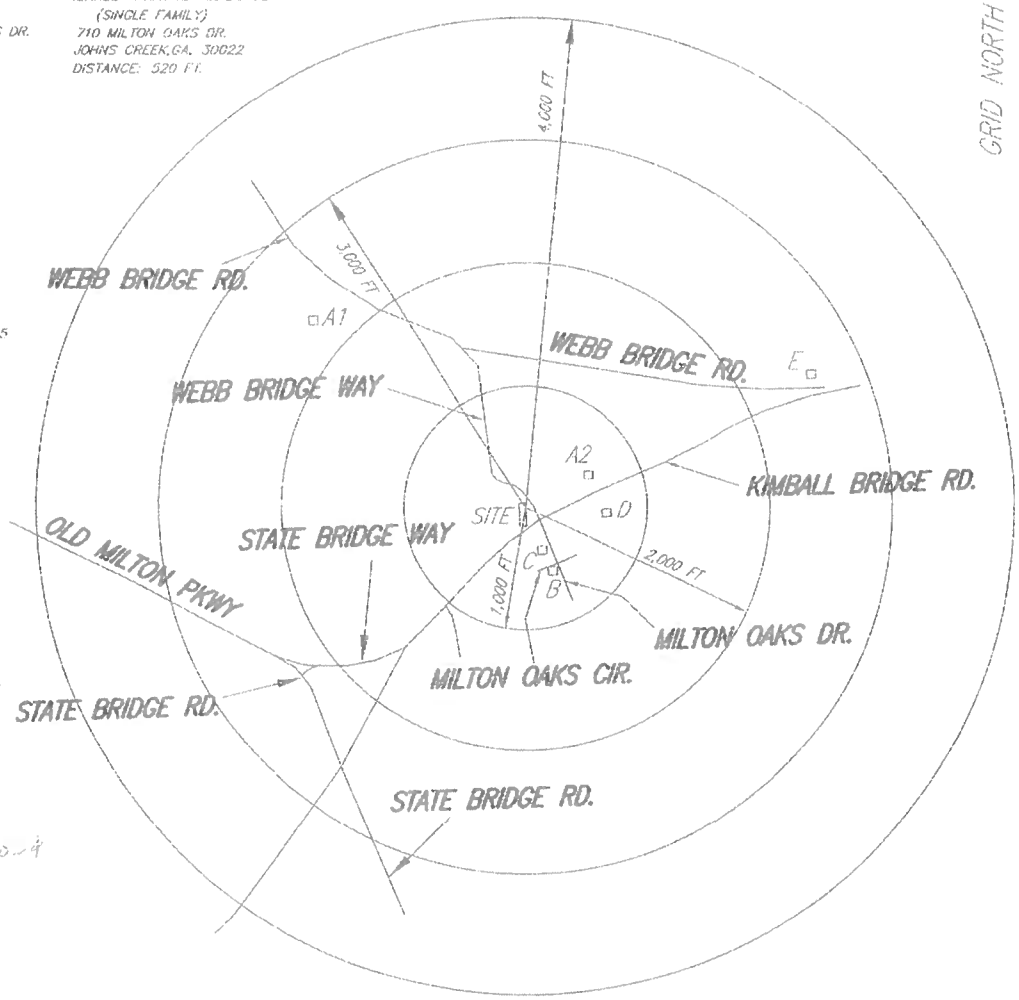
NEAREST PUBLIC LIBRARY:
OCEE BRANCH PUBLIC LIBRARY
5100 ABBOTTS BRIDGE RD.
JOHNS CREEK, GA. 30005
DISTANCE: 6,335 FT.

SURVEYOR'S CERTIFICATION

I CERTIFY THAT BEER AND WINE PACKAGE SALES ARE NOT WITHIN:
- 200 FEET OF ANY PRIVATE RESIDENCE
- 300 FEET OF ANY CHURCH GROUNDS
- 300 FEET OF ANY SCHOOL GROUNDS
- 200 FEET OF ANY SCHOOL BUS STOP
- 300 FEET OF ANY PARK
- 300 FEET OF ANY PUBLIC LIBRARY

SURVEYOR SIGNATURE

03-24-2024
DATE



GRID NORTH

GEORGIA REGISTERED No. 2679 LAND SURVEYOR JULIAN D. GRACE

03-24-2024

J.D.GRACE
LAND SURVEYING, LLC
2300 KIMBROUGH COURT
ATLANTA, GA 30350
CELL: (770) 733-4649
OFFICE: (678)587-0100
jdgrace13@yahoo.com

ALCOHOLIC BEVERAGE SURVEY

FOR
SOUTHERN STEER BUTCHER
LAND LOTS 157 & 158
1ST DISTRICT, 1ST SECTION
FULTON COUNTY, GEORGIA
CITY OF ALPHARETTA

SITE ADDRESS:
4620 KIMBALL BRIDGE RD.
SUITE 5A
ALPHARETTA, GEORGIA 30005

APPLICANT/OWNERS:
BOUJEE BUTCHER, INC.
KENNETH AND ALYSON EKMARK
PHONE: 678-790-6412

DATE: 03-24-2024

GRAPHIC SCALE
0' 1000' 2000' 3000'
1" = 1000'

SURVEY NOTES:

1. DISTANCES SHOWN ARE MEASURED FROM THE FRONT DOOR OF THE STRUCTURE FROM WHICH ALCOHOLIC BEVERAGES ARE TO BE SOLD TO THE PROPERTY LINE OF THE FACILITY TO BE AFFECTED TRAVELING BY THE MOST DIRECT ROUTE.
2. THIS SURVEY IS TO OBTAIN A ALCOHOLIC BEVERAGE LICENSE FOR BEER AND WINE RETAIL PACKAGE SALES.

STAFF REPORT

Department: Finance
Submitted By: Shawn Mitchell
Meeting Date: May 20, 2024

AGENDA ITEM:

Financial Management Report (Month Ending March 31, 2024)
Consideration of approval of the Financial Management Report for the month ending March 31, 2024.

STAFF RECOMMENDATION:

Approve the Financial Management Report for the month ending March 31, 2024

BUDGET & PROCUREMENT:

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

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

ITEM DESCRIPTION:

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

1. Detailed capital project report including life-to-date activity;
2. Payments $5,000 and greater; and
3. Purchase orders with an estimated cost between $5,000 and $50,000.

ALTERNATIVES:

ATTACHMENTS:

1. FY 2024 Financial Management Report (9-March)

City of Alpharetta, GA

Finance Department
2 Park Plaza, Alpharetta, GA 30009
Thomas G. Harris, Finance Director
(678) 297-6094 (o)
www.alpharetta.ga.us

Financial Management Reports

THE CITY OF
ALPHARETTA
GEORGIA

for the month ending

March 31, 2024

(period 9 of 12 – unaudited)

Please visit the Financial Transparency Portal for additional information including audited financial statements, adopted budgets, and automated tools aimed at simplifying access to the City's financial data.

https://www.alpharetta.ga.us/government/departments/finance/transparency-portal

Financial Management Reports
Fiscal Year 2024

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Republic Services

- Accountability and Performance Dashboards (available online – link below):
- *https://www.alpharetta.ga.us/government/departments/finance/services/trash-and-recycling*

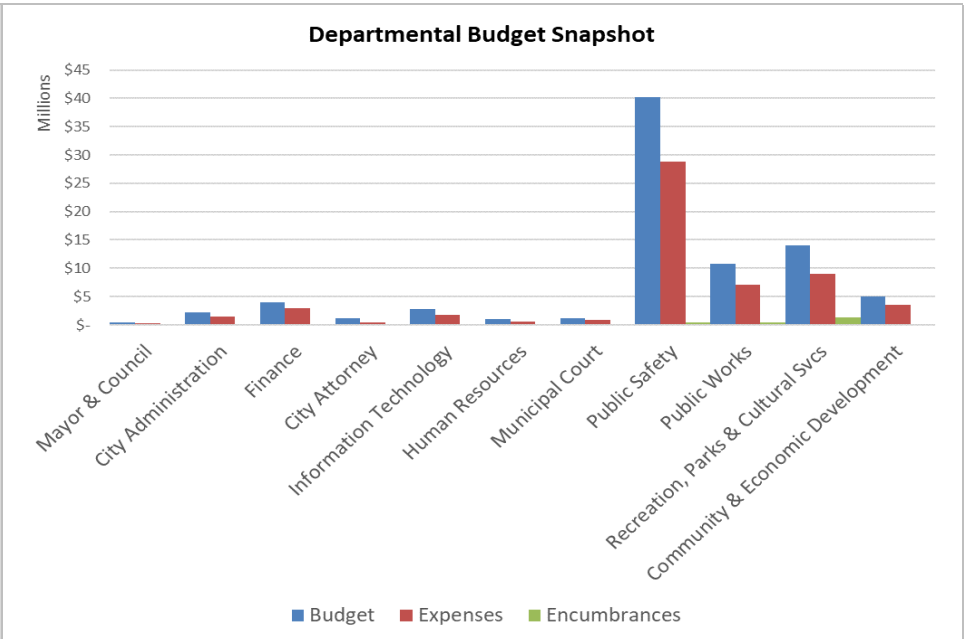
CITY OF ALPHARETTA

Financial Management Reports
Performance Dashboard
For the month ended March 31, 2024

LEGEND	
↑	Positive
↔	Neutral
↓	Negative

GENERAL FUND DETAIL

Revenues	Performance Status	Forecasted Gain/Loss
Top-10		
Property/Motor Vehicle Taxes (current year)	↔	$832,000
Local Option Sales Tax	↔	($200,000)
Franchise Tax	↔	($204,710)
Insurance Premium Tax	↔	$0
Alcohol Beverage Excise Tax	↓	($300,000)
Building Permit Fees	↔	$0
Business and Occupational Tax	↔	$0
Court/Traffic Fines	↓	($340,000)
Recreation/Special Event Fees	↔	$76,476
Hotel/Motel Tax (City portion)	↔	($93,750)
Other Revenues	↑	$345,956
Minimum Surplus Goal Needed to Fund Capital: ***($15M Annual Capital Need less $5.8M allocated in the budget)***		**$9.2M**
Less: Forecasted Revenue Gain		**($116K)***
Less: Forecasted Expenditure Savings		**($3.3M)***
Favorable (Unfavorable) Net Surplus vs $15M Capital Need:		**($5.8M)***



* Forecasted gains/savings will be updated once more trend data becomes available.

FUND SYNOPSIS

	Revenue	Expenses	Non-Allocated
General Fund (1)	↔	↔	$913,014
Special Revenue Funds			
Confiscated Assets Fund (DEA)	↔	↔	$201,456
Confiscated Assets Fund (State)	↔	↔	$0
Emergency 911 Fund (1)	↔	↔	$829,140
Impact Fee Fund	↔	↔	$573,696
Hotel/Motel Fund (1)	↔	↔	$1,339,388
Debt Service Fund	↔	↔	$1,324,991
Proprietary Funds			
Solid Waste Fund (2)	↔	↔	$4,534
Risk Management Fund	↔	↔	$1,759,417
Medical Insurance Fund	↔	↔	$75,608

	Non-Allocated
Grant Funds	
Operating Grant Fund (3)	$55,326
Capital Grant Fund (3)	$80,811
Capital Project Funds	
Capital Project Fund (3)	$3,681,350
Stormwater Capital Fund	$285,404
Series 2022 Bond Fund (Parks)	$2,545,124
TSPLOST I Capital Fund	$3,522,721
TSPLOST II Capital Fund	$571,095
American Rescue Plan Act Capital Fund	$39
Blended Component Unit	
Development Authority Fund	$170,802

BOND RATING

AAA

strongest rating available

EMERGENCY RESERVE

General Fund	***$22.6M (25%)***
Emergency 911 Fund	***$1.3M (25%)***
Sanitation Fund	***$11K (<1%)***

Please Note: Current year revenue in excess of budgeted amounts may be available to augment Non-Allocated balances upon City Council approval (e.g. Impact Fees and Confiscated Asset collections).

(1) General Fund value represents Contingency balance. Hotel/Motel Fund value represents Debt Service Reserve (target is $1.5 million). Other Funds represents amounts in excess of the 25% fund balance target.

(2) Solid Waste Fund operational trends require further review and may necessitate an adjustment in rates or reallocation of expenses to other operating Funds of the City (i.e. General Fund).

(3) Does not include amounts, if any, currently set aside for matches on active grant applications. Funding to cover the Capital Grant Fund deficit will be requested as part of the mid-year budget process.

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

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: THOMAS G. HARRIS, FINANCE DIRECTOR

DATE: MAY 20, 2024

RE: FINANCIAL MANAGEMENT REPORTS AS OF MARCH 31, 2024

The documents contained herein represent the financial management reports for the City of Alpharetta ("city") as of the period ending March 31, 2024.

General Fund

Revenue: The following section pertains to information detailed in the attached Revenue Summary and Collection Comparison report. FY 2024 revenues are budgeted at $91 million (net of Carryforward Fund Balance totaling $11 million)[1]. As of March 31, 2024, actual revenue collections total 82% or $75 million. Trends (property digest valuations and collection trends) indicate a minor gain over budget and will be updated in future months as more trend data becomes available. The material detail is as follows:

- Property Taxes (incl. Motor Vehicles): $ 832,000
- LOST: (200,000)
- Franchise Tax: (204,710)
- Alcohol Beverage Excise Tax: (300,000)
- Court/Traffic Fines: (340,000)
- Hotel Taxes: (93,750)
- Other: 422,432

Estimated Gain: $ 115,972

The October 1st billing for General Fund property taxes totals roughly $31.4 million. Property taxes for public utilities will be billed in Spring 2024 and is estimated at an additional $445,000. Historically, the City collects between 98% and 99% of billed property taxes within the fiscal year. The current budget for property taxes, including the $1.8 million in additional property tax revenue that was part of a budget amendment approved in August, totals $30.6 million and represents 96% of the initial billing. Collections total 100% as of March 31, 2024. Collection estimates for FY 2024 are currently $31.2 million (gain of $505,000 over budget).

MAYOR
JIM GILVIN

MAYOR PRO TEM
DAN MERKEL

COUNCIL MEMBERS
FERGAL M. BRADY
DOUGLAS J. DERITO
JOHN HIPES
DONALD F. MITCHELL
BRIAN WILL

CITY ADMINISTRATOR
CHRIS LAGERBLOOM

[1] The Mid-Year Budget Ordinance adoption will be reflected in the Monthly Financial Management Reports for January 2024.

Motor Vehicle Title Fee collections is trending 11% higher than FY 2023 ($3.5 million). Collection estimates for FY 2024 total $3.8 million ($275,000 greater than budget).

Local Option Sales Tax collections is trending 1% higher (on average) than FY 2023 ($21.5 million) and has been relatively subdued since February 2023. For comparison purposes, recent year-over-year growth rates totaled 6%, 21%, 5% respectively for fiscal years 2021-2023. That said, on a monthly basis, LOST collections have experienced much year-over-year volatility with November 2023 collections growing 7% over November 2022 only for December 2023 collections to contract -4% over December 2022 collections. Collection estimates for FY 2024 total $21.9 million (-$200,000 less than budget) and will be updated as additional collection trend data becomes available.

Franchise Tax collections is trending 1% higher than FY 2023 ($6.8 million). Collection estimates for FY 2024 total $6.6 million (-$204,710 less than budget). The primary driver for the decline is electricity franchise tax collections which were forecast for modest growth based on approved rate increases but came in less than the prior-year (GA Power 2024 remittance of $4.4 million vs 2023 remittance of $4.5 million) or flat (Sawnee 2024 remittance of $641,526 vs 2023 remittance of $638,649). As detailed in prior monthly reports, the telephone franchise tax collections are forecasted for further reductions due to BellSouth audit adjustments (-$60,000 decline over budget leading to a revised estimate of $240,000). Gas franchise tax collections are forecasted for reductions based on collection activity (-$8,900 decline over budget leading to a revised estimate of $616,100). These reductions are somewhat mitigated by forecasted growth in cable franchise tax collections ($25,000 growth over budget leading to a revised estimate of $675,000).

Collections for Municipal Court Fines is trending -30% lower than FY 2023. Current estimates for FY 2024 total $1.7 million which is -$340,000 less than budget. However, the most recent trends highlighted positive growth in this revenue source with collections for March growing 6% year-over-year.

Hotel/Motel tax collections is discussed within the Special Revenue Funds section of this letter.

Expenditures: The following section pertains to information detailed in the attached Expenditure Summary by Department (expenditure rollup by department) and Expenditure Summary by Category (expenditure rollup by account) reports. As of March 31, 2024, city departments (not including General Government[2]) have encumbered and expensed 72%, or $59 million, of their FY 2024 budget appropriations. Early forecasts indicate a surplus of $3.3 million compared to budget and is primarily composed of savings at the personnel services category (e.g., approximately 22 vacancies within General Fund departments as of April 2024).

Contingency: The General Fund contingency balance totals $913,014.

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

Other Funds

The following section references information included within the attached Performance Dashboard, Grant and Capital Funds Detail Reports, GAAP Financial Statements, etc.

Operating Grant Fund (Fund 220): Unspent/unencumbered project appropriations total $119,347. Remaining appropriations are set aside for a non-allocated reserve ($55,326).

Capital Grants Fund (Fund 340): Unspent/unencumbered project appropriations total $528,850. Remaining appropriations are set aside for a non-allocated reserve ($80,811).

General Capital Project Fund (Fund 301): Unspent/unencumbered project appropriations total $6.9 million. Remaining appropriations are set aside for a non-allocated reserve ($3.4 million for general non-allocated and $276,000 constituting matching funds for grant applications).

Stormwater Capital Fund (Fund 302): Unspent/unencumbered project appropriations total $4.3 million. Remaining appropriations are set aside for a non-allocated reserve ($285,404).

American Rescue Act Capital Fund (Fund 303): Unspent/unencumbered project appropriations total $229,494. Remaining appropriations are set aside for a non-allocated reserve ($39).

Series 2022 Parks Bond Fund (Fund 318): Unspent/unencumbered project appropriations total $24 million. Remaining appropriations are set aside for a non-allocated reserve ($2.5 million).

TSPLOST 1 Capital Project Fund (Fund 335): This fund accounts for collections under the Transportation Special Local Option Sales Tax (TSPLOST) that went into effect on April 1, 2017, and expired on March 31, 2022. Unspent/unencumbered project appropriations total $11.5 million. Remaining appropriations are set aside for a non-allocated reserve ($3.5 million).

TSPLOST 2 Capital Project Fund (Fund 336): This fund accounts for collections under the Transportation Special Local Option Sales Tax (TSPLOST) that went into effect on April 1, 2022. Appropriated funding totals $52 million and represents Tier-1 project funding.

Tier-1 projects are funded at 85% of forecasted revenue collections over the life of the 5-year tax. For comparison purposes, TSPLOST 1 collections have trended at over 90% of forecasted revenue collections. Life-to-date collections for TSPLOST 2 have trended at 120% of the original forecasted revenue estimates which indicates a strong likelihood of funding Tier-2/3 projects in addition to Tier-1.

Unspent/unencumbered project appropriations total $28.1 million. Remaining appropriations are set aside for a non-allocated reserve ($571,095).

Hotel/Motel Fund: FY 2024 revenues are budgeted at $9.6 million (net of carryforward fund balance totaling $962,046) with budgeted disbursements as follows: Alpharetta Convention & Visitor's Bureau (43.75% or $4.2 million); Facilities (18.75% and a portion of the carryforward fund balance detailed above; $1.4 million for debt service on the Series 2016 Convention Center Bonds; $15,070 for eligible initiatives such as Wills Park Master Plan Improvements; with residual funding for bond/debt service reserve); and the city (37.5% or $3.6 million).

Specifically, Debt Service Reserve funding (Convention Center Bonds) from the Facilities portion of the tax totals $1.3 million. This reserve figure dipped below the $1.5 million target level in 2019 due to the impact of the COVID-19 pandemic on the hospitality industry and is being replenished as revenues within the Fund continue strengthening.

Hotel tax collections is trending -2% lower than FY 2023. Current estimates for FY 2024 total $9.3 million which is -$250,000 less than budget. Alpharetta's portion of that revenue estimate reduction totals -$93,750 for the General Fund and -$46,875 for the Facilities portion. The estimate for FY 2024 will be revisited as additional collection data becomes available.

Other Items

Council Member Stipend Activity Listing: The FY 2024 budget includes appropriations of $9,200 for the Mayor and $8,000 for each City Council Post and the available balances as of March 31, 2024 are as follows:

	Budget	Expenditures	Available Balance
Mayor: Jim Gilvin	$ 9,200	$ 7,718	$ 1,482
Post #1: Donald Mitchell	$ 8,000	$ 117	$ 7,883
Post #2: Brian Will	$ 8,000	$ 0	$ 8,000
Post #3: Doug DeRito	$ 8,000	$ 1,146	$ 6,854
Post #4: John Hipes	$ 8,000	$ 493	$ 7,507
Post #5*: Fergal Brady	$ 6,899	$ 1,213	$ 5,686
Post #6: Dan Merkel	$ 8,000	$ 1,576	$ 6,424

**Post #5: City Council member Fergal Brady began serving on January 1, 2024. City Council member Jason Binder served through December 31, 2023, and utilized $1,101 of the Post #5 stipend leaving a balance of $6,899 for the remainder of FY 2024.*

Development Authority[3] (Component Reporting Unit)

As of March 31, 2024, the Development Authority has $167,696 in available resources to support its main functions of promoting the public good and general welfare, trade, commerce, industry, general tax base and the employment opportunities available in the city.

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

GENERAL FUND

Revenue Report

CITY OF ALPHARETTA

Financial Management Reports
General Fund (Unaudited)
Revenue Summary and Collection Comparison
As of March 31, 2024

	Current Fiscal Year					Prior Fiscal Year		
	2024 Budget	2024 YTD	% Collected	2024 Estimated	Variance	2023 Actual	2023 YTD	% Collected
Top 10 Revenues:								
Property Taxes								
Current Year	$ 30,645,000	$ 30,601,781	99.9%	$ 31,150,000	$ 505,000	$ 27,550,384	$ 27,221,163	98.8%
Delinquent	197,000	247,733	125.8%	249,000	52,000	723,017	478,994	66.2%
Motor Vehicle Tax	60,000	42,864	71.4%	60,000	-	76,680	54,784	71.4%
Motor Vehicle Title Fee	3,500,000	2,473,976	70.7%	3,775,000	275,000	3,464,923	2,238,722	64.6%
Local Option Sales Tax	22,100,000	14,576,881	66.0%	21,900,000	(200,000)	21,516,647	14,388,136	66.9%
Franchise Tax	6,825,000	6,055,796	88.7%	6,620,290	(204,710)	6,843,642	5,978,224	87.4%
Insurance Premium Tax	5,837,570	5,837,570	100.0%	5,837,570	0	5,418,627	5,418,627	100.0%
Alcohol Beverage Excise Tax	3,150,000	1,847,528	58.7%	2,850,000	(300,000)	2,922,779	1,782,196	61.0%
Building Permit Fees	2,000,000	1,339,964	67.0%	2,000,000	-	2,335,606	1,652,475	70.8%
Business and Occupational Tax	1,150,000	1,084,627	94.3%	1,150,000	-	1,153,003	1,009,459	87.6%
Court/Traffic Fines	3,140,250	1,674,007	53.3%	2,800,250	(340,000)	3,287,775	2,673,599	81.3%
Recreation/Special Event Fees	3,401,387	2,272,142	66.8%	3,477,863	76,476	2,805,000	2,144,267	76.4%
Hotel/Motel Tax (City portion)	3,581,250	1,961,114	54.8%	3,487,500	(93,750)	3,480,902	2,286,107	65.7%
subtotal	$ 85,587,457	$ 70,015,983	81.8%	$ 85,357,473	$ (229,984)	$ 81,578,985	$ 67,326,754	82.5%
Other Revenues	5,270,064	4,536,913	86.1%	5,616,020	345,956	6,045,863	4,564,622	75.5%
Total Revenues	$ 90,857,521	$ 74,552,897	82.1%	$ 90,973,493	$ 115,972	$ 87,624,848	$ 71,891,376	82.0%
Carryforward Fund Balance	10,547,818							

GENERAL FUND

Expenditure Reports

CITY OF ALPHARETTA

Financial Management Reports
General Fund (unaudited)
Expenditure Summary by Department
As of March 31, 2024

	Current Fiscal Year						Prior Fiscal Year		
	2024 Budget	2024 Encumbrances	2024 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.	2023 Exp. (Total)	2023 Exp. (YTD)	% Exp.
Expenditures by Department:									
Mayor & Council	$ 399,354	$ 1,919	$ 252,170	$ 145,265	63.6%	63.1%	$ 325,804	$ 243,864	74.8%
City Administration	2,179,423	63,749	1,493,643	622,031	71.5%	68.5%	1,431,114	1,063,200	74.3%
Finance	3,998,838	18,400	3,024,691	955,747	76.1%	75.6%	3,644,561	2,879,714	79.0%
City Attorney	1,200,000	11,050	380,273	808,677	32.6%	31.7%	789,935	556,810	70.5%
Information Technology	2,792,116	17,009	1,741,568	1,033,539	63.0%	62.4%	2,078,939	1,567,886	75.4%
Human Resources	971,316	5,857	659,612	305,846	68.5%	67.9%	765,239	573,565	75.0%
Municipal Court	1,222,688	13,070	838,393	371,225	69.6%	68.6%	1,114,535	821,514	73.7%
Public Safety	40,196,898	487,468	28,747,790	10,961,641	72.7%	71.5%	35,338,050	26,212,073	74.2%
Public Works	10,804,932	496,554	7,127,631	3,180,747	70.6%	66.0%	9,455,806	6,773,979	71.6%
Recreation, Parks & Cultural Svcs	14,015,107	1,368,959	9,045,494	3,600,654	74.3%	64.5%	11,925,670	8,091,916	67.9%
Community & Economic Development	5,010,278	26,047	3,475,018	1,509,212	69.9%	69.4%	4,305,559	3,252,094	75.5%
subtotal	$ 82,790,950	$ 2,510,081	$ 56,786,284	$ 23,494,585	71.6%	68.6%	$ 71,175,213	$ 52,036,617	73.1%
General Government:									
Insurance Premiums (Risk)	$ 928,885	$ -	$ 696,664	$ 232,221	75.0%	75.0%	$ 823,300	$ 617,475	75.0%
Gwinnett Tech Bond P&I	287,490	-	38,745	248,745	13.5%	13.5%	288,640	41,820	14.5%
Transfer(s) to other Funds	16,448,488	-	12,811,534	3,636,954	77.9%	77.9%	15,639,800	11,729,850	75.0%
Contingency	949,526	27,450	9,062	913,014	3.8%	1.0%	19,916	15,908	79.9%
subtotal	$ 18,614,389	$ 27,450	$ 13,556,004	$ 5,030,935	73.0%	72.8%	$ 16,771,656	$ 12,405,053	74.0%
Total Expenditures	$ 101,405,339	$ 2,537,531	$ 70,342,288	$ 28,525,520	71.9%	69.4%	$ 87,946,869	$ 64,441,670	73.3%

CITY OF ALPHARETTA

Financial Management Reports
General Fund (unaudited)
Expenditure Summary by Category
As of March 31, 2024

	Current Fiscal Year						Prior Fiscal Year		
	2024 Budget	2024 Encumbrances	2024 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.	2023 Exp. (Total)	2023 Exp. (YTD)	% Exp.
Expenditures by Category:									
Salaries & Benefits:									
(1) Regular Salaries	$ 36,050,617	$ -	$ 24,258,055	$ 11,792,562	67.3%	67.3%	$ 31,693,013	$ 22,519,316	71.1%
Overtime	2,656,857	-	2,493,133	163,724	93.8%	93.8%	3,026,757	2,082,548	68.8%
Group Insurance	9,940,392	-	6,357,509	3,582,883	64.0%	64.0%	8,408,412	6,364,082	75.7%
FICA and Social Security	2,960,385	-	1,946,628	1,013,757	65.8%	65.8%	2,542,057	1,791,649	70.5%
Defined Benefit Pension	3,187,015	-	3,187,015	-	100.0%	100.0%	2,869,712	2,869,712	100.0%
401(A) Retirement/Match	3,531,072	-	2,481,044	1,050,028	70.3%	70.3%	2,844,106	2,023,417	71.1%
(2) Other	1,809,061	-	1,542,890	266,171	85.3%	85.3%	1,552,936	1,323,854	85.2%
subtotal	$ 60,135,399	$ -	$ 42,266,275	$ 17,869,124	70.3%	70.3%	$ 52,936,993	$ 38,974,578	73.6%
Maintenance & Operations:									
Professional Services	$ 3,848,923	$ 868,106	$ 2,028,942	$ 951,875	75.3%	52.7%	$ 2,793,189	$ 1,957,215	70.1%
Legal Services	1,200,000	11,050	380,273	808,677	32.6%	31.7%	789,935	556,810	70.5%
Vehicle Fuel/Maintenance	1,216,422	3,454	1,043,718	169,250	86.1%	85.8%	1,342,211	964,419	71.9%
Maintenance Contracts	3,486,041	1,050,920	2,089,690	345,431	90.1%	59.9%	3,497,210	2,532,912	72.4%
IT Professional Services	3,706,133	280,908	2,837,368	587,858	84.1%	76.6%	2,272,146	1,926,491	84.8%
General Supplies	1,208,280	72,545	707,145	428,590	64.5%	58.5%	982,100	686,411	69.9%
Utilities	3,027,684	-	1,998,178	1,029,506	66.0%	66.0%	2,844,084	1,924,133	67.7%
Insurance Premiums (Risk)	928,885	-	696,664	232,221	75.0%	75.0%	823,300	617,475	75.0%
Other	3,750,537	193,645	2,512,137	1,044,755	72.1%	67.0%	3,037,380	2,000,343	65.9%
subtotal	$ 22,372,905	$ 2,480,627	$ 14,294,114	$ 5,598,163	75.0%	63.9%	$ 18,381,556	$ 13,166,209	71.6%
Capital/Leases/Other:									
Fire Vehicle/Equip. Leases	$ 779,067	$ -	$ 629,987	$ 149,080	80.9%	80.9%	$ 659,852	$ 510,780	77.4%
City Hall HVAC	131,007	2,651	128,355	0	100.0%	98.0%	-	-	-
Equipment/Capital	293,957	26,803	164,215	102,939	65.0%	55.9%	6,188	2,525	40.8%
Other	7,500	-	-	7,500	0.0%	0.0%	13,924	-	0.0%
subtotal	$ 1,211,531	$ 29,454	$ 922,558	$ 259,520	78.6%	76.1%	$ 679,964	$ 513,305	75.5%
General Government:									
Gwinnett Tech Bond P&I	$ 287,490	$ -	$ 38,745	$ 248,745	13.5%	13.5%	$ 288,640	$ 41,820	14.5%
Transfer(s) to other Funds	16,448,488	-	12,811,534	3,636,954	77.9%	77.9%	15,639,800	11,729,850	75.0%
Contingency	949,526	27,450	9,062	913,014	3.8%	1.0%	19,916	15,908	79.9%
subtotal	$ 17,685,504	$ 27,450	$ 12,859,340	$ 4,798,714	72.9%	72.7%	$ 15,948,356	$ 11,787,578	73.9%
Total Expenditures	$ 101,405,339	$ 2,537,531	$ 70,342,288	$ 28,525,520	71.9%	69.4%	$ 87,946,869	$ 64,441,670	73.3%

Notes:

(1) Includes the following components: regular salaries, holiday leave, temporary and seasonal salaries, and separation payout.

(2) Includes the following components: workers compensation, educational programs, automobile allowance, tuition reimbursement, and employee service awards.

GRANT AND CAPITAL FUNDS

Revenue & Expenditure Reports

CITY OF ALPHARETTA

Financial Management Reports
Grant Funds
Operating Grant Fund Detail (Fund 220; life-to-date for active projects)
As of March 31, 2024

			Project Snapshot: FY2013 - FY2023		FY 2024					
Account #		Project	Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenues										
City Administration										
22013230-371000	C2100	MURAL ART PROJECT	15,915	15,915	$ -	$ -	$ -	$ -		$ -
		subtotal			***$ -***	***$ -***	***$ -***	***$ -***		***$ -***
Public Safety										
22031150-331110	C2115	2021 BULLETPROOF VEST (DOJ)	11,624	2,943	$ -	$ 8,681	$ 8,681	$ 8,680		$ 1
22031150-331110	C2243	2022 BULLETPROOF VEST (DOJ)	27,408	-	-	27,408	27,408	5,960		21,448
22031150-371000	C2310	ALPHA BUS. ASSOC. K-9	17,000	17,000	-	-	-	-		-
22031150-331110	C2311	2022 JUSTICE ASSISTANCE GRANT	10,135	-	-	10,135	10,135	-		10,135
22031150-331110	C2317	2023 BULLETPROFF VEST (DOJ)	17,000	-	-	17,000	17,000	-		17,000
		subtotal			***$ -***	***$ 63,224***	***$ 63,224***	***$ 14,640***		***$ 48,584***
Recreation, Parks & Cultural Services										
22061150-347509	C2039	WIRE & WOOD (ACVB SPONSOR)	256,000	152,000	$ -	$ 104,000	$ 104,000	$ 104,000		$ -
22061150-371000	C2212	PARKING PERMIT - FILM	4,000	4,000	-	-	-	-		-
22061150-336001	C2234	ARTS CENTER (CERAMICS)	4,676	3,062	-	1,614	1,614	1,614		-
22061150-347509	C2239	NORTH PARK SOFTBALL TOURNEY	10,092	2,397	-	7,695	7,695	7,695		-
22061150-336000	C2247	2022 CAMP HAPPY HEARTS	5,000	5,000	-	-	-	-		-
22061150-336000	C2306	FULTON COUNTY ARTS & CULTURE	15,000	15,000	-	-	-	-		-
22061150-347509	C2308	MUSIC MATCH SPONSORSHIPS	2,070	-	-	2,070	2,070	2,070		-
22061150-371000	C2308	MUSIC MATCH APPLICATIONS	3,602	2,987	-	615	615	661		(46)
22061150-336000	C2418	2023 CAMP HAPPY HEARTS	6,000	-	-	6,000	6,000	6,000		-
		subtotal			***$ -***	***$ 121,994***	***$ 121,994***	***$ 122,040***		***$ (46)***
General Government										
22090200-361000		INTEREST EARNINGS			$ -	$ -	$ -	$ 2,654		$ (2,654)
22090200-362000		REALIZED GAIN/LOSS			-	-	-	(379)		379
22090200-363000		UNREALIZED GAIN/LOSS			-	-	-	1,373		(1,373)
22090200-395000		CARRYFORWARD FUND BALANCE			-	93,136	93,136	-		93,136
		subtotal			***$ -***	***$ 93,136***	***$ 93,136***	***$ 3,649***		***$ 89,487***
		Total			**$ -**	**$ 278,354**	**$ 278,354**	**$ 140,329**		**$ 138,025**

CITY OF ALPHARETTA

Financial Management Reports
Grant Funds
Operating Grant Fund Detail (Fund 220; life-to-date for active projects)
As of March 31, 2024

			Project Snapshot: FY2013 - FY2023		FY 2024					
Account #		Project	Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Expenditures										
City Administration										
22013230-521200	C2100	MURAL ART PROJECT	17,215	2,800	$ -	$ 14,415	$ 14,415	$ -	$ -	$ 14,415
		subtotal			***$ -***	***$ 14,415***	***$ 14,415***	***$ -***	***$ -***	***$ 14,415***
Public Safety										
22031150-542100	C2115	2021 BULLETPROOF VEST (DOJ)	23,247	23,247	$ -	$ -	$ -	$ -	$ -	$ -
22031150-542100	C2243	2022 BULLETPROOF VEST (DOJ)	49,432	5,447	-	43,985	43,985	4,624	-	39,361
22031150-521200	C2310	ALPHA BUS. ASSOC K-9	17,000	708	-	16,292	16,292	9,852	-	6,440
223031150-531600	C2311	2022 JUSTICE ASSISTANCE GRANT	10,136	6,830	-	3,306	3,306	-	-	3,306
22031150-542100	C2317	2023 BULLETPROOF VEST (DOJ)	17,000	-	-	17,000	17,000	-	-	17,000
		subtotal			***$ -***	***$ 80,583***	***$ 80,583***	***$ 14,476***	***$ -***	***$ 66,107***
Recreation, Parks & Cultural Services										
22061159-521200	C2039	WIRE & WOOD (ACVB SPONSOR)	204,000	100,000	$ -	$ 104,000	$ 104,000	$ 81,454	$ 500	$ 22,046
22061150-531100	C2101	SPECIAL NEEDS EXPO / EVENT	1,018	-	-	1,018	1,018	-	-	1,018
22061150-531100	C2102	FULTON GOLDEN GAMES	3,630	-	-	3,630	3,630	-	-	3,630
22061150-531100	C2212	PARKING PERMIT - FILM	4,000	3,750	-	250	250	-	-	250
22061150-531100	C2234	ARTS CENTER (CERAMICS)	4,679	2,770	-	1,909	1,909	254	-	1,655
22061150-531100	C2237	PARTNERED EVENTS	5,000	4,305	-	695	695	-	-	695
22061150-523300	C2239	NORTH PARK SOFTBALL TOURNEY	10,092	7,595	-	2,497	2,497	2,498	-	(1)
22061150-531100	C2247	2022 CAMP HAPPY HEARTS	5,000	4,226	-	774	774	-	-	774
22061150-521200	C2306	FULTON COUNTY ARTS & CULTURE	15,000	10,500	-	4,500	4,500	4,500	-	-
22061150-521200	C2308	MUSIC MATCH APPLICATIONS	5,672	2,915	-	2,757	2,757	-	-	2,757
22061150-531100	C2418	2023 CAMP HAPPY HEARTS	6,000	-	-	6,000	6,000	-	-	6,000
		subtotal			***$ -***	***$ 128,030***	***$ 128,030***	***$ 88,705***	***$ 500***	***$ 38,825***
Non-Allocated										
22090200-579000		CONTINGENCY			$ -	$ 55,326	$ 55,326	$ -	$ -	$ 55,326
		subtotal			***$ -***	***$ 55,326***	***$ 55,326***	***$ -***	***$ -***	***$ 55,326***
		Total			**$ -**	**$ 278,354**	**$ 278,354**	**$ 103,181**	**$ 500**	**$ 174,673**

CITY OF ALPHARETTA

Financial Management Reports
Grant Funds
Capital Grant Fund Detail (Fund 340; life-to-date for active projects)
As of March 31, 2024

			Project Snapshot: FY2013 - FY2023		FY 2024					
Account #		Project	Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue										
Public Safety										
34034450-331150	C2244	2020 HOMELAND SECURITY GRANT	45,900	44,100	$ -	$ 1,800	$ 1,800	$ -		$ 1,800
34031150-331150	C2246	2021 HOMELAND SECURITY GRANT	22,500	-	-	22,500	22,500	22,259		241
		subtotal			***$ -***	***$ 24,300***	***$ 24,300***	***$ 22,259***		***$ 2,041***
Public Works										
34041100-334310	C1219	MILLING AND RESURFACING (LMIG)	6,555,581	5,879,264	$ -	$ 676,317	$ 676,317	$ 676,317		$ 0
34041100-331150	C2242	NORTHPOINT ALPHALINK (ARC/LCI)	1,000,001	6,097	-	993,904	993,904	224,583		769,321
34041100-331350	C2249	WILLS PARK BUFFER - EPD GRANT	200,001	191,698	-	8,303	8,303	-		8,303
34041100-331350	C2305	ALPHALOOP (LANDWATER)	500,000	-	-	500,000	500,000	-		500,000
		subtotal			***$ -***	***$ 2,178,524***	***$ 2,178,524***	***$ 900,900***		***$ 1,277,624***
Recreation, Parks & Cultural Services										
34061150-371000	C2248	CITY AGRICULTURE PLAN (FOOD WELL)	75,000	75,000	$ -	$ -	$ -			$ -
		subtotal			***$ -***	***$ -***	***$ -***	***$ -***		***$ -***
Community & Economic Development										
34074150-331350	C2107	NORTH POINT PKWY IMP	1,667,001	1,123,758	$ -	$ 543,243	$ 543,243	$ 390,997		$ 152,246
		subtotal			***$ -***	***$ 543,243***	***$ 543,243***	***$ 390,997***		***$ 152,246***
General Government										
34090200-361000		INTEREST EARNINGS			$ -	$ -	$ -	$ 3,249		$ (3,249)
34090200-362000		REALIZED GAIN/LOSS			-	-	-	(1,868)		1,868
34090200-363000		UNREALIZED GAIN/LOSS			-	-	-	5,525		(5,525)
34090200-395000		CARRYFORWARD FUND BALANCE			-	(222,348)	(222,348)			(222,348)
		subtotal			***$ -***	***$ (222,348)***	***$ (222,348)***	***$ 6,905***		***$ (229,253)***
		Total			**$ -**	**$ 2,523,719**	**$ 2,523,719**	**$ 1,321,062**		**$ 1,202,657**

CITY OF ALPHARETTA

Financial Management Reports
Grant Funds
Capital Grant Fund Detail (Fund 340; life-to-date for active projects)
As of March 31, 2024

			Project Snapshot: FY2013 - FY2023		FY 2024					
Account #		Project	Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Expenditures										
Public Safety										
34031150-542100	C2244	HOMELAND SECURITY GRANT	45,900	44,100	$ -	$ 1,800	$ 1,800	$ -	$ -	$ 1,800
34031150-542100	C2246	HOMELAND SECURITY GRANT	22,500	22,259	-	241	241	-	-	241
		subtotal			***$ -***	***$ 2,041***	***$ 2,041***	***$ -***	***$ -***	***$ 2,041***
Public Works										
34041100-541410	C1219	MILLING AND RESURFACING (LMIG)	6,555,582	5,879,265	$ -	$ 676,317	$ 676,317	$ 457,667	$ 218,650	$ 0
34041100-521200	C2242	NORTHPOINT ALPHALINK (ARC/LCI)	1,000,000	114,826	-	885,174	885,174	191,735	144,264	549,175
34041100-541430	C2249	WILLS PARK BUFFER - EPD GRANT	200,000	136,238	-	63,762	63,762	39,253	16,206	8,302
34041100-541420	C2305	ALPHALOOP (LANDWATER)	500,000	-	-	500,000	500,000	500,000	-	-
		subtotal			***$ -***	***$ 2,125,253***	***$ 2,125,253***	***$ 1,188,655***	***$ 379,120***	***$ 557,478***
Recreation, Parks & Cultural Services										
34061150-541500	C2248	CITY AGRICULTURE PLAN (FOOD WELL)	75,000	-	$ -	$ 75,000	$ 75,000	$ -	$ -	$ 75,000
		subtotal			***$ -***	***$ 75,000***	***$ 75,000***	***$ -***	***$ -***	***$ 75,000***
Community & Economic Development										
34074150-541410	C2107	NORTH POINT PKWY IMP	1,978,081	1,737,467	$ -	$ 240,614	$ 240,614	$ 201,713	$ 144,570	$ (105,669)
		subtotal			***$ -***	***$ 240,614***	***$ 240,614***	***$ 201,713***	***$ 144,570***	***$ (105,669)***
Non-Allocated										
34090200-579000		CONTINGENCY			$ -	$ 80,811	$ 80,811	$ -	$ -	$ 80,811
		subtotal			***$ -***	***$ 80,811***	***$ 80,811***	***$ -***	***$ -***	***$ 80,811***
		Total			**$ -**	**$ 2,523,719**	**$ 2,523,719**	**$ 1,390,368**	**$ 523,690**	**$ 609,661**

CITY OF ALPHARETTA

Financial Management Reports
Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
As of March 31, 2024

Account #		Project	Project Snapshot: FY2013 - FY2023 Total Project Authorization	Prior Year Actuals	FY 2024 Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue										
30131150-337051	C2421	CAD/RECORDS MGMT (MILTON)	241,538	-	$ -	$ 241,538	$ 241,538	$ -		$ 241,538
30141100-336000	C1410	RUCKER RD WATERLINE	1,562,603.88	1,459,844.88	-	102,759	102,759	102,757		2
30141100-336000	C1702	KIMBALL BR RD IMPROVEMENTS	6,146,784.00	5,544,518.00	-	602,266	602,266	602,265		1
30141100-336000	C2104	WBR PH 4 (NPP-GREENWAY)	333,925	-	-	333,925	333,925	-		333,925
30141100-371000	C2113	ENCORE GREENWAY GATEWAY	430,000	-	-	430,000	430,000	-		430,000
30141100-336000	C2238	DAVIS DR. WATER (COUNTY)	364,489	298,753	-	65,736	65,736	-		65,736
30141100-336000	C2400	CEMETERY RETAINING WALL	2,500	-	-	2,500	2,500	2,500		-
30161150-371000	C1929	COMM AG PROGRAM	88,779	81,348	-	7,431	7,431	8,765		(1,334)
30161150-371000	C2010	MEMORIAL-PARK ENHANCEMENTS	43,900	38,700	-	5,200	5,200	5,200		-
30161150-371000	C2309	WACKY WORLD 2.0 (DONATIONS)	86,955	7,628	-	79,327	79,327	123,017		(43,690)
30161150-371000	C2413	WBP DUGOUT EXPANSION	18,925	-	-	18,925	18,925	18,925		-
30161150-371000	C2415	PUBLIC ART FUND (CITY LOC)	15,000	-	-	15,000	15,000	15,000		-
30161150-371000	C2419	WEBB BRIDGE PARK DOG PARK	50,000	-	-	50,000	50,000	50,000		-
30161150-337052	C2426	MAYFIELD PARK - MILTON IGA	65,000	-	-	65,000	65,000	-		65,000
30174150-337000	C0910	TREE REPLACEMENT FUND	164,320	-	-	164,320	164,320	362,250		(197,930)
30113230-336000	C0924	ECONOMIC DEVELOPMENT PLAN	37,500	-	-	37,500	37,500	37,500		-
30174150-336000	C1538	ARTS CENTER FEASIBILITY STUDY	17,500	-	-	17,500	17,500	17,500		-
		subtotal			***$ -***	***$ 2,238,927***	***$ 2,238,927***	***$ 1,345,680***		***$ 893,247***
Non-Departmental										
30190200-395000		CARRYFORWARD FUND BALANCE			$ 1,500,000	$ 9,713,644	$ 11,213,644	$ -		$ 11,213,644
30190200-391100		TRANSFER-IN FROM THE GENERAL FUND			10,597,818	1,795,000	12,392,818	9,743,364		2,649,455
30190200-362000		REALIZED GAIN/LOSS			-	-	-	(44,776)		44,776
30190200-363000		UNREALIZED GAIN/LOSS			-	-	-	164,170		(164,170)
30190200-361000		INTEREST EARNINGS			150,000	275,000	425,000	332,263		92,737
		subtotal			***$ 12,247,818***	***$ 11,783,644***	***$ 24,031,462***	***$ 10,195,020***		***$ 13,836,442***
		Total			**$ 12,247,818**	**$ 14,022,571**	**$ 26,270,389**	**$ 11,540,700**		**$ 14,729,689**

CITY OF ALPHARETTA

Financial Management Reports
Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
As of March 31, 2024

Account #		Project	Project Snapshot: FY2013 - FY2023 Total Project Authorization	Prior Year Actuals	FY 2024 Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Expenditures										
Administration										
30113230-542400	C1404	WEBSITE UPGRADE	145,000	3,560	$ -	$ 141,440	$ 141,440	$ 1,350	$ -	$ 140,090
		subtotal			***$ -***	***$ 141,440***	***$ 141,440***	***$ 1,350***	***$ -***	***$ 140,090***
Finance										
30115150-542400	C1141	TYLER ERP SYSTEM	363,044	356,279	$ -	$ 6,765	$ 6,765	$ 2,271	$ 3,612	$ 881
		subtotal			***$ -***	***$ 6,765***	***$ 6,765***	***$ 2,271***	***$ 3,612***	***$ 881***
Information Technology										
30117400-542400	C0900	CISCO DATA NETWORK	300,002	298,402	$ -	$ 1,600	$ 1,600	$ -	$ -	$ 1,600
30117400-542400	C1000	GIS AERIAL MAPPING	50,001	49,768	-	233	233	-	-	233
30117400-542400	C1103	NETWORK AND VOIP	717,679	154,210	-	563,469	563,469	281,649	31,177	250,643
30117400-542400	C1312	BACKUP DATA STORAGE MGMT.	510,003	488,947	-	21,056	21,056	-	-	21,056
30117400-542400	C1313	TECHNOLOGY REPLACEMENT	3,502,370	3,042,127	390,000	70,243	460,243	263,355	35,354	161,534
30117400-542400	C1519	WIRELESS ACCESS POINTS	50,000	-	50,000	-	50,000	-	-	50,000
30117400-542400	C1615	APP/DESKTOP VIRTUALIZATION	400,145	128,749	-	271,396	271,396	-	-	271,396
30117400-542400	C2201	CITY COUNCIL A/V REPLACEMENT	300,001	31,883	-	268,118	268,118	254,254	-	13,864
30117400-544200	C2300	BUSINESS CONTINUITY STUDY	50,000	-	-	50,000	50,000	-	35,500	14,500
		subtotal			***$ 440,000***	***$ 1,246,115***	***$ 1,686,115***	***$ 799,258***	***$ 102,031***	***$ 784,826***
Human Resources										
30118450-542400+	C1222	RECORDS MANAGEMENT	72,501	22,934	$ -	$ 49,567	$ 49,567	$ 8,323	$ -	$ 41,244
		subtotal			***$ -***	***$ 49,567***	***$ 49,567***	***$ 8,323***	***$ -***	***$ 41,244***
Municipal Court										
30126550-542400	C1222	RECORDS MANAGEMENT	39,600	35,700	$ -	$ 3,900	$ 3,900	$ -	$ 3,900	$ -
		subtotal			***$ -***	***$ 3,900***	***$ 3,900***	***$ -***	***$ 3,900***	***$ -***

CITY OF ALPHARETTA

Financial Management Reports
Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
As of March 31, 2024

Account #		Project	Project Snapshot: FY2013 - FY2023 Total Project Authorization	Prior Year Actuals	FY 2024 Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Public Safety										
30131150-542200	C1202	FLEET REPLACEMENT	9,890,846	6,202,954	$ 1,875,000	$ 1,812,892	$ 3,687,892	$ 1,420,880	$ 1,900,529	$ 366,483
30131150-541300	C1229	PS ROOF REPAIR	1,197,112	1,172,875	-	24,237	24,237		-	24,237
30131150-542100	C1401	PS EQUIPMENT REPLACEMENT	1,513,925	1,376,082	-	137,843	137,843	97,848	5,175	34,820
30131150-541300	C1706	RAPSTC IMPROVEMENTS	492,531	198,250	-	294,281	294,281		-	294,281
30131150-542400	C2052	SECURITY SYSTEM REFRESH	400,060	307,799	-	92,261	92,261	70,521	15,578	6,162
30131150-542100	C2055	LICENSE PLATE READER PROGRAM	20,000	9,196	-	10,804	10,804	-	-	10,804
30131150-542100	C2207	LUCAS DEVICES	176,000	169,942	-	6,058	6,058	-	-	6,058
30131150-542100	C2235	CRABAPPLE TRAINING FACILITY	43,871	38,391	-	5,480	5,480	-	-	5,480
30131150-542400	C2301	CAD/RECORDS MANAGEMENT SOFTWARE	2,250,001	374,223	-	1,875,778	1,875,778	520,514	1,335,263	20,001
30131150-542100	C2302	ALL TERRAIN VEHICLES	10,772	10,772	-	-	-		-	-
30131150-542100	C2303	2023 OP INITIATIVES EQUIPMENT	449,501	17,168	-	432,333	432,333	207,814	220,477	4,042
30131150-541300	C2314	FIRE STATION FACILITIES ASSESSMENT	300,000	-	225,000	75,000	300,000	98,413	2,438	199,150
30131150-542400	C2406	REAL TIME CRIME CENTER	128,900	-	128,900	-	128,900	8,776	-	120,124
30131150-542200	C2407	ASST FIRE MARSHAL EQUIPMENT	66,000	-	66,000	-	66,000	5,396	56,371	4,233
30131150-542400	C2421	CAD/RECORDS MGMT (MILTON)	241,538	-	-	241,538	241,538	-	241,537	1
		subtotal			***$ 2,294,900***	***$ 5,008,505***	***$ 7,303,405***	***$ 2,430,161***	***$ 3,777,368***	***$ 1,095,876***
Public Works										
30141100-541200	C0910	TREE REPLACEMENT FUND	$ 1,812,471	$ 1,488,131	$ -	$ 324,340	$ 324,340	$ 4,750	$ 53,325	$ 266,265
30141100-541200	C1008	CEMETERY AUTHORITY-MAINTENANCE	493,726	227,923	-	265,803	265,803	12,571	19,588	233,644
30141100-541410	C1207	BRIDGE MAINTENANCE	865,212	406,488	200,000	258,724	458,724	136,412	306,340	15,972
30141100-541410	C1215	STRIPING & SIGNAGE	2,264,665	2,013,199	250,000	1,466	251,466	73,297	52,958	125,211
30141100-541410	C1217	TRAFFIC CALMING & INTERSECTION IMP	553,585	513,116	-	40,469	40,469	40,469	-	0
30141100-541410	C1218	TRAFFIC SIGNAL SYSTEM MAINTENANCE	904,267	804,267	100,000	-	100,000	52,272	12,580	35,148
30141100-541410	C1219	MILLING AND RESURFACING	27,137,647	24,017,647	3,120,000	-	3,120,000	1,108,195	2,003,207	8,598
30141100-541410	C1220	TRAFFIC CONTROL EQUIPMENT	1,087,079	980,278	100,000	6,801	106,801	57,893	47,114	1,794
30141100-541410	C1221	DESIGN SERVICES	1,018,300	894,867	75,000	48,433	123,433	31,147	20,481	71,805
30141100-542200	C1223	FLEET REPLACEMENT	1,672,223	1,334,068	190,000	148,155	338,155	5,224	318,996	13,935
30141100-541300	C1229	FACILITY ROOF REPAIR/REPLACE	325,000	-	325,000	-	325,000	765	322,316	1,919

CITY OF ALPHARETTA

Financial Management Reports
Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
As of March 31, 2024

			Project Snapshot: FY2013 - FY2023		FY 2024					
Account #		Project	Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
30141100-541200	C1302	TREE PLANTING & LANDSCAPING IMP	1,374,771	1,072,093	152,000	150,678	302,678	66,524	15,196	220,957
30141100-542100	C1802	PW EQUIPMENT REPLACEMENT	217,374	203,793	-	13,581	13,581	-	-	13,581
30141100-541410	C1901	TRAFFIC RESPONSIVE SYSTEM MAINT	550,001	429,468	100,000	20,533	120,533	32,358	35,548	52,627
30141100-541300	C1902	FIRE STATION RENOVATIONS	435,003	419,519	-	15,484	15,484	3,300	-	12,184
30141100-541300	C1904	PW HQ RENOVATIONS	178,038	157,586	-	20,452	20,452	15,309	-	5,143
30141100-541300	C1906	CITY HALL RENOVATIONS	25,000	-	25,000	-	25,000	25,000	-	-
30141100-541300	C2003	HVAC REPLACEMENTS	391,730	291,730	100,000	-	100,000	61,854	34,646	3,500
30141100-541300	C2004	GENERATOR REPLACEMENTS	295,027	295,027	-	-	-	-	-	-
30141100-542400	C2026	TCC HARDWARE/SOFTWARE	170,002	98,846	-	71,156	71,156	7,285	-	63,871
30141100-541410	C2048	STREETLIGHT MAINTENANCE	349,079	203,862	80,000	65,217	145,217	34,335	29,602	81,280
30141100-541500	C2050	REC FACILITY MAINTENANCE	155,000	128,146	-	26,854	26,854	7,792	-	19,062
30141100-541300	C2053	PARKING GARAGE MAINTENANCE	181,308	58,383	25,000	97,925	122,925	95,845	20,380	6,700
30141100-541410	C2104	WEBB BR ROAD PH4 (NPP-GREENWAY)	333,925	-	-	333,925	333,925	24,570	309,355	-
30141100-541410	C2113	ENCORE GREENWAY GATEWAY	430,001	306,250	-	123,751	123,751	115,216	8,534	1
30141100-544200	C2200	CITY TRASH RECEPTACLE SERVICE	100,002	84,042	-	15,960	15,960	-	-	15,960
30141100-541410	C2238	DAVIS DR WATER (COUNTY)	364,489	298,753	-	65,736	65,736	-	65,736	1
30141100-521200	C2242	NORTHPOINT ALPHALINK (ARC/LCI)	365,000	37,016	-	327,984	327,984	16,771	63,071	248,142
30141100-541420	C2305	ALPHALOOP (OMP - NORTHWINDS)	188,272	30,686	-	157,586	157,586	(10)	-	157,596
30141100-541410	C2315	LOCAL ROADS SAFETY ACTION PLAN	199,778	140,710	-	59,068	59,068	59,068	-	0
30141100-541200	C2400	CEMETERY RETAINING WALL	18,500	-	16,000	2,500	18,500	16,071	-	2,429
30141100-544200	C2408	WEBB BRIDGE PARK SEWER	437,500	180	437,500	(180)	437,320	52,714	14,531	370,075
30141100-541200	C2409	SR9 LANDSCAPING	350,000	-	350,000	-	350,000	-	-	350,000
30141100-542100	C2410	WINTER WEATHER EQUIPMENT	65,000	-	65,000	-	65,000	-	-	65,000
30141100-541410	C2425	WATERS RD BRIDGE (GDOT)	100,000	-	-	100,000	100,000	-	-	100,000
		subtotal			***$ 5,710,500***	***$ 2,762,401***	***$ 8,472,901***	***$ 2,156,997***	***$ 3,753,503***	***$ 2,562,401***

CITY OF ALPHARETTA

Financial Management Reports
Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
As of March 31, 2024

			Project Snapshot: FY2013 - FY2023		FY 2024					
Account #		Project	Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Recreation, Parks & Cultural Services										
30161150-541500	C0922	SYNTHETIC TURF REPLACEMENT	1,505,429	1,005,429	$ 500,000	$ -	$ 500,000	$ 767	$ 499,234	$ -
30161150-541200	C1210	TREE REMOVAL			200,000	58,667	258,667	170,096	22,134	66,437
30161150-541500	C1221	DESIGN SERVICES	214,224	209,396	-	4,828	4,828	-	3,585	1,243
30161150-541300	C1229	FACILITY ROOF REPAIR	680,411	485,411	195,000	-	195,000	46,725	142,759	5,516
30161150-542200	C1232	FLEET	434,010	202,662	-	231,348	231,348	231,347	-	1
30161150-542100	C1402	RP EQUIPMENT REPLACEMENT	968,787	758,226	153,000	57,561	210,561	127,341	-	83,220
30161150-541500	C1424	WILL PARK POOL EXPANSION	59,000	55,700	-	3,300	3,300		3,300	-
30113230-544200	C1527	VETERANS MEMORIAL	105,667	75,806	-	29,861	29,861	-	-	29,861
30161150-541500	C1614	THE STORIES PROJECT	85,000	31,065	-	53,935	53,935	23,500	23,500	6,935
30161150-541510	C1636	GREENWAY REPAIR AND MAINTENANCE	839,751	394,219	260,100	185,432	445,532	12,948	3,689	428,896
30161150-541500	C1804	PARK REPAIRS/IMPROVEMENTS	846,212	731,552	90,000	24,660	114,660	9,905	55,536	49,218
30161150-541500	C1806	PARKS PLAYGROUND EQUIPMENT	688,640	288,640	250,000	150,000	400,000	-	400,000	-
30161150-544100	C1807	PUBLIC ARTS PROGRAM	286,000	202,550	55,000	28,450	83,450	6,975	6,975	69,500
30161150-541500	C1911	EQUESTRIAN CENTER (FOUNDATION)	245,453	245,453	-	-	-	-	-	-
30161150-521200	C1926	NORTHSIDE MOU (PARKS)	11,400	4,625	-	6,775	6,775	6,775	-	-
30161150-541500	C1926	NORTHSIDE MOU (PARKS)	149,903	118,365	-	31,538	31,538	19,147	-	12,391
30161150-541500	C1929	COMMUNITY AGRICULTURE PROGRAM	88,783	40,530	-	48,253	48,253	29,560	-	18,693
30161150-541500	C2010	PARK ENHANCEMENTS	631,379	615,658	-	15,721	15,721	15,512	-	209
30161150-541500	C2030	TOWN GREEN IMPROVEMENTS	250,000	29,500	-	220,500	220,500	202,742	-	17,758
30161150-541500	C2051	FOUNTAIN MAINTENANCE	86,306	36,306	50,000	-	50,000	36,725	2,325	10,950
30161150-541500	C2202	ATHLETIC COURTS RESURFACING	198,433	68,368	100,000	30,065	130,065	80,102	-	49,963
30161150-541500	C2217	MID-BROADWELL PARK	52,081	-	-	52,081	52,081	-	52,081	-
30161150-541500	C2248	CITY AGRICULTURE PLAN (FOOD WELL)	75,000	-	-	75,000	75,000	-	-	75,000
30161150-541500	C2304	PARK WOOD POLE REPLACEMENT	200,000	-	-	200,000	200,000	30,483	54,633	114,884
30161150-541500	C2309	WACKY WORLD 2.0 (DONATIONS)	86,955	-	-	86,955	86,955	2,355	-	84,600
30161150-541500	C2411	PARK TRAIL MAINTENANCE	200,000	-	200,000	-	200,000	-	-	200,000

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Financial Management Reports
Capital Project Funds
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Account #		Project	Project Snapshot: FY2013 - FY2023 Total Project Authorization	Prior Year Actuals	FY 2024 Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
30161150-541500	C2412	CULTURAL ARTS MASTER PLAN	30,000	-	30,000	-	30,000	-	-	30,000
30161150-541500	C2413	WBP DUGOUT EXPANSION	30,425	-	11,500	18,925	30,425	30,425	-	-
30161150-544100	C2415	PUBLIC ART FUND (CITY LOCATIONS)	15,000	-	-	15,000	15,000	-	-	15,000
30161150-541500	C2419	WEBB BRIDGE PARK DOG PARK	50,000	-	-	50,000	50,000	9,633	40,802	(435)
30161150-541500	C2426	MAYFIELD PARK - MILTON IGA	130,000	-	-	130,000	130,000	-	-	130,000
		subtotal			***$ 2,094,600***	***$ 1,808,855***	***$ 3,903,455***	***$ 1,093,062***	***$ 1,310,552***	***$ 1,499,841***
Community Development										
30174150-544100	C0019	DOWNTOWN PARKING FUND	576,749	297,748	$ -	$ 279,001	$ 279,001	$ 18,000	$ -	$ 261,001
30174150-544100	C0924	ECONOMIC DEVELOPMENT PLAN	107,640	92,500	-	15,140	15,140	15,140	-	-
30174150-544200	C1300	CITY ECON DEVELOPMENT TOOLKIT	245,760	202,010	-	43,750	43,750	-	-	43,750
30174150-542200	C1433	FLEET REPLACEMENT	99,932	59,932	40,000	-	40,000	30,102	-	9,899
30174150-544100	C1538	ARTS CENTER FEASIBILITY STUDY	35,000	-		35,000	35,000	35,000	-	-
30174150-541410	C1603	DESIGN SERVICES	587,204	473,611	61,200	52,393	113,593	10,947	25,135	77,511
30174150-542400	C2111	COMMUNITY DEVELOPMENT EQUIPMENT	21,000	7,993	-	13,007	13,007	1,633	-	11,374
30174150-521200	C2307	WINDWARD-HWY9 MASTER PLAN MOU	60,000	700	-	59,300	59,300	-	-	59,300
30174150-521200	C2401	NORTH POINT FRAMEWORK PLAN	200,000	-	200,000	-	200,000	-	-	200,000
30174150-523400	C2402	GARDEN DISTRICT SIGNAGE	12,700	-	12,700	-	12,700	-	-	12,700
30174150-544100	C2403	SOUTH MAIN DISTRICT	50,000	-	50,000	-	50,000	10,507	39,493	-
30174150-544100	C2404	BROOKSIDE PARK GATEWAY	75,000	-	75,000	-	75,000	-	-	75,000
30174150-542200	C2405	LAND DEV INSPECTOR EQUIPMENT	45,000	-	45,000	-	45,000	29,906	-	15,094
30174150-541410	C2414	BROOKSIDE PARKWAY LAND DIET	40,000	-	40,000	-	40,000	-	-	40,000
		subtotal			***$ 523,900***	***$ 497,591***	***$ 1,021,491***	***$ 151,235***	***$ 64,628***	***$ 805,628***
Non-Departmental										
30190200-579000		NON-ALLOCATED			$ 1,183,918	$ 2,221,432	$ 3,405,350	$ -	$ -	$ 3,405,350
30190200-579011		MATCH (GRANTS UNDER REVIEW)			-	276,000	276,000	-	-	276,000
		subtotal			***$ 1,183,918***	***$ 2,497,432***	***$ 3,681,350***	***$ -***	***$ -***	***$ 3,681,350***
		Total			**$ 12,247,818**	**$ 14,022,571**	**$ 26,270,389**	**$ 6,642,657**	**$ 9,015,595**	**10,612,138**

CITY OF ALPHARETTA

Financial Management Reports
Capital Project Funds
Stormwater Capital Fund Detail (Fund 302; life-to-date for all projects)
As of March 31, 2024

		Project Snapshot: FY2017 - FY2023		FY 2024					
Account #	**Project**	**Total Project Authorization**	**Prior Year Actuals**	**Original Appropriation**	**Transfers / Adjustments**	**Revised Budget**	**Collections / Expenditures**	**Encumbrances**	**Available Budget**
Revenue									
Non-Departmental									
30290200-361000	INTEREST EARNINGS			$ 50,000	$ 120,000	$ 170,000	$ 125,336		$ 44,664
30290200-362000	REALIZED GAIN/LOSS INV			-	-	-	(16,825)		16,825
30290200-363000	UNREALIZED GAIN/LOSS INV			-	-	-	60,509		(60,509)
30290200-391100	TRANSFER IN/GENERAL FUND MATCH			3,950,000	-	3,950,000	2,962,500		987,500
30290200-395000	CARRYFORWARD FUND BALANCE			-	4,737,937	4,737,937	-		4,737,937
	subtotal			***$ 4,000,000***	***$ 4,857,937***	***$ 8,857,937***	***$ 3,131,520***		***$ 5,726,417***
	Total			**$ 4,000,000**	**$ 4,857,937**	**$ 8,857,937**	**$ 3,131,520**		**$ 5,726,417**
Expenditures									
Public Works									
30241100-541430 C1216	SW DRAINAGE MAINTENANCE	1,006,403	788,796	$ -	$ 217,607	$ 217,607	$ 203,090	$ 10,547	$ 3,971
30241100-541430 C1308	SW PIPE & STRUCTURE R&M	15,009,102	7,349,440	4,000,000	3,659,662	7,659,662	1,576,569	2,494,222	3,588,871
30241100-541430 C1503	STORMWATER STUDIES	500,001	343,780	-	156,221	156,221	-	-	156,221
30241100-541430 C1604	STORMWATER INSPECTIONS	664,055	542,365	-	121,690	121,690	-	-	121,690
30241100-541430 C2208	MEADOW BROOK HILLS DRAINAGE	253,233	252,993	-	240	240	240	-	-
30241100-541430 C2423	DOUGLAS ROAD DRAINAGE	417,113	-	-	417,113	417,113	11,700	-	405,413
	subtotal			***$ 4,000,000***	***$ 4,572,533***	***$ 8,572,533***	***$ 1,791,599***	***$ 2,504,769***	***$ 4,276,166***
Non-Departmental									
30290200-579000	NON-ALLOCATED			$ -	$ 285,404	$ 285,404	$ -	$ -	$ 285,404
	subtotal			***$ -***	***$ 285,404***	***$ 285,404***	***$ -***	***$ -***	***$ 285,404***
	Total			**$ 4,000,000**	**$ 4,857,937**	**$ 8,857,937**	**$ 1,791,599**	**$ 2,504,769**	**$ 4,561,570**

CITY OF ALPHARETTA

Financial Management Reports
Capital Project Funds
American Rescue Act Fund Detail (Fund 303; life-to-date for all projects)
As of March 31, 2024

		Project Snapshot: FY2017 - FY2023		FY 2024					
Account #	Project	Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue									
General Government									
30390200-331350	FEDERAL GRANT	-	3,905,852	$ -	$ 2,738,659	$ 2,738,659	$ 2,104,415		$ 634,244
	Total			**$ -**	**$ 2,738,659**	**$ 2,738,659**	**$ 2,104,415**		**$ 634,244**
Expenditures									
Public Works									
30341100-541410 C1219	MILLING & RESURFACING	1,175,959	1,175,959	$ -	$ -	$ -	$ -	$ -	$ -
30341100-541430 C1308	PIPE/STORM STRUCTURE REPL.	2,144,510	1,811,716	-	332,794	332,794	199,757	-	133,037
30341100-541420 C1801	SIDEWALK MAINTENANCE/REPAIR	1,324,001	655,690	-	668,311	668,311	571,856	-	96,455
	subtotal			***$ -***	***$ 1,001,105***	***$ 1,001,105***	***$ 771,613***	***$ -***	***$ 229,492***
Recreation, Parks & Cultural Services									
30361150-541500 C1636	GREENWAY REPAIR/MAINTENANCE	87,519	76,019	$ -	$ 11,500	$ 11,500	$ 6,500	$ 5,000	$ -
30361150-541500 C2316	GREENWAY BOARDWALK REPL.	1,912,483	186,468	-	1,726,015	1,726,015	1,542,634	183,379	2
	subtotal			***$ -***	***$ 1,737,515***	***$ 1,737,515***	***$ 1,549,134***	***$ 188,379***	***$ 2***
Non-Departmental									
30390200-579000	NON-ALLOCATED			$ -	$ 39	$ 39	$ -	$ -	$ 39
	subtotal			***$ -***	***$ 39***	***$ 39***	***$ -***	***$ -***	***$ 39***
	Total			**$ -**	**$ 2,738,659**	**$ 2,738,659**	**$ 2,320,747**	**$ 188,379**	**$ 229,533**

CITY OF ALPHARETTA

Financial Management Reports
Capital Project Funds
2022 Parks Bond Fund Detail (Fund 318; life-to-date for all projects)
As of March 31, 2024

Account #		Project	Project Snapshot: FY2017 - FY2023 Total Project Authorization	Prior Year Actuals	FY 2024 Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue										
Non-Departmental										
31890200-361000		INTEREST EARNINGS			$ -	$ 1,400,000	$ 1,400,000	$ 1,026,227		$ 373,773
31890200-395000		CARRYFORWARD FUND BALANCE			-	28,451,393	28,451,393	-		28,451,393
		subtotal			***$ -***	***$ 29,851,393***	***$ 29,851,393***	***$ 1,026,227***		***$ 28,825,166***
		Total			**$ -**	**$ 29,851,393**	**$ 29,851,393**	**$ 1,026,227**		**$ 28,825,166**
Expenditures										
31841100-541420	C1712	ALPHALOOP	7,542,698	42,698	$ -	$ 7,500,000	$ 7,500,000	$ -	$ -	$ 7,500,000
31861150-541500	C0922	SYNTHETIC TURF	1,405,386	448,084	-	957,302	957,302	4,899	763	951,640
31861150-541500	C1911	EQUESTRIAN CENTER (CITY)	5,386,980	792,366	-	4,594,614	4,594,614	200,182	858,812	3,535,621
31861150-541500	C2011	WILLS PARK MASTER PLAN IMP	6,062,644	778,257	-	5,284,387	5,284,387	311,190	96,545	4,876,652
31861150-541500	C2216	UNION HILL PARK	3,303,690	444,966	-	2,858,724	2,858,724	161,391	129,738	2,567,595
31861150-541500	C2217	MID-BROADWELL PARK	836,296	389,984	-	446,312	446,312	318,747	118,702	8,863
31861150-541500	C2218	OLD RUCKER PARK	3,030,570	366,865	-	2,663,705	2,663,705	56,831	17,269	2,589,605
31861150-541500	C2219	FARMHOUSE PARK	2,224,706	255,276	-	1,969,430	1,969,430	-	-	1,969,430
31861150-541500	C2220	WATERS ROAD PARK	1,256,501	224,706	-	1,031,795	1,031,795	846,841	184,954	-
31861150-541500	C2245	WILLS PARK MAINTENANCE FACILITY	328,634	328,634	-	-	-		-	-
31890200-579000		PARKS RESERVE	2,913,673	368,549	-	2,545,124	2,545,124	-	-	2,545,124
31890200-584000		DEBT ISSUANCE COSTS	368,549	368,549	-	-	-	-	-	-
		Total			**$ -**	**$ 29,851,393**	**$ 29,851,393**	**$ 1,900,081**	**$ 1,406,783**	**$ 26,544,530**

CITY OF ALPHARETTA

Financial Management Reports
Capital Project Funds
TSPLOST I Fund Detail (Fund 335; life-to-date for all projects)
As of March 31, 2024

Account #		Project	Project Snapshot: FY2017-FY2023 Total Project Authorization	Prior Year Actuals	FY 2024 Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue										
Non-Departmental										
33590200-395000		CARRYFORWARD FUND BALANCE			$ -	$ 35,292,260	$ 35,292,260			$ 35,292,260
33541100-361000		INTEREST EARNINGS			-	1,650,000	1,650,000	1,268,869		381,131
		Total			**$ -**	**$ 36,942,260**	**$ 36,942,260**	**$ 1,268,869**		**$ 35,673,391**
Expenditures										
33541100-541410	C1219	MILLING AND RESURFACING	2,000,000	2,000,000	$ -	$ -	$ -	$ -	$ -	$ -
33541100-541410	C1631	MCGINNIS RD IGA (FORSYTH)	5,026,414	763,569	-	4,262,845	4,262,845	346,471	-	3,916,374
33541100-541410	C1713	KIMBALL BR RD OP IMP.	1,359,742	1,123,462	-	236,280	236,280	85,971	148,097	2,212
33541100-541410	C1717	OLD MILTON PKWY CAPACITY IMP.	5,579,474	2,498,615	-	3,080,859	3,080,859	222,125	879,700	1,979,034
33541100-541410	C1800	HAYNES BRIDGE RD IMP	187,598	187,598	-	-	-	-	-	-
33541100-541410	C1933	WEBB BRIDGE RD (DESIGN-PROJ. MGMT., ETC.)	876,389	876,389	-	-	-	-	-	-
33541100-541410	C1934	WINDWARD PKWY EAST IMPROVEMENTS	1,427,989	1,427,989	-	-	-	-	-	-
33541100-541410	C2054	GA 400 BRIDGES (WEBB; KIMBALL)	4,886,001	2,120,286	-	2,765,715	2,765,715	-	2,765,714	1
33541100-541410	C2104	WEBB BR RD PHASE 4 (NPP TO GREENWAY)	692,508	692,472	-	36	36	-	-	36
33541100-541410	C2113	ENCORE GREENWAY GATEWAY	2,573,000	233,300	-	2,339,700	2,339,700	8,427	43,000	2,288,273
33541100-541410	C2211	WEBB BRIDGE RD PHASE 1 (WESTWIND TO GREENWAY)	725,037	725,037	-	-	-	-	-	-
33541100-541410	C2229	WEBB BRIDGE RD PHASE 2 (ROUNDABOUT-PARK)	6,000,001	1,244,331	-	4,755,670	4,755,670	1,188,259	1,931,118	1,636,293
33541100-541410	C2232	WEBB BRIDGE RD PHASE 3 (GREENWAY-ROUNDABOUT)	17,000,001	1,021,567	-	15,978,434	15,978,434	467,161	13,791,194	1,720,080
33541100-541420	C2305	ALPHALOOP (OMP-NORTHWINDS)	825,000	825,000	-	-	-	-	-	-
33590200-579000		CONTINGENCY			-	3,522,721	3,522,721	-	-	3,522,721
		Total			**$ -**	**$ 36,942,260**	**$ 36,942,260**	**$ 2,318,413**	**$ 19,558,823**	**$ 15,065,024**

CITY OF ALPHARETTA

Financial Management Reports
Capital Project Funds
TSPLOST II Fund Detail (Fund 336; life-to-date for all projects)
As of March 31, 2024

Account #		Project	Project Snapshot: FY2017-FY2023 Total Project Authorization	Prior Year Actuals	FY 2024 Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue										
Non-Departmental										
33690200-313400		TSPLOST II			$ -	$ 33,793,672	$ 33,793,672	$ 9,859,100		$ 23,934,572
33641100-361000		INTEREST EARNINGS			-	690,000	690,000	521,311		168,689
33690200-395000		CARRYFORWARD FUND BALANCE			-	13,545,437	13,545,437	-		13,545,437
		Total			**$ -**	**$ 48,029,109**	**$ 48,029,109**	**$ 10,380,411**		**$ 37,648,698**
Expenditures										
33641100-541410	C1713	KIMBALL BR RD GAP	500,000	-	$ -	$ 500,000	$ 500,000	$ 6,055	$ -	$ 493,945
33641100-541410	C2040	TRADEWINDS PARKWAY	3,500,000	10,715	-	3,489,285	3,489,285	422,100	-	3,067,185
33641100-541410	C2104	WEBB BRIDGE ROAD (NPP-GREENWAY)	13,000,001	2,065,944	-	10,934,057	10,934,057	3,003,518	4,833,230	3,097,309
33641100-541410	C2107	NORTH POINT PARKWAY IMP	10,000,000	28,393	-	9,971,607	9,971,607	61,816	648,090	9,261,701
33641100-541410	C2221	CROSSWALK (ALPHARETTA ELEM)	107,670	107,670	-	-	-	-	-	-
33641100-541410	C2222	CROSSWALK (MANNING OAKS ELEM)	74,263	18,537	-	55,726	55,726	-	-	55,726
33641100-541410	C2223	CROSSING (92 MILTON GARAGE)	212,301	208,128	-	4,173	4,173		-	4,173
33641100-541410	C2224	RAISED INTSECTION (MARIETTA ST)	350,001	16,925	-	333,076	333,076	28,941	112,884	191,251
33641100-541410	C2225	CROSSINGS (CITY CTR/CHURCHES)	750,001	23,434	-	726,567	726,567	13,602	81,664	631,301
33641100-541410	C2226	PEDESTRIAN BRIDGES (WW PKWY)	4,000,001	394,995	-	3,605,006	3,605,006	155,477	122,097	3,327,432
33641100-541410	C2227	CROSSWALK (COGBURN PARK)	129,616	129,616	-	-	-		-	-
33641100-541410	C2228	CROSWALK (CHARLOTTE DR)	146,000	146,000	-	-	-		-	-
33641100-541410	C2230	CUMMING ST CORRIDOR	4,757,526	6	-	4,757,520	4,757,520		-	4,757,520
33641100-541420	C2305	ALPHALOOP (OMP - NORTHWINDS)	12,000,001	1,919,004	-	10,080,997	10,080,997	7,106,461	2,734,180	240,355
33641100-541410	C2427	DRYDEN RD EXTENSION	3,000,000	-	-	3,000,000	3,000,000	-	-	3,000,000
33690200-579000		CONTINGENCY	571,095	-	-	571,095	571,095	-	-	571,095
		Total			**$ -**	**$ 48,029,109**	**$ 48,029,109**	**$ 10,797,971**	**$ 8,532,146**	**$ 28,698,993**

CITY OF ALPHARETTA

Financial Management Reports
Special Revenue Funds
Impact Fee Fund (Fund 270; life-to-date for active projects)
As of March 31, 2024

Account #	Project	Project Snapshot: FY2013 - FY2023 Total Project Authorization	Prior Year Actuals	FY 2024 Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue									
27074110-341321	IMPACT FEES STREETS & HIGHWAYS			$ -	$ 151,000	$ 151,000	$ 216,404		$ (65,404)
27074110-341323	IMPACT FEES RECREATION & PARKS			-	280,057	280,057	349,760		(69,703)
27074110-341324	IMPACT FEES PUBLIC SAFETY			-	16,000	16,000	19,004		(3,004)
27074110-362000	REALIZED GAIN/LOSS			-	-	-	(12,737)		12,737
27074110-363000	UNREALIZED GAIN/LOSS			-	-	-	45,348		(45,348)
27074110-395000	CARRYFORWARD FUND BALANCE			-	3,712,044	3,712,044	-		3,712,044
27074110-361000	INTEREST EARNINGS			-	-	-	94,304		(94,304)
	Total			**$ -**	**$ 4,159,101**	**$ 4,159,101**	**$ 712,083**		**$ 3,447,018**
Expenditures									
Public Safety									
27031150-544200 C2206	RAPID RESCUE TRUCK	124,600	124,100	$ -	$ 500	$ 500	$ -	$ -	$ 500
	subtotal			***$ -***	***$ 500***	***$ 500***	***$ -***	***$ -***	***$ 500***
Public Works									
27041100-541410 C1410	RUCKER RD CORRIDOR	1,002,553	991,047	$ -	$ 11,506	11,506	$ -	$ -	$ 11,506
27041100-541410 C2107	NORTH POINT PARKWAY IMPROVEMENTS	1,250,000	-	-	1,250,000	1,250,000	-	-	1,250,000
27041100-541420 C2305	ALPHALOOP (OMP - NORTHWINDS)	1,540,000	1,533,350	-	6,650	6,650	-	6,650	-
	subtotal			***$ -***	***$ 1,268,156***	***$ 1,268,156***	***$ -***	***$ 6,650***	***$ 1,261,506***
Recreation, Parks & Cultural Services									
27061150-541500 C2011	WILLS PARK MASTER PLAN	328,634	21,930	$ -	$ 306,704	$ 306,704	$ -	$ -	$ 306,704
27061150-541410 C2113	ENCORE GREENWAY GATEWAY	2,000,000	27,480	-	1,972,520	1,972,520	-	-	1,972,520
	subtotal			***$ -***	***$ 2,279,224***	***$ 2,279,224***	***$ -***	***$ -***	***$ 2,279,224***
Non-Departmental									
27074110-521200	PROFESSIONAL SERVICES			$ -	$ 37,525	$ 37,525	$ -	$ 37,525	$ -
27074110-579001	NON-ALLOCATED STREETS & HIGHWAYS			-	178,367	178,367	-	-	178,367
27074110-579002	NON-ALLOCATED PARKS				231,000	231,000	-	-	231,000
27074110-579003	NON-ALLOCATED PUBLIC SAFETY			-	164,329	164,329	-	-	164,329
	subtotal			***$ -***	***$ 611,221***	***$ 611,221***	***$ -***	***$ 37,525***	***$ 573,696***
	Total			**$ -**	**$ 4,159,101**	**$ 4,159,101**	**$ -**	**$ 44,175**	**$ 4,114,926**

CITY OF ALPHARETTA

Financial Management Reports
Special Revenue Funds
Hotel/Motel Fund (Fund 275; life-to-date for active projects)
As of March 31, 2024

Account #	Project	Project Snapshot: FY2013 - FY2023 Total Project Authorization	Prior Year Actuals	FY 2024 Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue									
27590150-314100	HOTEL/MOTEL TAXES			$ 9,550,000	$ -	$ 9,550,000	$ 5,952,964		$ 3,597,036
27590150-319201	PEALTY/INT HOTEL/MOTEL TAX			-	-	-	178		(178)
27590150-362000	REALIZED GAIN/LOSS			-	-	-	(4,278)		4,278
27590150-363000	UNREALIZED GAIN/LOSS			-	-	-	14,983		(14,983)
27590150-361000	INTEREST EARNINGS			-	-	-	31,808		(31,808)
	subtotal			***$ 9,550,000***	***$ -***	***$ 9,550,000***	***$ 5,995,655***		***$ 3,554,345***
Non-Departmental									
27590150-395000	CARRYFORWARD FUND BALANCE			$ -	$ 962,046	$ 962,046	$ -		$ 962,046
	subtotal			***$ -***	***$ 962,046***	***$ 962,046***	***$ -***		***$ 962,046***
	Total			**$ 9,550,000**	**$ 962,046**	**$ 10,512,046**	**$ 5,995,655**		**$ 4,516,391**
Expenditures									
Alpharetta Convention & Visitors Bureau									
27590150-572002	ALPHA CONV & VISITORS BUREAU DISTRIBUTION	34,900,129	30,722,004	$ 4,178,125	$ -	$ 4,178,125	$ 2,287,966	$ -	$ 1,890,159
	subtotal			***$ 4,178,125***	***$ -***	***$ 4,178,125***	***$ 2,287,966***	***$ -***	***$ 1,890,159***
City of Alpharetta									
27590150-611100	CITY OF ALPHARETTA DISTRIBUTION	30,313,108	26,731,858	3,581,250	-	3,581,250	1,961,114	-	1,620,136
	subtotal			***$ 3,581,250***	***$ -***	***$ 3,581,250***	***$ 1,961,114***	***$ -***	***$ 1,620,136***
Tourism Product Development									
27590150-521200	PROFESSIONAL SERVICES	41,570	36,070	$ 5,500	$ -	$ 5,500	$ -	$ -	$ 5,500
27590150-579006	DEBT SERVICE RESERVE	28,071,246	26,731,858	392,412	946,976	1,339,388	-	-	1,339,388
27590450-541500 C2011	WILLS PARK MASTER PLAN	751,892	736,822	-	15,070	15,070	-	-	15,070
27590151-581100 D1600	PRINCIPAL (2016 CONF CTR BOND)	8,238,654	7,528,654	710,000	-	710,000	-	-	710,000
27590151-582100 D1600	INTEREST PAYMENT (2016 CONF CTR BOND)	6,026,367	5,343,654	682,713	-	682,713	341,356	-	341,357
	subtotal			***$ 1,790,625***	***$ 962,046***	***$ 2,752,671***	***$ 341,356***	***$ -***	***$ 2,411,315***
	Total			**$ 9,550,000**	**$ 962,046**	**$ 10,512,046**	**$ 4,590,436**	**$ -**	**$ 5,921,610**

OTHER REPORTS

CITY OF ALPHARETTA

Financial Management Reports

Listing of Payments $5,000 and greater

for the month ended March 31, 2024

Vendor	Description	Department	$ Amount
A. B. GYMNASTICS LLC	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	$ 5,934.94
A. B. GYMNASTICS LLC	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	$ 5,839.31
A. B. GYMNASTICS LLC	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	$ 5,839.31
AECOM TECHNICAL SERVICES	DESIGN BUILD SERVICES: NP ALPHALINK (ARC/LCI GRANT)	Public Works	$ 40,574.24
AG & TURF CBD	PARK, PLAYGROUND, RECREATIONAL AREA AND SWIMMING POOLS	Rec., Parks & Cultural Services	$ 38,688.56
AIMS COMPANIES	MAINTENANCE AND REPAIR, PIPELINE (INCLUDES REMOVAL)	Public Works	$ 5,765.00
AIMS COMPANIES	MAINTENANCE AND REPAIR, PIPELINE (INCLUDES REMOVAL)	Public Works	$ 14,815.00
ALCALDE & FAY LTD	LOBBY SERVICES	City Administration	$ 5,000.00
ALLIED WASTE SERVICE	WASTE MANAGEMENT SERVICES	Various Departments	$ 449,135.99
ALPHARETTA	FEBRUARY 2024 HOTEL/MOTEL OCCUPANCY TAX	General Government	$ 276,079.21
AMERICAN FACILITY	CLEANING OF ROADSIDE PARK (REST STOP)	Rec., Parks & Cultural Services	$ 24,383.50
ANIMAL CONTROL	ANIMAL TRAPPING SERVICES	Public Works	$ 13,997.84
AQUATIC ENVIRONMENTAL	FOUNTAINS, DECORATIVE	Rec., Parks & Cultural Services	$ 5,382.49
AT&T/BELLSOUTH @ 85	TELEPHONE SERVICES, LONG DISTANCE AND LOCAL (E-911)	Public Safety	$ 34,956.84
AT&T/BELLSOUTH @ 85	TELEPHONE SERVICES, LONG DISTANCE AND LOCAL	Public Safety	$ 10,105.21
ATKINS NORTH AMERICA	CONSTRUCTION MANAGEMENT SERVICES: WBR PH4 (NPP-GREENWAY)	Public Works	$ 20,713.55
ATKINS NORTH AMERICA	PROJECT MANAGEMENT SERVICES: VARIOUS PROJECTS	Public Works	$ 101,524.70
AZTECA SYSTEMS	SOFTWARE MAINTENANCE/SUPPORT	Various Departments	$ 97,760.00
BARGE DESIGN SOLUTIONS	DESIGNING SERVICES: VARIOUS PROJECT	Rec., Parks & Cultural Services	$ 286,200.12
BARGE DESIGN SOLUTIONS	DESIGNING SERVICES: EQUESTRIAN CENTER (CITY)	Rec., Parks & Cultural Services	$ 49,353.78
BENNETT FIRE PRODUCT	UNIFORMS	Public Safety	$ 7,612.00
BENNETT FIRE PRODUCT	FIRE UNIFORMS	Public Safety	$ 19,030.00
BLOUNT CONSTRUCTION	PAVING/RESURFACING, STREET (MAJOR AND RESIDENTIAL)	Public Works	$ 1,142,317.66
CAPITAL CITY ELECTRICAL SERVICES, LLC	STREET LIGHT MAINTENANCE AND REPAIR	Public Works	$ 5,341.73
CARL BLACK BUICK GMC	VEHICLE REPAIR & MAINTENANCE & FLEET REPLACEMENT	Public Safety	$ 100,425.71
CARL BLACK BUICK GMC	VEHICLE REPAIR & MAINTENANCE & FLEET REPLACEMENT	Public Safety	$ 50,892.77
CARL BLACK BUICK GMC	VEHICLE REPAIR & MAINTENANCE	Various Departments	$ 13,772.81
CH JOHNSON	ANALYTICAL STUDIES AND SURVEYS (CONSULTING)	Community Development	$ 5,000.00

CITY OF ALPHARETTA

Financial Management Reports

Listing of Payments $5,000 and greater

for the month ended March 31, 2024

Vendor	Description	Department	$ Amount
CITY OF ALPHARETTA	STATE SEIZURE FUNDS: FORSYTH COUNTY SEIZURE	General Government	$ 24,755.92
COLUMBIA ENGINEERING	DESIGNING SERVICES: NORTH POINT PKWY IMP	Community Development	$ 40,559.00
COLUMBIA ENGINEERING	DESIGNING SERVICES: NORTH POINT PKWY IMP	Community Development	$ 48,246.00
CONVERGE TECHNOLOGY	POWER SYSTEMS SWITCHGEARS AND RELATED ACCESSORIES	Information Technology	$ 54,948.00
CORELOGIC COMMERCIAL	CURRENT YEAR PROPERTY TAXES	General Government	$ 6,466.22
CRABAPPLE TURF	ROADSIDE, GROUNDS, RECREATIONAL AND PARK AREA SERVICES	Rec., Parks & Cultural Services	$ 14,700.00
CSTE INC	CONSTRUCTION, CURB AND GUTTER (INCLUDES MAINTENANCE)	Public Works	$ 16,307.80
CUMBERLAND LANDSCAPE	ROADSIDE, GROUNDS, RECREATIONAL AND PARK AREA SERVICES	Rec., Parks & Cultural Services	$ 5,660.17
DANA SAFETY SUPPLY	AUTOMOBILES, POLICE AND SECURITY EQUIPPED	Public Safety	$ 5,392.96
DATA MEDIA ASSOCIATE	PRINTING AND BINDING	Finance	$ 20,859.40
DC POOL SERVICE LLC.	MOTORS AND PARTS, INTEGRAL H.P., THREE PHASE	Rec., Parks & Cultural Services	$ 9,900.00
DIX.HITE + PARTNERS	DESIGNING SERVICES	Rec., Parks & Cultural Services	$ 27,550.00
ESIS INC	CLAIMS (WORKERS COMP)	Risk Management	$ 20,769.14
EXCELLERE CONSTRUCTION	CONSTRUCTION, HIKE AND BIKE TRAIL: GREENWAY BOARDWALK REPLACEM	Rec., Parks & Cultural Services	$ 215,451.66
FLOCK GROUP INC	SURVEILLANCE CAMERAS AND COUNTER-SURVEILLANCE EQUIPMENT	Public Safety	$ 254,250.00
FULTON COUNTY BOARD OF EDUCATION	FEBRUARY FUEL BILL	General Government	$ 44,135.92
FULTON COUNTY-DEPT OF FINANCE	WATER AND SEWER UTILITIES	Various Departments	$ 10,658.18
GEORGIA BRIDGE AND CONCRETE	CONSTRUCTION, STREET (MAJOR AND RESIDENTIAL): WBR PH4 (NPP-GREEN	Public Works	$ 211,480.00
GEORGIA BRIDGE AND CONCRETE, LLC	CONSTRUCTION, STREET: WBR PH4 (NPP-GREENWAY)	Public Works	$ 370,973.47
GEORGIA GREEN	GROUNDS MAINTENANCE: MOWING, EDGING, PLANT	Public Works	$ 16,690.83
GEORGIA POWER CO	ELECTRICITY UTILITIES	Various Departments	$ 6,825.13
GESSNER	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	$ 9,082.04
GREATER NORTH FULTON CHAMBER OF COMM	Sponsorship of GNFCC Gala	Community Development	$ 5,500.00
GREENTREE BEDDING	BAGS, BEDDING	Rec., Parks & Cultural Services	$ 5,770.80
GREENTREE BEDDING	BAGS, BEDDING	Rec., Parks & Cultural Services	$ 5,770.80
GREG MALCOLM & ASSOCIATES	RIGHT OF WAY SERVICES (INCLUDING TITLE, APPRAISAL)	Public Works	$ 6,380.00
HORSE & PLOW LANDSCAPING	ROADSIDE, GROUNDS, RECREATIONAL AND PARK AREA SERVICES	Rec., Parks & Cultural Services	$ 6,150.65
HUIE DE-SIGN, INC.	DESIGNING SERVICES: SOUTH MAIN DISTRICT GATEWAY	Community Development	$ 10,507.00

CITY OF ALPHARETTA

Financial Management Reports

Listing of Payments $5,000 and greater

for the month ended March 31, 2024

Vendor	Description	Department	$ Amount
INLINER SOLUTIONS	PIPE AND PIPE FITTINGS MAINTENANCE AND REPAIR	Public Works	$ 42,202.19
INTEGRATED CONSTRUCTION	CONSTRUCTION, HIKE AND BIKE TRAIL: ALPHALOOP (OMP-NORTHWINDS)	Public Works	$ 1,290,632.72
INTEGRATED CONSTRUCTION	CONSTRUCTION, HIKE AND BIKE TRAIL: ALPHALOOP (OMP-NORTHWINDS)	Public Works	$ 625,775.27
JERICHO DESIGN GROUP	BUILDINGS - ARCHITECTURAL DESIGN: FIRE STATION FACILITY ASSMT	Public Safety	$ 21,937.50
JLL REAL ESTATE	CURRENT YEAR PROPERTY TAXES	General Government	$ 24,264.08
JONES CONTRACTING	SIGNS, MISCELLANEOUS (NOT OTHERWISE CLASSIFIED)	Rec., Parks & Cultural Services	$ 5,648.00
KIMBROUGH INDUSTRIAL	HVAC REPAIRS	Public Works	$ 5,799.37
LANIERSCAPES LLC	SW PIPE & STRUCTURE R&M	Public Works	$ 42,390.00
LEADSONLINE LLC	SOFTWARE MAINTENANCE/SUPPORT	Public Safety	$ 12,230.00
MASSANA, INC.	MAINTENANCE AND REPAIR, BRIDGES	Public Works	$ 135,062.10
MEER ELECTRIC	ELECTRICAL	Various Departments	$ 6,825.83
MEER ELECTRIC	STREETLIGHT & FACILITY MAINTENANCE	Various Departments	$ 7,085.67
METRO ATLANTA CHAMBER OF COMMERCE	City Membership to Metro Atlanta Chamber	Community Development	$ 12,829.00
MOFFATT & NICHOL	DESIGNING SERVICES: RAISED INTERSECTION (MARIETTA)	Public Works	$ 5,600.00
MOFFATT & NICHOL	DESIGNING SERVICES: PEDESTRIAN BRIDGES (WW PKWY)	Public Works	$ 12,007.46
MXI ENVIRONMENTAL SERVICES	HAZARDOUS MATERIAL AND WASTE SERVICES	Finance	$ 27,831.93
NEW LONDON	PRINTING AND BINDING	Rec., Parks & Cultural Services	$ 5,140.00
NORTH FULTON REGIONAL AUTHORITY	RADIO FREQUENCY ACCESS SERVICES	Various Departments	$ 123,224.80
OVERHEAD DOOR CO	FACILITY REPAIR & MAINTENANCE	Public Works	$ 5,639.57
PRIME CONTRACTORS	DESIGN BUILD SERVICES: WATERS ROAD PARK	Rec., Parks & Cultural Services	$ 184,350.42
REXEL USA	STREET LIGHT POLES AND STANDARDS	Public Works	$ 6,119.59
RHYTHM N SHOES LLC	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	$ 6,286.35
RUSSELL LANDSCAPE	GROUNDS MAINTENANCE: MOWING, EDGING, PLANT	Public Works	$ 63,127.41
RUSSELL LANDSCAPE	LANDSCAPING (INCLUDING DESIGN, FERTILIZING, PLANTING): WP BUFFER - E	Public Works	$ 5,607.59
SAVATREE LLC	TREE AND SHRUB REMOVAL SERVICES	Rec., Parks & Cultural Services	$ 5,580.00
SAVATREE LLC	TREE AND SHRUB REMOVAL SERVICES	Rec., Parks & Cultural Services	$ 10,695.00
SAWNEE ELECTRIC MEMBERSHIP	ELECTRICITY UTILITIES	Various Departments	$ 27,270.63
SHI INTERNATIONAL CO	MICROSOFT AZURE CLOUD SERVICES	Various Departments	$ 27,481.18

CITY OF ALPHARETTA

Financial Management Reports

Listing of Payments $5,000 and greater

for the month ended March 31, 2024

Vendor	Description	Department	$ Amount
SOL CONSTRUCTION LLC	CONSTRUCTION, STREET: WBR PH2 (ROUNDABOUT-PARK)	Public Works	$ 248,623.08
SOL CONSTRUCTION LLC	CONSTRUCTION, STREET (MAJOR AND RESIDENTIAL): WBR PH2 (ROUNDABO	Public Works	$ 155,327.38
SOUTHEASTERN REFEREE	SPORTS PROFESSIONALS SERVICES	Rec., Parks & Cultural Services	$ 6,412.00
STEPHEN A. LASER ASSOCIATES	PSYCHOLOGISTS/PSYCHOLOGICAL AND PSYCHIATRIC SERVICES	Human Resources	$ 5,750.00
SUSTAINABLE WATER PLANNING & ENGINEERI	IRRIGATION; DRAINAGE; FLOOD CONTROL/ENGINEERING	Public Works	$ 20,853.17
TECH ALPHARETTA	ATC OPERATIONAL FUNDS	Development Authority	$ 7,916.67
THE DUMPSTER CO	CLEANING OF AMUSEMENT AREAS, EXPOSITION CENTERS	Rec., Parks & Cultural Services	$ 8,996.09
THE F. A. BARTLETT	SW DRAINAGE MAINTENANCE	Public Works	$ 5,784.35
TRANSAMERICA	RECORDKEEPING FEES	Finance	$ 9,281.76
TRI SCAPES INC	RETAINAGE PAYABLE: Contract Withholding: 23-005	General Government	$ 7,981.25
TRUIST BANK	PCARD LIABILITY	General Government	$ 185,547.15
UTILICOM SUPPLY ASSOCIATES	TRAFFIC CONTROLS AND EQUIPMENT, ELECTRIC PARTS	Public Works	$ 9,938.46
UTILITY ASSET MANAGEMENT	PIPE AND PIPE FITTINGS MAINTENANCE AND REPAIR	Public Works	$ 126,758.00
UTILITY ASSET MANAGEMENT	PIPE AND PIPE FITTINGS MAINTENANCE AND REPAIR	Public Works	$ 108,524.00
VERIZON WIRELESS	TELEPHONE SERVICES, CELLULAR	Various Departments	$ 16,670.36
VERMEER SOUTHEAST	BRUSH AND TREE CHIPPERS	Rec., Parks & Cultural Services	$ 49,963.85
WADE FORD INC	VEHICLES, INCLUDING AUTOMOBILES, TRUCKS, TRAILERS,	Public Safety	$ 748,000.00
WEST CHATHAM WARNING	LASERS, MASERS, AND ACCESSORIES	Public Safety	$ 12,662.50

CITY OF ALPHARETTA

Financial Management Reports

Listing of PO's between $5,000.01 and $50,000.00

for the month ended March 31, 2024

Purchase Order #	Vendor	Department	Purchase Order Amt.	Description
24000649	KIMBROUGH INDUSTRIAL GROUP LLC	PUBLIC WORKS	$ 34,646.00	INSTALLATON OF HVAC EQUIPMENT AT THE COMMUNITY CENTER
24000651	FIVE OAKS FENCE COMPANY INC	REC., PARKS & CULTURAL SVCS	$ 16,900.00	REMOVAL/REPLACEMENT OF NP MIRACLE LEAGUE FIELD FENCING
24000659	GREG MALCOLM & ASSOCIATES INC	PUBLIC WORKS	$ 6,380.00	APPRAISAL SVCS FOR WINDWARD PKWY PEDESTRIAN BRIDGES
24000669	CRABAPPLE TURF MANAGEMENT INC	REC., PARKS & CULTURAL SVCS	$ 5,700.00	PROVIDE/INSTALL (950) BALES OF PINE STRAW AT ENCORE PARK
24000670	CRABAPPLE TURF MANAGEMENT INC	REC., PARKS & CULTURAL SVCS	$ 9,000.00	PROVIDE/INSTALL (750) BALES OF PINE STRAW/(90) YARDS OF MULCH AT CITY CENTER
24000673	VERMEER SOUTHEAST SALES & SERVICE	REC., PARKS & CULTURAL SVCS	$ 49,963.85	(1) VERMEER BC 1000XL WOOD CHIPPER
24000675	GA DEPT OF ECONOMIC DEVELOPMENT	COMMUNITY & ECONOMIC DEV.	$ 8,500.00	JOINT SPONSORSHIP OF BIO INTERNATIONAL CONFERENCE
24000676	DANA SAFETY SUPPLY INC	PUBLIC SAFETY	$ 5,392.96	RETROFIT (2) VEHICLES TO LIEUTENANT VEHICLES
24000678	SOUTHERN HYDRO VAC LLC	PUBLIC WORKS	$ 48,895.00	STORM PIPE FLUSHING SVCS TO PREVENT FLOODING
24000680	NP & S MANAGEMENT, INC.	HUMAN RESOURCES	$ 27,450.00	EXECUTIVE RECRUITMENT SVCS FOR ECON DEV DIRECTOR
24000686	ROSWELL SIGNS LLC	REC., PARKS & CULTURAL SVCS	$ 6,017.00	SIGNAGE FOR WEBB BRIDGE DOG PARK
24000687	SAFRAN TRUSTED 4D INC.	PUBLIC SAFETY	$ 7,290.00	NETCLOCK REPLACEMENT
24000689	SUNBELT TRAFFIC LLC	PUBLIC WORKS	$ 17,000.00	INSTALL VEHICLE DETECTION LOOPS AT (5) INTERSECTIONS
24000690	TRANSAFE INC	PUBLIC WORKS	$ 12,580.00	(5) RADAR SIGNS
24000691	CURBCO INC	REC., PARKS & CULTURAL SVCS	$ 9,725.00	WEBB BRIDGE PARK SIDEWALK REPAIRS
24000694	DANA SAFETY SUPPLY INC	PUBLIC SAFETY	$ 18,804.41	UPFITTING (1) VEHICLE FOR FIRE
24000699	ROSWELL SIGNS LLC	REC., PARKS & CULTURAL SVCS	$ 5,667.00	SIGNAGE FOR WATERS ROAD PARK
24000701	GREATER NORTH FULTON	COMMUNITY & ECONOMIC DEV.	$ 5,500.00	SPONSORSHIP FOR NF CHAMBER'S 2024 GALA
24000702	METRO ATL CHAMBER OF COMMERCE INC	COMMUNITY & ECONOMIC DEV.	$ 12,829.00	MEMBERSHIP TO METRO ATLANTA CHAMBER
24000704	CARL BLACK BUICK GMC LLC	PUBLIC SAFETY	$ 5,053.17	VEHICLE REPAIRS TO PD7663
24000708	WELCHEL PLUMBING, INC.	REC., PARKS & CULTURAL SVCS	$ 11,795.00	REMOVAL AND REPLACEMENT OF WEBB BRIDGE PARK WELL PUMP
24000709	ROSWELL SIGNS LLC	REC., PARKS & CULTURAL SVCS	$ 6,968.80	SIGNAGE FOR MID BROADWELL PARK
24000714	HOME BY DARK PRODUCTIONS LLC	REC., PARKS & CULTURAL SVCS	$ 30,000.00	BROOKE ST PARK CONCERT SERIES FOR APRIL - JUNE 2024
24000716	TERRAMARK LAND SURVEYING INC	PUBLIC WORKS	$ 8,495.00	SURVEYING SVCS FOR NORTHWINDS PARKWY RETENTION POND

City of Alpharetta
Balance Sheet
Governmental Funds
March 31, 2024

	Major Governmental Funds							Non-Major	Total
	General Fund	Capital Project Fund	Capital Grant Fund	2016 Bond Fund	2022 Bond Fund	T-SPLOST Capital Fund	T-SPLOST II Capital Fund	Governmental Funds	Governmental Funds
ASSETS									
Cash / Cash Equivalents / Investments	$ 48,061,475	$ 16,006,578	$ (297,421)	$ -	$ 28,097,683	$ 34,548,468	$ 13,836,421	$ 21,665,915	$ 161,919,120
Receivables (net of allowance for uncollectibles)									
Taxes Receivable									
Property Taxes	733,571	-	-	-	-	-	-	-	733,571
Other Taxes	338,151	-	-	-	-	-	-	-	338,151
Interest	-	-	-	-	-	-	-	125	125
Accounts		-	-	-	-	-	-	129,758	129,758
Due from Other Funds	236,732	-	-	-	-	-	-	6,830	243,562
Intergovernmental Receivable	18,667	65,000	83,606	-	-	-	2,733	-	170,005
Cash - Restricted	134,230	267,814	-	-	-	-	-	-	402,044
Total Assets	**49,522,825**	**16,339,393**	**(213,815)**	**-**	**28,097,683**	**34,548,468**	**13,839,153**	**21,802,629**	**163,936,336**
LIABILITIES AND FUND BALANCES									
Liabilities									
Current									
Accounts Payable	1,080,769	81,530	-	-	335,554	750	150	5,445,839	6,944,591
Retainage Payable	-	77,856	58,816	-	52,728	144,618	638,093	173,514	1,145,625
Intergovernmental Payable	-	-	-	-	-	-	-	-	-
Claims Payable	-	-	-	-	-	-	-	-	-
Payroll Payable	106,227	-	-	-	-	-	-	-	106,227
Due to Other Funds	-	-	186,699	-	-	-	-	6,639	193,338
Deferred Revenue	1,114,602	65,000	83,606	-	-	-	2,733	1,188,069	2,454,009
Unearned Revenue	883,550	-	130,460	-	-	-	-	422,509	1,436,519
Non-Current									
Unclaimed Property	105,106	-	-	-	-	-	-	-	105,106
Claims Payable	-	-	-	-	-	-	-	-	-
Total Liabilities	**3,290,254**	**224,386**	**459,580**	**-**	**388,282**	**145,368**	**640,976**	**7,236,570**	**12,385,416**
Fund Balances:									
Restricted for:									
Capital Projects	-	3,418,062	(921,887)	-	23,757,495	11,321,556	4,094,937	6,916,248	48,586,410
Law Enforcement	-	-	-	-	-	-	-	147,220	147,220
Emergency Telephone Activities	-	-	-	-	-	-	-	(275,115)	(275,115)
Grant Projects	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	(45,093)	(45,093)
Promotion of Tourism	-	-	-	-	-	-	-	(21,730)	(21,730)
Assigned for:									
Grant Projects	-	-	-	-	-	-	-	74,591	74,591
Capital Projects	-	-	-	-	-	-	-	-	-
Emergency Reserve	22,570,000	-	-	-	-	-	-	-	22,570,000
2025 Fiscal Year Capital	9,447,780	-	-	-	-	-	-	-	9,447,780
Encumbrances	2,537,531	9,015,595	167,681	-	1,406,783	19,558,823	8,532,146	3,160,536	44,379,094
Remaining 2024 Net Spend	8,261,287	-	-	-	-	-	-	-	8,261,287
Projected Net Surplus/2026 Capital	3,415,972	-	-	-	-	-	-	-	3,415,972
Unallocated	-	3,681,350	80,811	-	2,545,124	3,522,721	571,095	4,609,401	15,010,502
Total Fund Balances	46,232,570	16,115,007	(673,395)	-	27,709,401	34,403,100	13,198,178	14,566,058	151,550,919
Total Liabilities and Fund Balances	**$ 49,522,825**	**$ 16,339,393**	**$ (213,815)**	**$ -**	**$ 28,097,683**	**$ 34,548,468**	**$ 13,839,153**	**$ 21,802,629**	**$ 163,936,336**

City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the Period Ended March 31, 2024

	Major Governmental Funds							Non-Major	Total
	General Fund	Capital Project Fund	Capital Grant Fund	S2016 Const Bond Fund	S2022 Const Bond Fund	T-SPLOST Capital Fund	T-SPLOST II Capital Fund	Governmental Funds	Governmental Funds
REVENUES									
Taxes:									
Property Tax	$ 33,552,442	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,244,333	$ 39,796,775
Local Option Sales Tax	14,576,881	-	-	-	-	-	-	-	14,576,881
Transportation SPLOST	-	-	-	-	-	-	9,859,100	-	9,859,100
Other Taxes	15,530,445	-	-	-	-	-	-	5,953,142	21,483,587
Licenses and permits	2,543,492	-	-	-	-	-	-	-	2,543,492
Intergovernmental	113,748	1,122,272	1,314,156	-	-	-	-	2,458,749	5,008,926
Charges for services	3,273,976	-	-	-	-	-	-	2,725,228	5,999,204
Impact Fees	-	-	-	-	-	-	-	585,169	585,169
Fines/Forfeitures	1,675,580	-	-	-	-	-	-	-	1,675,580
Investment earnings (Loss)	1,170,279	468,820	5,963	10	1,158,089	1,429,252	591,621	500,366	5,324,401
Contributions and Donations	91,379	223,406	-	-	-	-	-	2,275	317,059
Misc Revenue	44,635	-	-	-	-	-	-	-	44,635
Other	-	-	-	-	-	-	-	2,872	2,872
Total revenues	**72,572,857**	**1,814,499**	**1,320,119**	**10**	**1,158,089**	**1,429,252**	**10,450,721**	**18,472,134**	**107,217,680**
EXPENDITURES									
Current:									
Unallocated	-	-	-	-	-	-	-	-	-
General government	8,403,817	811,202	-	-	-	-	-	2,299,741	11,514,760
Public safety	28,962,902	2,431,963	-	-	-	-	-	4,228,933	35,623,798
Public works	7,152,700	2,162,670	1,453,487	10	-	2,318,413	10,797,981	2,563,394	26,448,654
Economic and community development	3,491,648	155,939	187,221	-	-	-	-	-	3,834,808
Alpharetta Business Community	-	-	-	-	-	-	-	-	-
Culture and recreation	9,084,991	1,094,948	-	-	1,900,081	-	-	1,637,839	13,717,859
Contingency	-	-	-	-	-	-	-	-	-
Professional Services	-	-	-	-	-	-	-	-	-
Debt service:									-
Principal	-	-	-	-	-	-	-	1,011,226	1,011,226
Interest	75,520	-	-	-	-	-	-	7,279,671	7,355,190
Other Costs		-	-	-	-	-	-	-	-
Bond issuance costs	-	-	-	-	-	-	-	-	-
Capital outlay	-	-	-	-	-	-	-	-	-
Total expenditures	**57,171,578**	**6,656,722**	**1,640,707**	**10**	**1,900,081**	**2,318,413**	**10,797,981**	**19,020,804**	**99,506,295**
Excess (deficiency) of revenues over (under) expenditures	15,401,279	(4,842,223)	(320,589)	-	(741,992)	(889,160)	(347,260)	(548,670)	7,711,385
OTHER FINANCING SOURCES (USES)									
Transfers in	1,961,114	9,743,364	-	-	-	-	-	2,962,500	14,666,978
Transfers out	(13,727,259)	-	-	-	-	-	-	(1,961,114)	(15,688,373)
Loan Proceeds	-	-	-	-	-	-	-	-	-
Capital Leases	-	-	-	-	-	-	-	-	-
Sale of capital assets	31,420	-	-	-	-	-	-	-	31,420
Sale of non-capital assets	412	-	-	-	-	-	-	-	412
Land Sale	-	-	-	-	-	-	-	-	-
Insurance Proceeds	-	-	-	-	-	-	-	-	-
Bond Proceeds	-	-	-	-	-	-	-	-	-
Total other financing sources and (uses)	(11,734,313)	9,743,364	-	-	-	-	-	1,001,386	(989,563)
Net change in fund balances	3,666,966	4,901,140	(320,589)	-	(741,992)	(889,160)	(347,260)	452,716	6,721,822
Fund balances - beginning	**42,565,605**	**11,213,866**	**(352,807)**	**-**	**28,451,393**	**35,292,260**	**13,545,437**	**14,113,342**	**144,829,098**
Fund balances - ending	**$ 46,232,570**	**$ 16,115,007**	**$ (673,395)**	**-**	**$ 27,709,401**	**$ 34,403,100**	**$ 13,198,178**	**$ 14,566,058**	**$ 151,550,919**

City of Alpharetta
Combining Balance Sheet
Non-Major Governmental Funds
March 31, 2024

	Special Revenue									Total Non-major
	Hotel Motel	Impact Fee	Federal Confiscated Assets	State Confiscated Assets	Grant Operating	E911	American Rescue ACT	Debt Service Fund	Stormwater Capital Fund	Governmental Funds
ASSETS										
Cash / Cash Equivalents / Investments	$ 2,369,014	$ 4,504,623	$ 316,840	$ 31,836	$ 130,417	$ 1,114,741	$ 748,085	$ 6,229,878	$ 6,220,481	$ 21,665,915
Taxes Receivable	-	-	-	-	-	-	-	-	-	-
Pre-Paid Expenditures	-	-	-	-	-	-	-	-	-	-
Accounts Receivable	125	-	-	-	-	-	-	-	-	125
Property Taxes	-	-	-	-	-	-	-	129,758	-	129,758
Intergovernmental Receivable	-	-	-	-	6,830	-	-	-	-	6,830
Due From Other Funds	-									-
Restricted	-	-	-	-	-	-	-	-	-	-
Total Assets	**2,369,139**	**4,504,623**	**316,840**	**31,836**	**137,247**	**1,114,741**	**748,085**	**6,359,637**	**6,220,481**	**21,802,629**
LIABILITIES										
Accounts Payable	-	-	-	-	-	131,363	244,578	4,945,201	124,697	5,445,839
Retainage Payable	-	76,050	-	-	-	-	85,778	-	11,686	173,514
Intergovernmental Payable	-	-	-	-	-	-	-	-	-	-
Arbitrage Payable	-	-	-	-	-	-	-	-	-	-
Compensated Absences	-	-	-	-	-	-	-	-	-	-
Payroll Liabilities	-	-	-	-	-	6,639	-	-	-	6,639
Due to Other Fund	-	-	-	-	-	-	-	-	-	-
Deferred Revenue	1,051,481	-	-	-	6,830	-	-	129,758	-	1,188,069
Unearned Revenue	-	-	-	-	-	-	417,729	4,780	-	422,509
Total Liabilities	**1,051,481**	**76,050**	**-**	**-**	**6,830**	**138,002**	**748,085**	**5,079,739**	**136,383**	**7,236,570**
FUND BALANCES										
Restricted:										
Capital Projects	-	3,810,702	-	-	-	-	(188,379)	-	3,293,925	6,916,248
Law Enforcement	-	-	115,384	31,836	-	-	-	-	-	147,220
Promotion of Tourism	(21,730)	-	-	-	-	-	-	-	-	(21,730)
Emergency Telephone Activities	-	-	-	-	-	(275,115)	-	-	-	(275,115)
Debt Service	-	-	-	-	-	-	-	(45,093)	-	(45,093)
Assigned for: Grant Projects	-	-	-	-		-	-	-	-	-
Grant Projects	-	-	-	-	74,591	-	-	-	-	74,591
Encumbrances	-	44,175	-	-	500	422,713	188,379	-	2,504,769	3,160,536
Unallocated	1,339,388	573,696	201,456	-	55,326	829,140	-	1,324,991	285,404	4,609,401
Total Fund Balances	1,317,658	4,428,573	316,840	31,836	130,417	976,738	-	1,279,898	6,084,098	14,566,058
Total Liabilities and Fund Balances	**$ 2,369,139**	**$ 4,504,623**	**$ 316,840**	**$ 31,836**	**$ 137,247**	**$ 1,114,741**	**$ 748,085**	**$ 6,359,637**	**$ 6,220,481**	**$ 21,802,629**

City of Alpharetta
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Non-major Governmental Funds
For the Period Ended March 31, 2024

					Special Revenue					Total Non-major
	Hotel Motel	Impact Fee	Federal Confiscated Assets	State Confiscated Assets	Grant Operating	E911 Fund	American Rescue Act	Debt Service Fund	Stormwater Service Fund	Governmental Funds
REVENUES:										
Hotel Motel Tax	$ 5,953,142	$ -	$ -	$ -	$ -		$ -	$ -	$ -	$ 5,953,142
Property tax	-	-	-	-	-	-	-	6,244,333	-	6,244,333
Charges for Service	-	-	-	-	113,765	2,611,463	-	-	-	2,725,228
Impact Fees	-	585,169	-	-	-	-	-	-	-	585,169
Forfeiture Income	-	-	-	-	-	-	-	-	-	-
Intergovernmental	-	-	116,179	1,000	20,640	-	2,320,930	-	-	2,458,749
Contributions & Donations	-	-	-	-	2,275	-	-	-	-	2,275
Investment Earnings (Loss)	44,262	131,360	-	-	3,782	32,356	-	113,348	175,259	500,366
Other	-	-	2,872	-	-	-	-	-	-	2,872
Total revenues	**5,997,404**	**716,528**	**119,051**	**1,000**	**140,462**	**2,643,819**	**2,320,930**	**6,357,681**	**175,259**	**18,472,134**
EXPENDITURES:										
Tourism	2,287,966	-	-	-	-	-	-	-	-	2,287,966
Community Development	-		-	-	-	-	-	-	-	-
Culture/Recreation	-	-	-	-	88,705	-	1,549,134	-	-	1,637,839
Public Safety	-	-	80,734	4,325	14,476	4,129,398	-	-	-	4,228,933
Public Works	-	-	-	-	-	-	771,796	-	1,791,599	2,563,394
General Government	-	-	-	-	-	-	-	11,775	-	11,775
Debt Service:	-	-	-	-	-	-	-	-	-	-
Principal	710,000	-	-	-	-	301,226	-	-	-	1,011,226
Interest	682,713	-	-	-	-	1,557	-	6,595,401	-	7,279,671
Bond Issuance Costs	-	-	-	-	-	-	-	-	-	-
Total expenditures	**3,680,679**	**-**	**80,734**	**4,325**	**103,181**	**4,432,180**	**2,320,930**	**6,607,176**	**1,791,599**	**19,020,804**
Excess (deficiency) of revenues over expenditures	2,316,725	716,528	38,317	(3,325)	37,281	(1,788,361)	-	(249,495)	(1,616,340)	(548,670)
OTHER FINANCING SOURCES (USES):										
Transfers in / out:										
General fund	(1,961,114)	-	-	-	-	-	-	-	2,962,500	1,001,386
Budgeted Fund Balance:	-	-	-	-	-	-	-	-	-	-
Capital Leases	-	-	-	-	-	-	-	-	-	-
Total other financing sources	(1,961,114)	-	-	-	-	-	-	-	2,962,500	1,001,386
Net change in fund balances	355,611	716,528	38,317	(3,325)	37,281	(1,788,361)	-	(249,495)	1,346,160	452,716
Fund balances - beginning	**962,046**	**3,712,045**	**278,523**	**35,160**	**93,137**	**2,765,099**	**-**	**1,529,394**	**4,737,937**	**14,113,342**
Fund balances - ending	**$ 1,317,658**	**$ 4,428,573**	**$ 316,840**	**$ 31,836**	**$ 130,417**	**$ 976,738**	**$ -**	**$ 1,279,898**	**$ 6,084,098**	**$ 14,566,058**

City of Alpharetta
Enterprise Fund -Solid Waste
Statement of Net Position
March 31, 2024

.	Solid Waste
ASSETS	
Current Assets:	
Cash and Cash Equivalents & Investments	$ 1,454,606
Inventories, at cost	-
Accounts Receivables (net of allowance for uncollectibles)	314,044
Prepaid Insurance Expenses	-
Total Current Assets	1,768,650
Noncurrent Assets:	
Restricted Cash, Cash Equivalents, and Investments	-
Total Restricted Assets	-
Other	-
Capital Assets	
Buildings and System	-
Machinery and Equipment	-
Less Accumulated Depreciation	-
Total Capital Assets (net of accumulated depreciation)	-
Total Noncurrent Assets	-
Total Assets	**1,768,650**
LIABILITIES	
Current Liabilities:	
Accounts Payable	7,236
Accounts Payable/ Customer Credit Balances	-
Accounts Payable/ Customer Pre-Paid Service	-
Payroll Liabilities	-
Accrued Salaries	-
Accrued Interest Payable	-
Compensated Absences Payable	-
Notes Payable - Revenue Bonds	-
Due to Other Funds	-
Total Current Liabilities	7,236
Current Liabilities Payable from Restricted Assets:	
Revenue Bonds Payable	-
Total Current Liabilities Payable from Restricted Assets	-
Noncurrent Liabilities:	
Customer Deposits	-
Compensated Absences less Current Portion	-
Revenue Bonds Payable	-
Total Noncurrent Liabilities	-
Total Liabilities	**7,236**
NET ASSETS	
Invested in Capital Assets, net of related debt	-
Reserved for Debt Service	-
Reserved for Encumbrances	-
Unreserved	1,761,414
Total Net Assets	1,761,414
Total Liabilities & Net Assets	**$ 1,768,650**

City of Alpharetta
Enterprise Fund - Solid Waste
Statement of Revenues, Expenses, and Changes in Net Position
For the Period Ended March 31, 2024

Operating revenues:	
Charges for sales and services:	
Refuse Collection charges	$ 5,351,748
Misc Revenue	-
Total operating revenues	5,351,748
Operating expenses:	
Administration	5,495,310
Non-departmental	-
Total operating expenses	5,495,310
Operating Gain (loss)	(143,561)
Non-operating revenues (expenses):	
Investment earnings (Loss)	32,510
Total non-operating revenue (expenses)	32,510
Income (loss) before transfers	(111,052)
Transfers In	-
Transfers Out	-
Change In Net Assets	(111,052)
Total net assets-beginning	**10,940**
Total net assets-ending (net of encumbrances)	**(100,112)**
Adjustments to GAAP basis:	
Encumbrances	1,861,526
Misc adj-Encumbrances Resv/Prior Year	
Total net assets-ending	**$ 1,761,414**

DEVELOPMENT AUTHORITY

Revenue & Expenditure Report
GAAP Financial Statements

ALPHARETTA DEVELOPMENT AUTHORITY

Financial Management Report - As of March 31, 2024 (unaudited)

	Account #	Project	Total Budget	Actuals (Collections/ Expenditures)	Encumbrances	Remaining
Revenues						
	99575100-361000	Investment Earnings	$ -	$ 1,474		$ (1,474)
	99575100-371000-C1532	ATC Operational Funding (COA)	95,000	95,000		-
(2)	99575100-381000-C1535	Innovation Center Operations (ATC)	23,700	15,241		8,459
		subtotal	***$ 118,700***	***$ 111,715***		***$ 6,985***
(1)	99575100-395000	Carryforward Fund Balance	$ 356,962	$ -		$ 356,962
		subtotal	***$ 356,962***	***$ -***		***$ 356,962***
		Total	**$ 475,662**	**$ 111,715**		**$ 363,947**
Expenditures						
	99575100-571000-C1403	Local Job Creation Grant Program	$ 32,500	$ -	$ -	$ 32,500
	99575100-544100-C1532	ATC Operational Funds	95,000	79,167	15,833	-
	99575100-544100-C1601	High Impact Permitting Grant Program (IGA with COA)	20,948	-	-	20,948
	99575100-544100-C0924	Economic Development Strategic Plan (split with COA)	37,500	37,500	-	-
	99575100-544100-C2313	Atl. Urban Land Institute (technical assistance panel)	10,000	-	10,000	-
	99575100-544100-C2210	Downtown Economic Development Initiative	40,000	30,000	-	10,000
	99575100-544100-C2422	Connect Forward Grant Program	50,000	-	-	50,000
		subtotal	***$ 285,948***	***$ 146,667***	***$ 25,833***	***$ 113,448***
(2)	99575100-523860-C1535	Innovation Center Operations (Maintenance Contracts)	$ 12,000	$ 7,639	$ 2,250	$ 2,111
(2)	99575100-531200-C1535	Innovation Center Operations (Miscellaneous Utilities)	1,100	682	-	418
(2)	99575100-531210-C1535	Innovation Center Operations (Water/Sewer)	1,200	212	-	988
(2)	99575100-531220-C1535	Innovation Center Operations (Natural Gas)	5,000	3,341	-	1,659
(2)	99575100-531230-C1535	Innovation Center Operations (Electricity)	4,400	3,161	-	1,239
		subtotal	***$ 23,700***	***$ 15,034***	***$ 2,250***	***$ 6,416***
	99575100-579000	Reserve	$ 166,014	$ -	$ -	$ 166,014
		Total	**$ 475,662**	**$ 161,701**	**$ 28,083**	**$ 285,878**

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

(2) Innovation Center utilities are being funded by the Alpharetta Technology commission (ATC) on a reimbursement basis. As such, revenues and/or expenses will outpace budget at month end due to the billing/reimbursement delay.

ALPHARETTA DEVELOPMENT AUTHORITY

Financial Management Report - As of March 31, 2024 (unaudited)

Account #	Project	Total Budget	Actuals (Collections/ Expenditures)	Encumbrances	Remaining

Fund Balance Reconciliation

Fund Balance (beginning of Fiscal Year)	**$**	**356,962**
Revenues collected to date		111,715
Expenditures incurred to date		(161,701)
Fund Balance (current)	**$**	**306,977**
Forecasted revenue collections (Innovation Ctr maintenance reimbursement)		3,107
Fund Balance*	**$**	**310,083**
Fund Balance Allocation (forecasted):		
Non-Spendable (unspent/remaining project allocations)	$	139,281
Spendable (available for investment by the Board)		170,802
	$	**310,083**

** May differ from the Fund Balance figures in the attached Balance Sheet due to forecasted revenue collections that are anticipated, but not yet collected.*

City of Alpharetta
Balance Sheet
COMPONENT UNIT-DEVELOPMENT AUTHORITY
March 31, 2024

ASSETS		
Current Assets:		
Cash and Cash Equivalents	$	307,350
Investments		-
Receivables		-
Restricted Cash for Bond Issuance Costs		-
Total Assets		**307,350**
LIABILITIES		
Current Liabilities:		
Accounts Payable		373
Deferred Revenue		0
Due to Other Funds		-
Total Current Liabilities		373
Current Liabilities Payable from Restricted Assets:		
		-
Total Current Liabilities Payable from Restricted Assets		-
Noncurrent Liabilities:		
		-
Total Noncurrent Liabilities		-
Total Liabilities		373
Fund Balance		
Restricted		139,281
Unallocated		167,696
Total Fund Balance		306,977
Total Liabilities & Fund Balance	**$**	**307,350**

City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balance
COMPONENT UNIT-DEVELOPMENT AUTHORITY
For the Period Ended March 31, 2024

	Actual Amounts
Revenues	
Rent/Royalties	$ 15,241
State Grant	-
Fees	-
Contributions & Donations	95,000
Miscellaneous Income-Interest	1,474
Miscellaneous Revenue	-
Total Revenues	**111,715**
Expenditures	
Economic Development	162,500
Maintenance Contracts	9,889
Donation to private source	10,000
Utilities - Miscellaneous	7,396
Debt Service:	
Principal	-
Interest	-
Total Expenditures	**189,784**
Excess (deficiency) of revenues over (under) expenditures	(78,069)
Other Financing Sources (Uses)	
Sale of capital assets	-
Net Change in Fund Balances	(78,069)
Fund Balance, Beginning of Year	**356,962**
Encumbrances	28,083
Fund Balance, End of Year	**306,977**

THE CITY OF

ALPHARETTA

GEORGIA

STAFF REPORT

Department: Administration
Submitted By: Lauren Shapiro
Meeting Date: May 20, 2024

AGENDA ITEM:

Conflict Waiver: Jarrard and Davis Representation of City of Alpharetta and Development Authority of Alpharetta

Consideration of approval of a Conflict Waiver regarding Jarrard & Davis, LLP's Joint Representation of the City of Alpharetta and the Development Authority of Alpharetta related to an Intergovernmental Agreement for lease of 2970 Webb Bridge Road and with authorization for the Mayor to execute all necessary documents.

STAFF RECOMMENDATION:

Approve, as part of the Consent Agenda, a Conflict Waiver regarding Jarrard & Davis, LLP's Joint Representation of the City of Alpharetta and the Development Authority of Alpharetta related to an Intergovernmental Agreement for lease of 2970 Webb Bridge Road and authorize the Mayor to execute all necessary documents.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

ITEM DESCRIPTION:

If approved, this conflict waiver will allow Jarrard and Davis to continue to represent the City of Alpharetta, while also representing the Development Authority of Alpharetta, as it relates to an Intergovernmental Agreement and lease of 2970 Webb Bridge Road.

ALTERNATIVES:

Do not approve the conflict waiver and hire outside legal counsel to prepare and review the Intergovernmental Agreement and lease.

ATTACHMENTS:

1. Conflict Wavier Development Authority and COA

CONFLICT WAIVER REGARDING JARRARD & DAVIS, LLP'S JOINT REPRESENTATION OF THE CITY OF ALPHARETTA AND THE DEVELOPMENT AUTHORITY OF ALPHARETTA RELATED TO AN INTERGOVERNMENTAL AGREEMENT FOR LEASE OF 2970 WEBB BRIDGE ROAD

WHEREAS, the City of Alpharetta, Georgia (the **"City"**) is a municipal corporation of the State of Georgia; and

WHEREAS, the Development Authority of Alpharetta ("the **Development Authority"**) is a public body corporate of the State of Georgia; and

WHEREAS, both the City and the Development Authority may collective be referred to hereinafter as the **"Parties;"** and

WHEREAS, the City is and has been represented by the law firm of Jarrard & Davis, LLP in the capacity of general legal counsel as the City Attorney; and

WHEREAS, the Development Authority is and has been represented by the law firm of Jarrard & Davis LLP in the capacity of general legal counsel; and

WHEREAS, the City and the Development Authority are presently considering an extension and/or amendment to an existing Intergovernmental Agreement between the City and the Development Authority dated July 20, 2021 (**the "IGA"**), which provides for the City's lease of a building located at 2970 Webb Bridge Road to the Development Authority; and

WHEREAS, Jarrard & Davis, LLP proposes to represent the City and the Development Authority with respect to an extension and/or modification of the IGA; and

WHEREAS, the Parties recognize that Jarrard & Davis, LLP's representation of both Parties regarding the IGA is a waivable conflict of interest; and

WHEREAS, the governing bodies of the Parties have considered this issue, have been informed of the potential for conflicts or competing interests between the Parties and risks associated with the same; and

WHEREAS, the law firm of Jarrard & Davis, LLP seeks the informed consent of both Parties to undertake joint representation of the City and the Development Authority for the following reasons:

- The interests of the City and the Development Authority are aligned;
- There is a low probability that an actual conflict will arise; and
- If an actual conflict occurred where independent and zealous representation could not be provided, withdrawal would occur.

NOW THEREFORE, in light of the above, the governing bodies of the City and the Development Authority do hereby approve the joint representation of the City and the Development Authority and correspondingly waive any apparent or potential conflict of interest arising from or attributable to the representation of the City and the Development Authority by the law firm of Jarrard & Davis, LLP related to the IGA.

This _____ day of _____, 2024.

CITY OF ALPHARETTA, GEORGIA, by and through its City Council

BY:

_____
Jim Gilvin, Mayor

DEVELOPMENT AUTHORITY OF ALPHARETTA, by and through its Board of Directors

BY:

_____
Jack Nugent, Chairman

CITY COUNCIL MEETING
STAFF REPORT

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

I. AGENDA ITEM TITLE: V-24-12 115 LAMBDIN LANE VARIANCE

CITY COUNCIL: MAY 20, 2024

II. RECOMMENDATION:

Approve V-24-12 115 Lambdin Lane Variance, subject to the following conditions:

1. Stream buffer encroachment and streambank stabilization strategy shall be limited to Streambank Stabilization Plans for the Agarwal Residence prepared by Carter Engineering, revised 4/18/24, except for modifications required to comply with the conditions below.
2. Obtain any necessary state and federal approvals for the stream and buffer impacts.

III. REPORT IN BRIEF:

The applicant, Carter Engineering Consultants, Inc., is requesting consideration of a variance to allow a stream buffer encroachment in order to stabilize a streambank on a single-family detached lot. The applicant requests a variance to Unified Development Code (UDC) Subsection 3.3.2 Stream Buffer Protection to allow a gabion basket wall to encroach into the 25' stream buffer associated with a perennial tributary of the Long Indian Creek. The subject property is located at 115 Lambdin Lane in the Tuxford subdivision.

DISCUSSION

The submitted request, if approved, would allow for a stream buffer encroachment in order to stabilize a streambank on a single-family detached lot. The applicant requests a variance to Unified Development Code (UDC) Subsection 3.3.2 Stream Buffer Protection to allow a gabion basket wall to encroach into the 25' stream buffer associated with a perennial tributary of the Long Indian Creek. The subject property is located at 115 Lambdin Lane in the Tuxford subdivision.

The 0.28-acre property is zoned R-12 (Dwelling, 'For-Sale', Residential) and is developed with a two (2) story, 3,878 square foot single-family detached home. An unnamed perennial tributary associated with Long Indian Creek is located at the rear of the property, which has a platted 25' stream buffer. Surrounding properties are zoned R-12 and are located in the Tuxford subdivision.

A variance is requested from Unified Development Code (UDC) Subsection 3.3.2(D)(1)(b) Buffer and Setback Requirements, to allow for streambank stabilization on a residential property. The City enforces the platted 25' stream buffer on the Tuxford subdivision plat, of which the plat was approved in Fulton County and not subject to the City's expanded perennial stream buffer requirements. The requested buffer encroachment would accommodate an approximately three-foot (3') gabion basket wall along the streambank. The City's Stormwater Engineer has reviewed the applicant's proposal and is in support of the applicant's variance request in order to resolve the erosion problem occurring along the streambank. The proposed design makes

efforts to avoid shifting impacts to downstream properties. The property owner has met with Public Works and has requested that the scour at the existing pipe outlet be repaired.

SITE PLAN

The site plan depicts an approximately three-foot (3') gabion basket wall along the edge of the streambank for approximately half of the length of the stream on the subject property. The gabion basket wall is aligned with the existing drainage pipe outlet. The western half the streambank will remain in its current state, except for some minor grading, live staking, and revegetation. A revegetation plan is proposed by the applicant and includes six (6) trees, live stakes (typically willow tree cuttings), and a variety of shrubs and groundcover.

VARIANCE REVIEW CRITERIA

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a variance. The ordinance specifically states..."a variance may be granted upon a finding that":

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

Response: The applicant's request is related to mitigating an existing streambank erosion problem. The City's Stormwater Engineer has worked with the applicant's engineer to find a viable solution that does not push the problem downstream. The existing streambank erosion problem is likely the result of the limited stream regulations required by Fulton County at the time Tuxford was developed.

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

Response: The application of the Ordinance would not allow the property to resolve the current streambank erosion problem. The City's Stormwater Engineer has worked with the applicant's engineer to find a viable solution that does not push the problem downstream. The existing streambank erosion problem is likely the result of the limited stream regulations required by Fulton County at the time Tuxford was developed.

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

Response: The applicant's request is related to mitigating an existing streambank erosion problem. The City's Stormwater Engineer has worked with the applicant's engineer to find a viable solution that does not push the problem downstream. The existing streambank erosion problem is likely the result of the limited stream regulations required by Fulton County at the time Tuxford was developed.

CONCURRENCES

Staff has reviewed the proposal and finds that the requested variance does not conflict with the established criteria. The applicant's request is related to mitigating an existing streambank erosion problem. The City's Stormwater Engineer has worked with the applicant's engineer to

find a viable solution that does not push the problem downstream. The existing streambank erosion problem is likely the result of the limited stream regulations required by Fulton County at the time Tuxford was developed.

CITIZEN PARTICIPATION PLAN

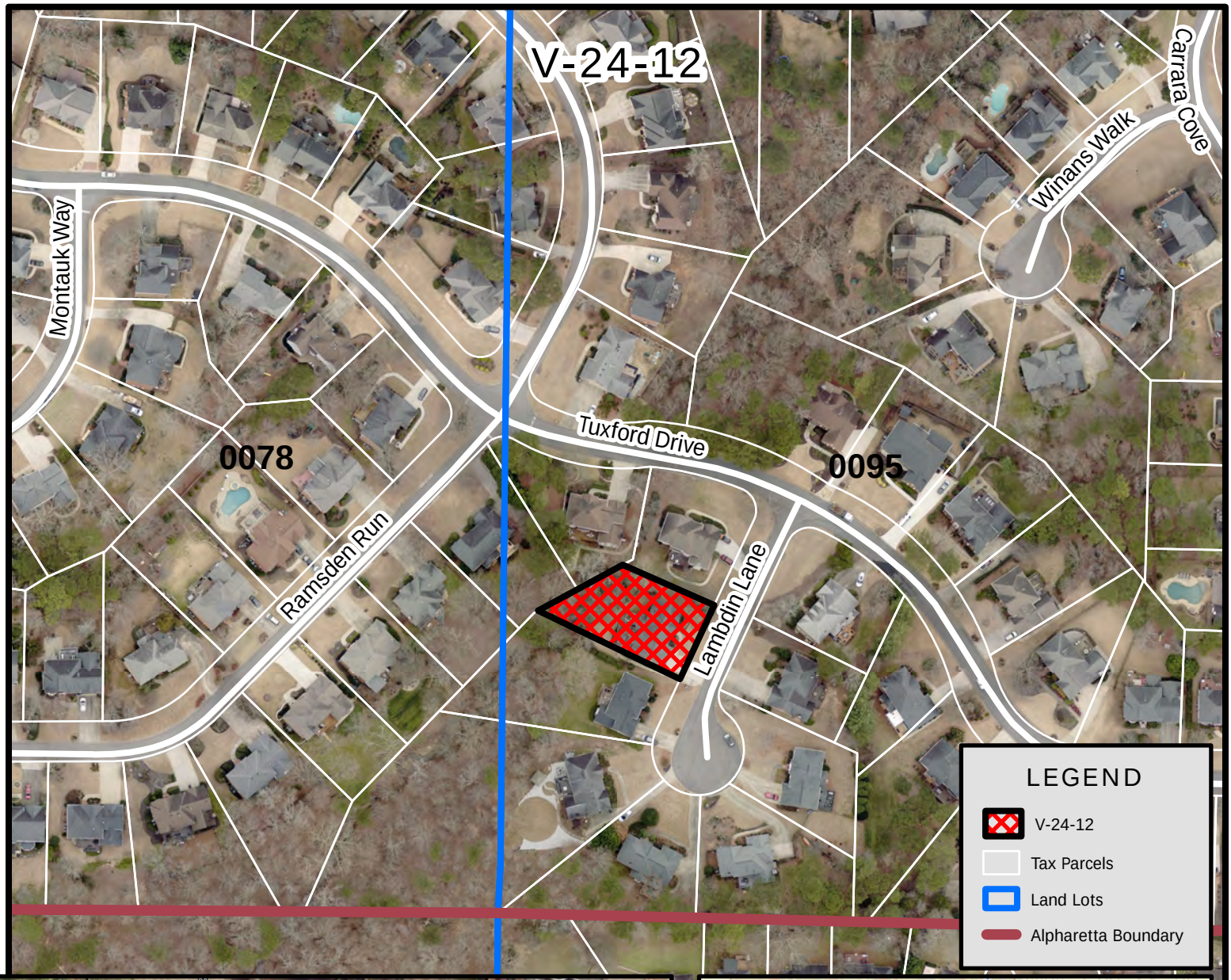
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received and that the property owners discussed the project with neighbors located at 125 and 135 Lambdin Lane, of which neither had objections to the request.

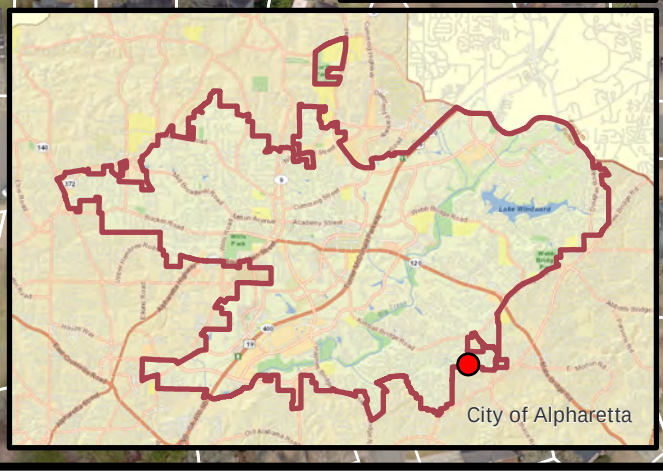
COMMUNITY ZONING INFORMATION MEETING

CZIM was held on April 10, 2024. There were no public comments.

IV. ATTACHMENTS:

- Aerial Map
- Zoning Map
- Future Land Use Map
- Location Map
- Latest Plan
- CZIM
- Citizen Part B
- Application

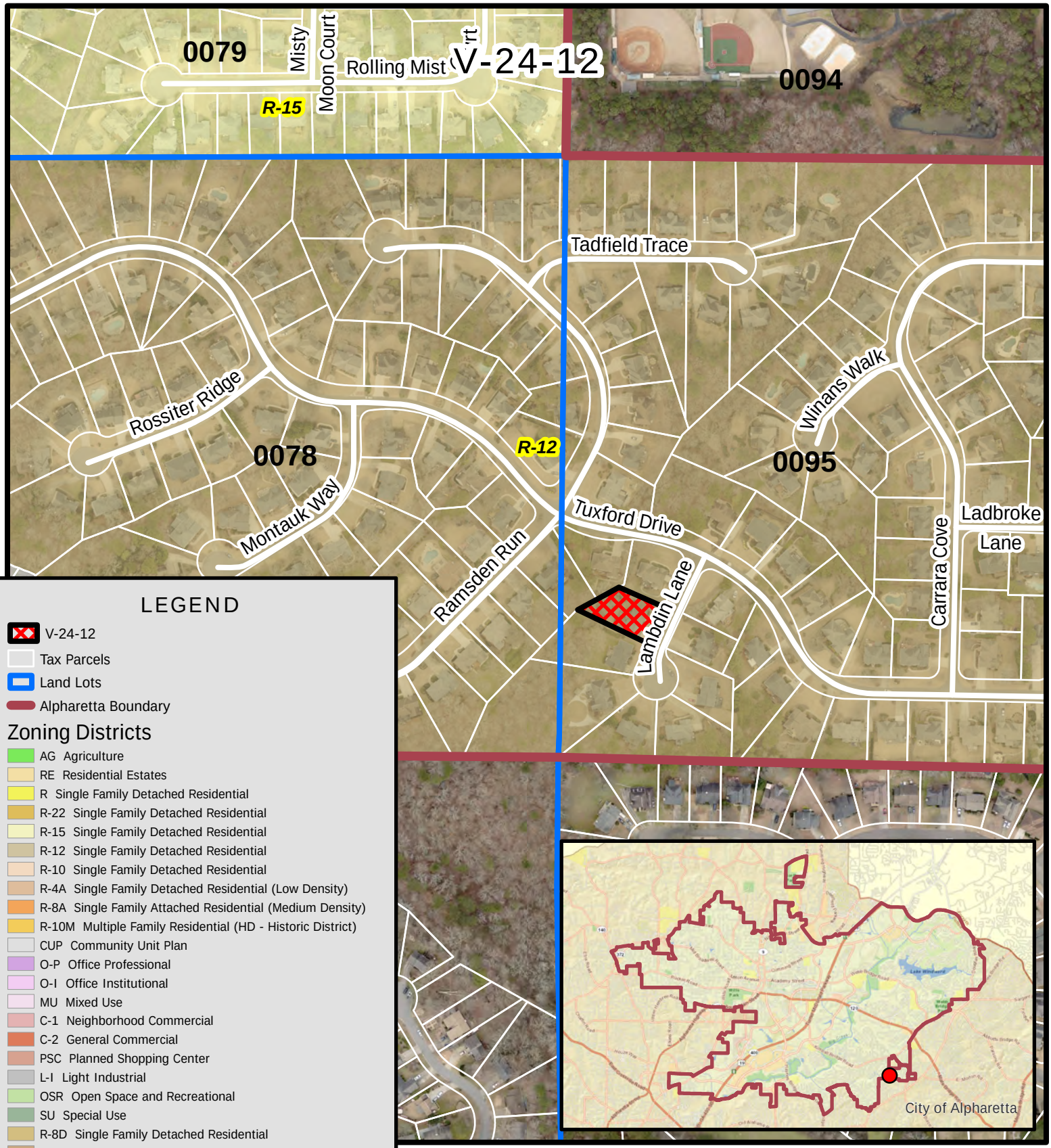




V-24-12
D/LL: 1/1/95
CC: 5/20/24

Aerial Map
Stream Buffer Variance
115 Lambdin Lane

Location Map Provided by:
Community Development - GIS



LEGEND

- V-24-12
- Tax Parcels
- Land Lots
- Alpharetta Boundary

Zoning Districts

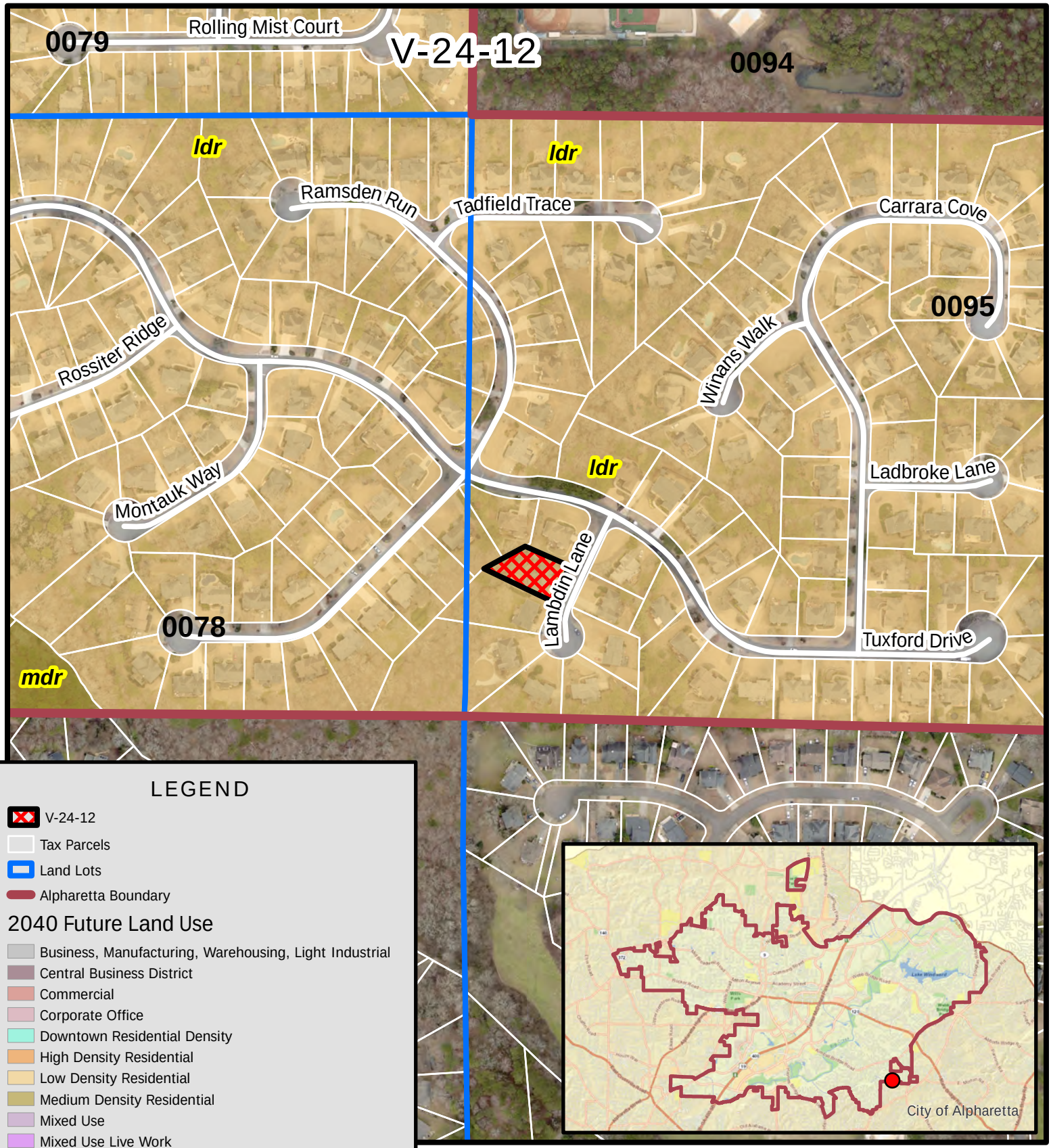
- AG Agriculture
- RE Residential Estates
- R Single Family Detached Residential
- R-22 Single Family Detached Residential
- R-15 Single Family Detached Residential
- R-12 Single Family Detached Residential
- R-10 Single Family Detached Residential
- R-4A Single Family Detached Residential (Low Density)
- R-8A Single Family Attached Residential (Medium Density)
- R-10M Multiple Family Residential (HD - Historic District)
- CUP Community Unit Plan
- O-P Office Professional
- O-I Office Institutional
- MU Mixed Use
- C-1 Neighborhood Commercial
- C-2 General Commercial
- PSC Planned Shopping Center
- L-I Light Industrial
- OSR Open Space and Recreational
- SU Special Use
- R-8D Single Family Detached Residential
- R-4D Single Family Detached Residential (Medium Density)
- R-8A/D Single Family Attached/Detached Residential
- DT-C Downtown Core
- DT-MU Downtown Mixed-Use
- DT-LW Downtown Live-Work
- DT-R Downtown Residential

V-24-12
D/LL: 1/1/95
CC: 5/20/24

THE CITY OF ALPHARETTA GEORGIA

Zoning Map
Stream Buffer Variance
115 Lambdin Lane

Location Map Provided by:
Community Development - GIS



LEGEND

- V-24-12
- Tax Parcels
- Land Lots
- Alpharetta Boundary

2040 Future Land Use

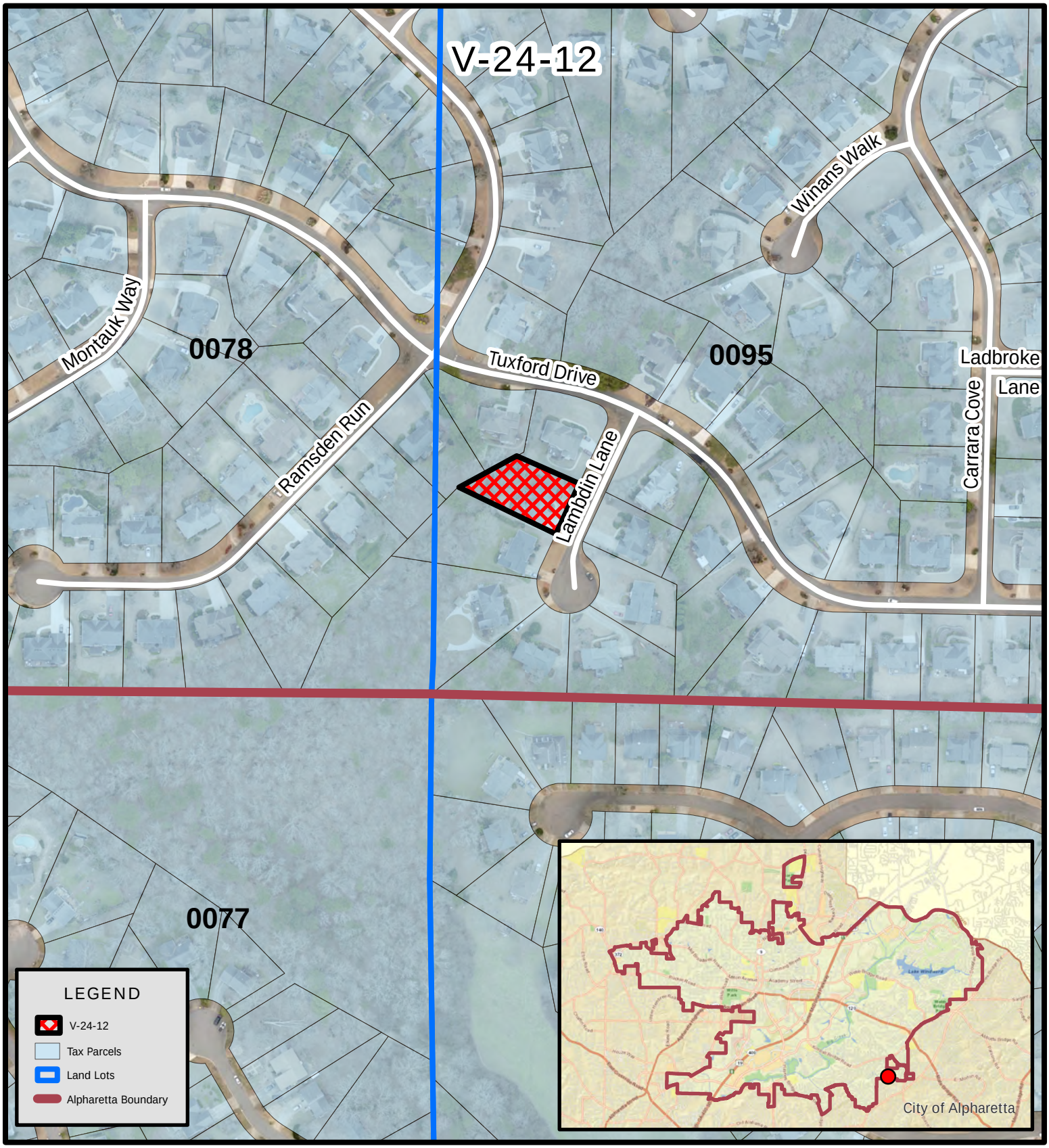
- Business, Manufacturing, Warehousing, Light Industrial
- Central Business District
- Commercial
- Corporate Office
- Downtown Residential Density
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Mixed Use
- Mixed Use Live Work
- Parks, Recreation, Open Space
- Professional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

V-24-12
D/LL: 1/1/95
CC: 5/20/24

THE CITY OF ALPHARETTA GEORGIA

Future Land Use Map
Stream Buffer Variance
115 Lambdin Lane

Location Map Provided by:
Community Development - GIS



V-24-12
D/LL: 1/1/95
CC: 5/20/24

Location Map
Stream Buffer Variance
115 Lambdin Lane

Location Map Provided by:
Community Development - GIS

STREAMBANK STABILIZATION PLANS

FOR

A G A R W A L R E S I D E N C E

PROJECT CONSULTANTS AND CONTACT INFORMATION

O W N E R / D E V E L O P E R
SAMEER & DIVYA AGARWAL
115 LAMBDIN LANE
ALPHARETTA, GA 30022
CONTACT: 203-919-3188
24-HOUR CONTACT: DIVYA AGARWAL
AGARWAL.FMLY@GMAIL.COM

C I V I L E N G I N E E R
CARTER ENGINEERING CONSULTANTS, INC.
1010 COMMERCE DRIVE
BOGART, GA 30622
CONTACT: 770.725.1204
BRIAN KIMSEY
BRIAN@CARTERENGINEERING.COM

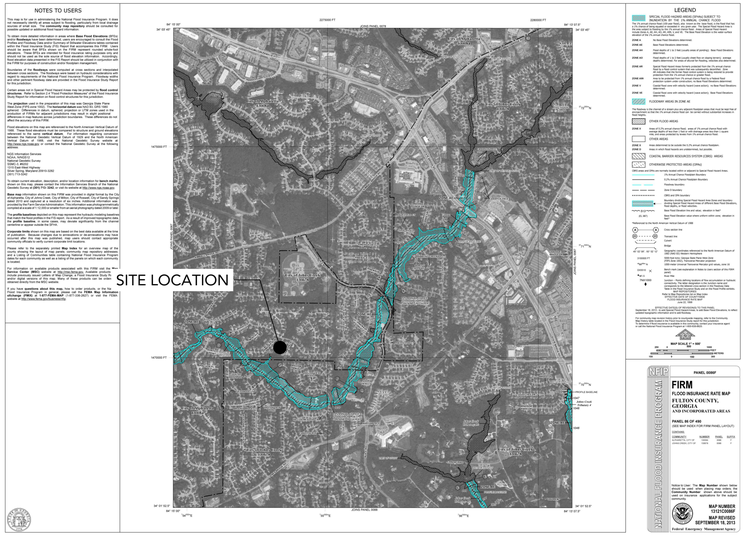
S U R V E Y O R
CARTER ENGINEERING CONSULTANTS, INC
1010 COMMERCE DRIVE
BOGART, GA 30622
CONTACT: 770.725.1200
MICHAEL FOLEY, GA #3346

CITY OF ALPHARETTA NOTES

1. NARRATIVE: THE PURPOSE OF THIS PROJECT IS TO STABILIZE THE STREAMBANK AT A RESIDENTIAL LOT.
2. PERCENT IMPERVIOUS OF PROJECT AREA: 37%
3. THIS PROJECT IS LOCATED WITHIN FEMA FIRM NUMBER 13121C0086F DATED 09/18/2013. THE SHADED ZONE X REFLECTS AREAS OF 1% ANNUAL CHANCE FLOOD WITH DRAINAGE AREA LESS THAN 1 SQUARE MILE.
4. SURVEY COMPLETED BY CARTER ENGINEERING CONSULTANTS IN 9/2023.
5. THERE ARE NO FLOODPLAINS LOCATED ON THE PROJECT SITE

UTILITY CONTACTS

NAME	PROVIDER	PHONE NUMBER
SEWER	FULTON COUNTY	(404) 612-3061
WATER	FULTON COUNTY	(770) 640-3040
ELECTRICAL	GEORGIA POWER	(888) 891-0938
INTERNET / TELEPHONE	UNKNOWN	UNKNOWN



DESIGN BENCHMARK 50% DD OWNER REVIEW
DRAWING STATUS NOT FOR CONSTRUCTION

CARTER ENGINEERING

PROJECT LOCATION

115 LAMBDIN LANE
ALPHARETTA, GA 30022

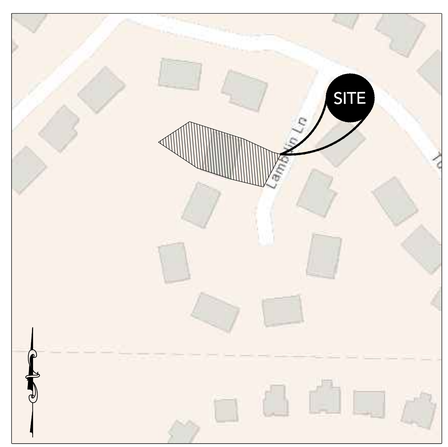
CONSTRUCTION ENTRANCE

34.22978 NORTH
-84.142773 WEST

PARCEL ID NUMBER

11017200951037

PROJECT TRACT 0.2837 ACRES | DISTURBED AREA 0.1 ACRES



SITE LOCATION MAP
NOT TO SCALE

GEORGIA811
Utilities Protection Center, Inc.
Know what's below
Call before you dig

SITE DESIGN & ENGINEERING SHEET INDEX

SHEET NUMBER	SHEET TITLE
C 1.0	COVER SHEET
C 2.0	GENERAL NOTES
C 3.0	EXISTING SITE PLAN
C 4.0	PROPOSED SITE PLAN
C 4.1	CROSS SECTION PROFILES
C 4.2	CHANNEL REPORT
C 4.3	STANDARD DETAILS
C 5.0	E&SC NOTES
C 5.1	E&SC PLAN
C 5.2	E&SC DETAILS
C 6.0	TREE PROTECTION PLAN

REVISION BLOCK

REVISION NUMBER	REVISION DATE & DESCRIPTION
ISSUE 1	11.08.23 - INITIAL SUBMITTAL
ISSUE 2	2.29.24
ISSUE 3	04.18.24 - RESPONSE TO COMMENTS
ISSUE 4	----
ISSUE 5	----
ISSUE 6	----
ISSUE 7	----
ISSUE 8	----
ISSUE 9	----
ISSUE 10	----

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GENERAL PLAN SET NOTES

1. THE ENGINEER IS NOT RESPONSIBLE FOR COST CHANGES DURING CONCEPTUAL, PRELIMINARY, OR DESIGN PHASE.
2. BIDS & QUOTES SHALL BE BASED ON PLAN SETS LABELED "ISSUE FOR BID" ON THE REVISION BLOCK.
3. BIDS & QUOTES SHALL BE REVISED BASED ON PLANS LABELED "ISSUE FOR CONSTRUCTION" ON THE REVISION BLOCK.
4. IF DISCREPANCIES ARE ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE DEVIATION FROM THIS PLAN SET, THE ENGINEER SHOULD BE NOTIFIED FOR UPDATED PLANS AND/ OR FIELD CHANGES.
5. THE ENGINEER IS NOT RESPONSIBLE FOR DESIGN OR CONSTRUCTION COST ASSOCIATED WITH FIELD CHANGES OR DEVIATION FROM THIS PLAN SET DUE TO UNFORESEEN SITE CONDITIONS, CLIENT MODIFICATION REQUEST AND/ OR CONTRACTOR CHANGES.
6. THE ENGINEER IS NOT RESPONSIBLE FOR THE EFFICACY OF FIELD CHANGES OR DEVIATION FROM THIS PLAN SET IN ANYWAY, UNLESS CHANGES ARE DIRECTED BY THE ENGINEER.

CARTER ENGINEERING
3651 MARS HILL ROAD
SUITE 2000
WATKINSVILLE, GA 30677

P: 770.725.1200
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GEORGIA REGISTERED PROFESSIONAL ENGINEER NO. 26703 J. BRIAN KIMSEY
GSWCC Level II Certification
No. 000000003007

SITE DEVELOPMENT PLANS
FOR
AGARWAL RESIDENCE
115 LAMBDIN LANE - ALPHARETTA, GA 30022

SHEET TITLE: COVER

SHEET NUMBER: C 1.0

PROJECT NUMBER: 23001SDA

DATE: 04/18/24

CARTER ENGINEERING | MUNICIPAL SERVICES
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE | LAND PLANNING | LAND SURVEYING

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CONSTRUCTION NOTES

1. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO COVER A COMPLETE PROJECT, READY TO USE, AND ALL ITEMS NECESSARY FOR A COMPLETE AND WORKABLE JOB SHALL BE FURNISHED AND INSTALLED. ANY DISCREPANCY SHALL BE IMMEDIATELY REPORTED TO THE OWNER OR HIS REPRESENTATIVE.
2. NOTIFY THE INSPECTOR OF THE LOCAL GOVERNING AUTHORITY 24 HOURS BEFORE EVERY PHASE OF CONSTRUCTION.
3. ALL WORK SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR, AT HIS EXPENSE, UNLESS ALREADY OBTAINED BY THE OWNER.
4. THE CONTRACTOR SHALL COORDINATE LOCATION AND INSTALLATION OF ALL UNDERGROUND UTILITIES AND APPURTENANCES TO MINIMIZE DISTURBING CURBING, PAVING, AND ALL OTHER UTILITIES.
5. THE EXISTING UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE DRAWINGS. THE UTILITIES SHOWN ARE THOSE LOCATED BY THE SURVEYOR OF RECORD. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF THE UTILITIES SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
6. DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR CONSENT OF THE ENGINEER AND THE MUNICIPALITY MAY CAUSE FOR THE WORK TO BE UNACCEPTABLE.
7. ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER.
8. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES AROUND THE WORK AND SHALL PROVIDE PROTECTION AGAINST WATER DAMAGE AND SOIL EROSION.
9. ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
10. THE CONTRACTOR SHALL PROVIDE SHEETING AND SHORING FOR ALL TRENCH CONSTRUCTION IN ACCORDANCE WITH OSHA GUIDELINES.
11. ALL PIPE LENGTHS SHOWN ARE TO THE CENTERLINE OF THE STRUCTURES UNLESS SPECIFICALLY NOTED.
12. PIPES (STORM AND SANITARY SEWER) SHALL BE LAID ON SMOOTH, CONTINUOUS GRADES WITH NO VISIBLE BENDS AT THE JOINTS.
13. BEDDING REQUIREMENTS SPECIFIED HEREIN ARE TO BE CONSIDERED AS MINIMUM REQUIRED FOR RELATIVELY DRY STABLE EARTH CONDITIONS. ADDITIONAL BEDDING SHALL BE REQUIRED FOR ROCK TRENCHES TO PROVIDE SUCH ADDITIONAL BEDDING AS REQUIRED TO PROPERLY CONSTRUCT WORK.
14. ALL STORM DRAINAGE INLET STRUCTURES SHALL HAVE METAL RING AND COVER FOR ACCESS.
15. ALL ANGLES SHOWN ARE 90 DEGREES UNLESS SHOWN OTHERWISE.
16. ALL GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY DIMENSIONS, GRADES, AND EXISTING ELEVATIONS PRIOR TO CONSTRUCTION.
17. CONCRETE CURBS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS SHOWN ON PLANS. MATERIALS, EQUIPMENT, METHODS OF CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO STATE D.O.T. STANDARD SPECIFICATIONS.
18. ALL CONCRETE SHALL HAVE 3000 PSI COMPRESSIVE STRENGTH AFTER 28 DAYS, WITH A MAXIMUM SLUMP OF FOUR (4) INCHES, UNLESS SPECIFIED OTHERWISE.
19. ALL EXPOSED CONCRETE SHALL HAVE A FINE HAIR BROOMED FINISH.
20. PARKING AND DRIVEWAY BASE COURSE AND ASPHALTIC CONCRETE SURFACE AND PRIME MATERIALS, EQUIPMENT, METHODS FOR CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO STATE D.O.T. STANDARD SPECIFICATIONS.
21. CONTRACTOR TO FIELD VERIFY ALL STORM, SANITARY, WATER AND OTHER UTILITIES LOCATIONS AND INVERTS PRIOR TO INSTALLATION OF ANY UTILITIES. NOTIFY ENGINEER PRIOR TO PROCEEDING WITH ANY WORK IF DISCREPANCIES FOUND.
22. THE USE OF CONCRETE THRUST BLOCKS FOR THE INSTALLATION OF WATER MAINS IS STRICTLY PROHIBITED. PRESSURE PIPE FITTINGS AND OTHER ITEMS REQUIRING RESTRAINT SHALL BE RESTRAINED USING METHODS SPECIFIED AND APPROVED BY COUNTY/CITY TECHNICAL STANDARDS, SPECIFICATIONS AND REGULATIONS. THE PREFERRED METHOD OF RESTRAINT IS THROUGH THE USE OF "MEGA-LUGS" OR "MJR" DEVICES.
23. ALL DIMENSIONS ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

EARTHWORK SPECIFICATIONS

CLEARING AND GRUBBING

1. CLEARING AND GRUBBING SHALL CONSIST OF CLEARING THE SURFACE OF THE GROUND OF THE DESIGNATED AREAS OF ALL TREES, LOGS, SNAGS, BRUSH, UNDERGROWTH, HEAVY GROWTH OF GRASS, WEEDS, FENCE STRUCTURES, DEBRIS AND RUBBISH OF ANY NATURE, NATURAL OBSTRUCTIONS SUCH AS OBJECTIONABLE SOIL MATERIAL UNSATISFACTORY FOR FOUNDATIONS. IT SHALL ALSO CONSIST OF GRUBBING OF STUMPS, ROOTS FOUNDATIONS AND DISPOSAL OF ALL SUCH MATERIAL. ALL HOLES REMAINING AFTER THE GRUBBING OPERATION IN EMBANKMENT AREAS AND IN EXCAVATION AREAS LESS THAN TWO (2) FEET IN DEPTH, SHALL HAVE SIDES BROKEN DOWN AND LEVELED IF NECESSARY TO FLATTEN OUT SLOPES, REFILLED WITH ACCEPTABLE MATERIAL THAT IS PROPERLY COMPACTED IN LAYERS BY TAMPERS, ROLLERS OR CONSTRUCTION EQUIPMENT.
2. BURNING ON SITE IS NOT PERMITTED WITHOUT WRITTEN APPROVAL OF THE LOCAL GOVERNING AUTHORITIES HAVING JURISDICTION.

EXISTING TREES OUTSIDE OF GRADING LIMITS LINE:

1. TREES AND VEGETATION TO BE SAVED SHALL BE PROTECTED FROM DAMAGE BY A FENCE BARRICADE PRIOR TO, OR DURING, CLEARING OPERATIONS. TREES TO BE REMOVED FROM THE AREA OUTSIDE THE LIMITS OF GRADING OR FROM SPECIFICALLY DESIGNATED AREAS WITHIN THE CONSTRUCTION AREAS. IF, IN THE OPINION OF THE ENGINEER, A CONTRACTOR DAMAGES A TREE NOT TO BE REMOVED, THE CONTRACTOR WILL BE FINED A PREDETERMINED AMOUNT FOR EACH DAMAGED TREE. THE CONTRACT SHALL ALSO BE RESPONSIBLE FOR ALL COSTS ASSOCIATED IN REMOVING THE DAMAGED TREE FROM THE SITE.

FILL:

1. ALL VEGETATION SUCH AS ROOTS, BRUSH, HEAVY GROWTH OF GRASS, TOPSOIL, ALL DECAYED VEGETABLE MATTER, RUBBISH, AND OTHER UNSUITABLE MATERIAL WITHIN THE AREA UPON WHICH FILL IS TO BE PLACED SHALL BE STRIPPED OR BE OTHERWISE REMOVED BEFORE THE FILL OPERATION IS STARTED. IN NO CASE SHALL UNSUITABLE MATERIAL REMAIN IN OR UNDER THE FILL AREA. SLOPED GROUND SURFACE STEEPER THAN ON VERTICAL TO FOUR HORIZONTAL, ON WHICH FILL IS TO BE PLACED, SHALL BE PLACED, STEPPED OR BENCHED IN SUCH A MANNER THAT THE FILL TO BE PLACED SHALL BE 97 PERCENT OF THE MAXIMUM LABORATORY DRY DENSITY ACCORDING TO STANDARD PROCTOR (AASHTO T99, ASTM D-698). MOISTURE CONTENT SHALL BE WITHIN 3 PERCENT OF THE OPTIMUM MOISTURE CONTENT. PROOF ROLL THE AREAS TO BE FILLED OR ON WHICH STRUCTURES ARE TO BE PLACED. A LOADED DUMP TRUCK OR OTHER RUBBER TIRED EQUIPMENT SHALL BE USED FOR PROOF ROLLING. OVERLAPPING PASSES OF A VEHICLES SHOULD BE MADE ACROSS THE SITE IN ONE DIRECTION AND THEN PERPENDICULAR TO THE ORIGINAL DIRECTION OF ROLLING.
2. ANY YIELDING, PUMPING OR SOFT AREAS SHOULD BE CUT OUT AND REPLACED WITH FILL COMPACTED AS DESCRIBED HEREIN.
3. THE PROPOSED FILL SHOULD BE LIMITED TO SOILS CLASSIFIED IN ACCORDANCE WITH ASTM D-2487 AS GM, GC, SW, SM, SC, ML AND CL. SOIL CLASSIFIED AS PT, OH, OL, CH AND MH ARE NOT SATISFACTORY AS COMPACTED FILL.
4. FILLS AND EMBANKMENTS SHALL BE CONSTRUCTED AT THE LACTATIONS AND TO THE LINES AND GRADES INDICATED ON CONSTRUCTION PLANS. THE SLOPE SHALL NOT EXCEED 2 FOOT HORIZONTAL TO 1 FOOT VERTICAL (3 FOOT HORIZONTAL TO 1 FOOT VERTICAL IN THE PUBLIC RIGHT OF WAY). THE COMPLETED FILL SHALL CORRESPOND TO THE SHAPE OF THE TYPICAL SECTIONS INDICATED ON THE CONSTRUCTION PLANS. MATERIAL REMOVED FROM THE EXCAVATION SHALL BE USED IN FORMING THE FILL. FILL MATERIAL SHALL BE REASONABLY FREE FROM ROOTS, OTHER ORGANIC MATERIAL, TRASH AND STONES HAVING MAXIMUM DIMENSIONS GREATER THAN 6 INCHES (4 INCHES IN TRENCHES FOR UTILITIES). NO FROZEN MATERIAL WILL BE PERMITTED IN THE FILL. STONES HAVING A MAXIMUM DIMENSION OF 4 INCHES WILL NOT BE PERMITTED IN THE UPPER SIX INCHES OF FILL OR EMBANKMENT OR UTILITY TRENCH. THE MATERIAL SHALL BE PLACED IN SUCCESSIVE HORIZONTAL LAYERS NOT MORE THAN 8 INCHES THICK, UNLESS OTHERWISE NOTED, IN LOOSE DEPTH FOR THE WIDTH OF THE CROSS-SECTION AND SHALL BE COMPACTED TO AT LEAST 97 PERCENT OF THE MAXIMUM LABORATORY DRY DENSITY ACCORDING TO STANDARD PROCTOR (ASTM D-698, AASHTO T-99). MOISTURE SHALL BE WITHIN 3 PERCENT OF THE OPTIMUM MOISTURE CONTENT. THE TOP 12 INCHES OF THE PAVING, PARKING AND/OR ROADWAY SUB-GRADE SHALL BE COMPACTED TO 97 PERCENT OF THE MAXIMUM DRY DENSITY (STANDARD PROCTOR). EACH LIFT SHALL BE ROLLED WITH A VIBRATORY ROLLER, A SHEEPSFOOT ROLLER, OR A LOADED RUBBER TIRED DUMP TRUCK, SCRAPER OR LOADER. IF THE SOIL IS TOO DRY, A WATER TRUCK WITH SPREADER BAR OR SPRAY HOSE SHALL BE USED TO BRING THE SOIL TO THE PROPER MOISTURE RANGE. THE WATER SHALL BE THOROUGHLY AND PROPERLY MIXED WITH THE SOIL PRIOR TO COMPACTION.
5. STORM DRAIN PIPES SHALL BE PLACED ON FIRM BOTTOM AND HAND TAMPED TO SAFE UP THE PIPE. A CUSHION OF SOIL SHALL BE TAMPED ABOVE THE CROWN OF THE PIPE IN ACCORDANCE WITH THE PIPE MANUFACTURER'S RECOMMENDATIONS SO THAT THE HEAVIER COMPACTION EQUIPMENT CAN THEN BE USED TO BRING THE SOIL TO A DENSITY AS DESCRIBED ABOVE FOR FILL AREAS.
6. IF SOILS INVESTIGATION REPORT IS PROVIDED, THEN FOLLOW THE RECOMMENDATIONS OF THE REPORT IF THEY EXCEED THE RECOMMENDATIONS OF THESE SPECIFICATIONS.

TOPSOIL:

1. UNLESS OTHERWISE SPECIFIED, AREAS DESIGNATED FOR GRADING OPERATIONS THAT CONTAIN A BLANKET OF TOPSOIL SHALL BE STRIPPED AND PLACED IN CONVENIENT STOCKPILES FOR LATER USE AS A TOPSOIL BLANKET ON THE NEW GRADED AREAS SPECIFIED HEREIN, OR AS DESIGNATED. TOPSOIL SHALL BE STRIPPED FROM ALL AREAS DESIGNATED TO RECEIVE FILL. THE STRIPPING OF MATERIAL FOR TOPSOIL SHALL BE CAREFULLY DETERMINED AND ONLY THE QUANTITY REQUIRED SHALL BE STOCKPILED. MATERIAL STOCKPILED SHALL BE STORED IN A SATISFACTORY MANNER TO AFFORD PROPER DRAINAGE. WHEN GRADING OPERATIONS PERMIT, INSTEAD OF STOCKPILING, THE TOPSOIL SHALL BE HAULED AND SPREAD DIRECTLY ON THE AREAS DESIGNATED TO RECEIVE TOPSOIL.

ROCK EXCAVATION:

1. IF ROCK IS ENCOUNTERED, CLEAR AWAY EARTH TO EXPOSE MATERIAL. NOTIFY OWNER AND RECEIVE WRITTEN INSTRUCTIONS PRIOR TO EXCAVATION. REMOVE ROCK TO A DEPTH OF 6 INCHES BELOW AND 8 INCHES ON EACH SIDE OF PIPES IN TRENCHES. A MEASUREMENT OF EXTENT OF ROCK TO BE REMOVED SHALL BE MADE. ROCK EXCAVATION SHALL BE PAID FOR IN ACCORDANCE WITH AGREEMENT WITH THE OWNER.

DEMOLITION NOTES

EXISTING STRUCTURES & FACILITIES:

1. THE LOCATIONS OF ALL EXISTING FACILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER / LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON-SITE LOCATIONS OF EXISTING UTILITIES.
2. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, SUPERVISION AND EQUIPMENT REQUIRED FOR THE ORDERLY DEMOLITION AND REMOVAL OF EXISTING STRUCTURES, PAVEMENT, AND UTILITIES AS SHOWN ON THE DRAWINGS AND DESCRIBED HEREIN.
3. THE CONTRACTOR IS REQUIRED TO FAMILIARIZE HIM/HERSELF WITH THE STRUCTURES TO BE DEMOLISHED. A BRIEF DESCRIPTION OF THE STRUCTURES PROPOSED TO BE INSTALLED AND DEMOLISHED ARE INCLUDED FOR THE CONTRACTOR'S CONVENIENCE ONLY.
4. THE FOLLOWING LIST OF STRUCTURES REQUIRING DEMOLITION IS INCLUDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE DRAWINGS INDICATE THE SCOPE OF THE DEMOLITION WHERE DEMOLITION IS REQUIRED (SEE CORRESPONDING PLANS):

4.1. DEMOLITION AND REMOVAL OF EXISTING ON-SITE ASPHALT, CONCRETE, PAVING, AND CURBING TO LIMITS OF DISTURBANCE/DEMOLITION AS SHOWN ON THE CORRESPONDING PLANS. CONTRACTOR TO VERIFY AND COORDINATE ANY DISCREPANCIES AND/OR CONCERNS WITH ENGINEER/LANDSCAPE ARCHITECT ACCORDINGLY.

5. ALL ON-SITE UNDERGROUND STRUCTURES AND PIPING MUST BE COMPLETELY REMOVED AND OVER-EXCAVATED BY A MINIMUM OF 12" BENEATH THE STRUCTURES. CONTRACTOR SHALL USE APPROVED FILLING MATERIAL FOR FILLING THESE AREAS. FILL SHALL BE CLEAN WITH LESS THAN 50% PASSING THE #200 SIEVE, PLASTICITY INDEX LESS THAN 10, WITH MAXIMUM PARTICLE SIZE OF 1.25 INCHES, AND SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8 INCHES IN THICKNESS AND COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (AASHTO T99).
6. ALL EXISTING STRUCTURES, PAVEMENTS, SLABS, FOUNDATIONS, STEPS AND OTHER EXISTING FEATURES INDICATED ON THE DRAWINGS TO BE REMOVED SHALL BE DEMOLISHED AND REMOVED BY THE CONTRACTOR. REMOVE NO STRUCTURE SUBSTANTIALLY AS A WHOLE. DEMOLISH COMPLETELY ON THE PREMISES.
7. ALL EXISTING SEWERS, PIPING, UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. CONTRACTOR SHALL GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK.
8. CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR PERSON AND PROPERTY AT ALL TIMES. HE OR SHE SHALL EXECUTE THE WORK IN A MANNER THAT AVOIDS HAZARDS TO PERSONS AND PROPERTY AND THAT PREVENTS INTERFERENCE WITH THE USE AND ACCESS TO ADJACENT PROPERTIES, BUILDINGS, AND ADJACENT STREETS. STREETS AND SIDEWALKS SHALL NOT BE BLOCKED BY DEBRIS AND EQUIPMENT.
9. CONTRACTOR MUST STOP OPERATION AND NOTIFY THE OWNER FOR PROPER DIRECTION IF ANY ENVIRONMENTAL OR HEALTH RELATED CONTAMINATE IS ENCOUNTERED DURING THE DEMOLITION AND/OR EXCAVATION PROCESS.

DISPOSAL:

10. REMOVE AND LEGALLY DISPOSE OF ALL OTHER RUBBISH, RUBBLE, AND DEBRIS. ALL REFUSE AND MISCELLANEOUS ITEMS TO BE REMOVED, THAT ARE NOT TO BE STOCKPILED FOR LATER USE ON THE PROJECT OR DELIVERED TO THE OWNER, SHALL BE LEGALLY DIPOSED OF OFF-SITE BY THE CONTRACTOR IN ACCORDANCE WITH ANY AND ALL APPLICABLE LAWS, STANDARDS, AND REGULATIONS SET FORTH BY LOCAL, STATE, AND FEDERAL OFFICIALS THAT GOVERN THE DISPOSAL OF WASTE AND DEBRIS.

PAVEMENT REMOVAL:

11. WHERE EXISTING PAVEMENT IS TO BE REMOVED, CONTRACTOR SHALL SAW-CUT THE SURFACING LEAVING A UNIFORM AND STRAIGHT EDGE WITH THE MINIMAL DISTURBANCE POSSIBLE TO THE REMAINING ADJACENT SURFACING. IF CONSTRUCTION RESULTS IN RAVELING OF THE SAW-CUT SURFACE, RECUT BACK FROM THE RAVELED EDGE PRIOR TO RESTORATION.
12. WHERE EXISTING PAVEMENT, CURB, CURB AND GUTTER, SIDEWALK, DRIVEWAY OR VALLEY GUTTER IS TO BE REMOVED FOR THE PURPOSE OF CONSTRUCTION OR REMOVING BOX CULVERTS, PIPE, INLETS, MANHOLES, APPURTENANCES, FACILITIES OR STRUCTURES, SAID PAVEMENT, ETC., THE SAID OR PROPOSED STRUCTURE SHALL BE REPLACED AND RESTORED IN EQUAL OR BETTER CONDITION THAN THE ORIGINAL. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY LABOR, MATERIALS, EQUIPMENT, TOOLS, SUPPLIES, AND ANY OTHER NECESSARY EQUIPMENT AS REQUIRED BY PROJECT AND SITE REQUIREMENTS.

ACCESS:

13. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING THE DEMOLITION PROCESS OF THE EXISTING FACILITIES AND SITE.

PERMITTING:

14. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY REQUIRED PERMITTING FOR DEMOLITION FROM THE RESPONSIBLE AUTHORITIES AND REGULATIONS AND FULLY ACKNOWLEDGE AND COMPLY WITH ALL REQUIREMENTS PRIOR TO COMMENCING OF DEMOTION WORK.
15. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE EXTENT OF DEMOLITION REQUIRED IN ORDER TO PERFORM THE CONTRACT WORK FOR THIS PROJECT. THE CONTRACTOR SHALL CONDUCT SITE VISITS AND SHALL EXAMINE ALL OF THE INFORMATION WITHIN THESE DOCUMENTS AND ALL DISCREPANCIES AND/OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LEAD ENGINEER/ARCHITECT PRIOR TO BID SUBMITTAL.
16. CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITY TO THAT AREA DELINEATED IN THE DRAWING AND APPROVED BY OFFICIALS.
17. ALL OTHER EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO STORM DRAINAGE, GAS, ELECTRIC, TELEPHONE, AND WATER & SEWER SHALL BE PRESERVED AND PROTECTED AT ALL TIMES AS NEEDED AND AS REQUIRED.

STAKING AND SURVEYING NOTES

STAKING:

1. THE CONTRACTOR SHALL PERFORM ALL CONSTRUCTION STAKING AND CONSTRUCTION ACTIVITIES BASED ON THE LATEST APPROVED DESIGN PLANS AND/OR DESIGN FILE(S) AS PROVIDED AND AS WARRANTED BY CLIENT AND PROJECT NEEDS.
2. PRIOR TO COMMENCING CONSTRUCTION STAKING OR CONSTRUCTION ACTIVITIES, THE CONTRACTOR AND/OR STAKING SURVEYOR SHALL CONFIRM WITH THE PROJECT LEAD ENGINEER/ARCHITECT, WHO'S RESPONSIBLE FOR THIS PROJECT, THAT THE LATEST PLANS AND/OR DESIGN FILE(S) ARE BEING UTILIZED.
3. THE ENGINEER/LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR OWNERS, CONTRACTORS OR SURVEYORS STAKING OR PERFORMING CONSTRUCTION ACTIVITIES BASED ON OUT-OF-DATE DESIGN PLANS AND/OR DESIGN FILES.
4. CONSTRUCTION STAKING SHALL ADHERE TO THE HORIZONTAL AND VERTICAL DATUM LISTED IN THIS CONSTRUCTION SET AND AS PROVIDED IN THE CORRESPONDING FILES, NOTES, AND/OR DRAWINGS.

TOLERANCES & DISCREPANCIES:

5. IF, DURING CONSTRUCTION STAKING OR CONSTRUCTION ACTIVITIES, SURVEY DISCREPANCIES ARE ENCOUNTERED WITH REGARD TO THE DESIGN PLANS OR DESIGN FILE, WORK SHOULD CEASE AND THE LEAD ENGINEER/LANDSCAPE ARCHITECT SHOULD BE NOTIFIED IMMEDIATELY TO RESOLVE THE ISSUE OR ISSUES. THE ENGINEER / LANDSCAPE ARCHITECT CAN NOT BE HELD RESPONSIBLE OR LIABLE FOR ISSUES THAT THEY HAVE NOT RECEIVED NOTIFICATION.
6. THE CONSTRUCTION TOLERANCES SHOWN IN THE CORRESPONDING DRAWINGS, NOTES, AND/OR FILES, IN GENERAL, REPRESENT INDUSTRY STANDARDS. HOWEVER, EXCEPTIONS CAN BE MADE IF IT DETERMINED THAT CERTAIN DEVIATED CONSTRUCTION ACTIVITIES DO NOT ADVERSELY AFFECT THE DESIGN REQUIREMENTS OR FUNCTIONALITY. THE LEAD ENGINEER/LANDSCAPE ARCHITECT WILL EVALUATE CONSTRUCTION ACTIVITIES THAT DEVIATE FROM THE DESIGN PLANS ON A CASE-BY-CASE BASIS. IF IT IS DETERMINED THAT THE CERTAIN DEVIATED CONSTRUCTION ACTIVITIES DO ADVERSELY AFFECT THE DESIGN REQUIREMENTS, FUNCTIONALITY, AND INTENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING OR REPAIRING ALL ITEMS TO THE PLANS AND SPECIFICATIONS AS DETERMINED AND REQUIRED BY DESIGN PROFESSIONAL, AT THE CONTRACTOR'S EXPENSE.

CIVIL ENGINEERING DESIGN TOLERANCES FOR PROJECT:

GENERAL GRADING:	±0.10 FEET	RETAINING WALLS:	±0.05 FEET
ALL PIPE/CONDUITS:	±0.05 FEET	SITE FEATURES (SPOT ELEV., ETC.)	±0.05 FEET
DRAINAGE STRUCTURES:	±0.05 FEET	UTILITY ELEVATIONS:	±0.10 FEET
SANITARY SEWER STRUCTURES:	±0.05 FEET	EROSION CONTROL BMPS:	±0.05 FEET
STORMWATER POND FEATURES:	±0.05 FEET		

AS-BUILT & SPECIFICATIONS:

7. THE ENGINEER/LANDSCAPE ARCHITECT SHOULD BE PROVIDED WITH AN AS-BUILT SURVEY OF THE PROJECT FOR REVIEW AND APPROVAL AFTER THE PROJECT IS COMPLETE. CONTRACTOR IS RESPONSIBLE FOR COORDINATING EFFORTS WITH DESIGN PROFESSIONAL.
8. SEE THE PROJECT SPECIFICATIONS FOR ADDITIONAL SITE SPECIFIC REQUIREMENTS REGARDING CONSTRUCTION, MATERIALS, TESTING, AND CERTIFICATIONS.

PROJECT GEOGRAPHICAL INFORMATION

PROJECT PROJECTION & DATUM:

HORIZONTAL DATUM: NAD83 GEORGIA STATE PLANES, WEST ZONE, US FOOT
VERTICAL DATUM: NORTH AMERICAL VERTICAL DATUM OF 1988 (NAVD88)

BOUNDARY SURVEY:

SURVEYOR NAME: MICHAEL FOLEY, GA RLS #3346
DATE OF SURVEY: 2023
TRACT OR PARCEL: 11017200951037
HORIZONTAL DATUM: NAD83 GEORGIA STATE PLANES, WEST ZONE, US FOOT
VERTICAL DATUM: NORTH AMERICA VERTICAL DATUM OF 1988 (NAVD88)

TOPOGRAPHIC SURVEY:

SURVEYOR NAME: MICHAEL FOLEY, GA #3346
DATE OF SURVEY: 2023
TRACT OR PARCEL: 11017200951037
HORIZONTAL DATUM: NAD83 GEORGIA STATE PLANES, WEST ZONE, US FOOT
VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

GEOGRAPHICAL INFORMATION SYSTEMS (GIS) DATA UTILIZED:

TOPOGRAPHIC DATA: USGS LIDAR DATASET
PARCEL DATA: 11017200951037

GEORGIA COMP. R. & REGS. R. 180-6-.09:

THE TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON WAS OBTAINED FROM SURVEYOR & USGS LIDAR AND IS NOT CERTIFIED AS CORRECT BY THIS ENGINEER. USERS OF THIS DATA DO SO AT THEIR OWN RISK.

SEQUENCE& INSPECTION NOTES

CONSTRUCTION SEQUENCE:

1. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF THE STRUCTURAL FILL MATERIAL REQUIRED FOR THIS PROJECT. THE GEOTECHNICAL EOR SHALL PERFORM STANDARD PROCTORS TESTS AND CLASSIFICATION OF THE FILL MATERIAL TO ENSURE MATERIAL MEETS THE EARTHWORK SPECIFICATIONS.
2. CONTRACTOR SHALL INSTALL ALL INITIAL BMPs (Sd1-S, Rd, Sd1-BB) PER THE EROSION AND SEDIMENT CONTROL PLAN. THE CONTRACTOR SHALL MAINTAIN ALL BMPs THROUGHOUT CONSTRUCTION. ADDITIONAL BMPs MAY BE REQUIRED TO PREVENT SEDIMENT MIGRATION FROM DAM SITE AND BORROW AREA(S). ULTIMATELY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE NO SEDIMENT LEAVES THE PROJECT SITE DURING AND AFTER CONSTRUCTION.
3. ALL UTILITIES SHALL BE CLEARLY MARKED AND IDENTIFIED. POTHOLE TO DETERMINE DEPTHS IS REQUIRED PRIOR TO COMMENCING ANY WORK.
4. CLEAR AND GRUB ALL TREES AND VEGETATION WITHIN THE CLEARING LIMITS PER DEMO PLAN AND SPECIFICATIONS.
5. COMMENCE EARTHWORK GRADING TO THE ELEVATIONS AND HORIZONTAL LIMITS SHOWN ON THE GRADING PLAN AND PER THE EARTHWORK SPECIFICATIONS.
6. INSTALL THE PRINCIPAL SPILLWAY SIPHON SYSTEM, OUTLET SUPPORT AND PLUNGE POOL PER PLANS AND SPECIFICATIONS.
7. FINISH GRADE ALL SECTIONS OF THE EMBANKMENT PER THE PLANS AND SPECIFICATIONS.
8. FINISH GRADE AND DRESS ALL BORROW AREAS PER SPECIFICATIONS.
9. CONTRACTOR SHALL INSTALL FINAL STABILIZATION ON ALL DISTURBED AREAS. THE BMPs Sd1-S, Rd AND Sd1-BB SHALL REMAIN IN PLACE UNTIL 100% OF THE DISTURBED AREAS IS COVERED WITH PERMANENT STABILIZATION WITH A DENSITY OF 75%. AFTER APPROPRIATE PERMANENT STABILIZATION HAS BEEN ACHIEVED, THE CONTRACTOR WILL BE REQUIRED TO REMOVE ALL REMAINING BMP'S PRIOR TO FINAL PAYMENT OR RETAINER PAYMENT.
10. ALL CONSTRUCTION AND WORK PERFORMED ON THE PROJECT SITE SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS.
11. SEE REQUIRED CONSTRUCTION INSPECTIONS.

REQUIRED CONSTRUCTION INSPECTION BY EOR:

1. PRE-CONSTRUCTION MEETING REQUIRED WITH ENGINEER A MINIMUM OF 14-DAYS BEFORE CONSTRUCTION IS PLANNED TO COMMENCE.
2. CARTER ENGINEERING CONSULTANTS AND THE GEOTECHNICAL ENGINEER SHALL BE NOTIFIED WHERE THE PROJECT STRUCTURAL FILL IS LOCATED. STANDARD PROCTOR TESTING OF THE EARTHFILL MATERIAL IS REQUIRED PRIOR TO COMMENCING WORK ON THE DAM.
3. THE GEOTECHNICAL ENGINEER SHALL DELINEATE THE LIMITS OF DAM FOUNDATION UNDERCUTTING AND SUPERVISE ALL FILL MATERIAL PLACEMENT.
4. THE GEOTECHINCAL ENGINEER SHALL INSPECT AND APPROVE ALL MATERIAL TO BE UTILIZED DURING CONSTRUCTION. CHANGES IN MATERIAL OR MATERIAL NOT MEETING THE EARTHWORK SPECIFICATIONS WILL RESULT IN PROJECT SHUTDOWN.
5. ENGINEER SHALL INSPECT SIPHON SYSTEM PRIOR TO INSTALLING THRUST BLOCKING AND CONCRETE COLLAR. PRESSURE TESTING THE SIPHON SYSTEM IS REQUIRED FOR HIGH HAZARD DAMS. ENGINEER SHALL BE PRESENT FOR ALL PRESSURE TESTING.
6. ENGINEER SHALL INSPECT FINAL CONSTRUCTION PRIOR TO PERMANENT VEGETATION INSTALLATION.
7. ENGINEER SHALL INSPECT SITE AFTER FINAL VEGETATION HAS ACHIEVED COVERAGE STATED IN CONSTRUCTION SEQUENCE UNDER ITEM #9.
8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ENGINEER A MINIMUM OF 48 HOURS PRIOR TO REQUESTED SITE INSPECTION. ENGINEER WILL MAKE EVERY EFFORT TO MEET THE INSPECTION SCHEDULE REQUEST, HOWEVER LEAD TIMES MAY VARY.
9. THE ABOVE REQUIRED INSPECTIONS ARE MEANT TO REPRESENT TIMES WHEN THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND REQUEST A SPECIFIC SITE INSPECTION. IT SHOULD BE NOTED THAT CONTINUOUS CONSTRUCTION MONITORING AND INSPECTION SHALL BE PROVIDED BY THE ENGINEER THROUGHOUT CONSTRUCTION.

IMPERVIOUS AREA	
EXISTING IMPERVIOUS AREA (IN SQFT) TO REMAIN:	
HOME	2271
DRIVEWAY	1609
DECK	752
TOTAL ON SITE AT END	4632

NO ADDITIONAL IMPERVIOUS AREA IS PROPOSED AS PART OF THIS PROJECT. NO IMPERVIOUS AREA WILL BE REMOVED AS PART OF THE STREAMBANK STABILIZATION.

CITY OF ALPHARETTA NOTES

1. TWO COPIES OF THE NPDES NOTICE OF INTENT MUST BE PROVIDED TO THE LAND DISTURBANCE INSPECTOR PRIOR TO INITIATING CONSTRUCTION.
2. IF PRIMARY PERMITEE CHANGES DURING THE COURSE OF A PROJECT, THE NEW PRIMARY PERMITEE MUST SUBMIT COPIES OF THE NEW NOI TO THE CITY OF ALPHARETTA LAND DISTURBANCE INSPECTOR.
3. 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 CLEAN 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 DECELERATION LANE) CONTACT LAND DISTURBANCE ACTIVITY INSPECTOR PRIOR TO CONSTRUCTION FOR FURTHER TESTING REQUIREMENTS.
4. 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 UDC 3.1.1.F.2.D.
5. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE THE RESPONSIBILITY OF THE OWNER.
6. ALL DISTURBED AREAS MUST BE VEGETATED WITHIN 14 DAYS OF FINAL GRADE.
7. ALL FILL SLOPES SHALL HAVE SILT FENCE AT THE TOE OF THE SLOPE.
8. THIS SITE DOES CONTAIN STATE WATERS.
9. 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.
10. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
11. THE CONTRACTOR SHALL REMOVE SEDIMENT ONCE IT HAS ACCUMULATED TO HALF THE ORIGINAL HEIGHT OF THE SILT FENCE USED FOR EROSION CONTROL.
12. MAXIMUM CUT OR FILL SLOPES ARE 2 HORIZONTAL : 1 VERTICAL.
13. ANY DISTURBED AREA LET EXPOSED FOR 14 DAYS SHELL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
14. ALL SILT FENCE SHALL BE TYPE S
15. 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.
16. ALL STORM DRAINS AND DROP INLETS WILL HAVE 4" PERMANENT POLLUTION PREVENTION MARKERS INSTALLED PRIOR TO INSPECTION. MARKERS ARE AVAILABLE AT CITY OF ALPHARETTA COMMUNITY DEVELOPMENT DEPARTMENT 678-297-6070
17. THE OWNER WILL MAINTAIN STORM WATER RUNOFF CONTROLS AT ALL TIMES. ADDITIONAL CONTROLS WILL BE INSTALLED IF DETERMINED NECESSARY BY CITY INSPECTION.
18. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY.
19. AT LEAST ONE PERSON ON A PROJECT OR SITE MUST HAVE COMPLETED THE LEVEL 1A EROSION EDUCATION & TRAINING COURSE AND BE CERTIFIED BY GSWCC.
20. SUBCONTRACTORS MUST COMPLETE EITHER LEVEL 1A EROSION EDUCATION & TRAINING COURSE OR ATTEND SUBCONTRACTOR AWARENESS SEMINAR.
21. LANDSCAPING, FENCING OR SAFETY BENCHES PER GEORGIA STORMWATER MANAGEMENT MANUAL REQUIRED AROUND STORMWATER MANAGEMENT FACILITIES.
22. THE CITY WILL REQUIRE A MAINTENANCE BOND TO REMAIN IN PLACE ON ALL PUBLIC IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO CURB AND GUTTER, SIDEWALK, PAVEMENT AND BASE,PAVEMENT MARKINGS AND STREET SIGNS OR SIGNALIZATION, THE ENTIRE PROJECT STORM SYSTEM BOTH INSIDE AND OUTSIDE OF RIGHT-OF-WAY, DETENTION AND WATER QUALITY DEVICES) FOR A MINIMUM OF ONE (1) YEAR AFTER FINAL PLAT SIGN-OFF OR UNTIL THE FINAL CERTIFICATION OF OCCUPANCY IS ISSUED, WHICHEVER IS LONGER. THIS BOND SHOULD BE GRANTED FOR ONE-YEAR AND RENEWED UNTIL THE FINAL CERTIFICATE OF OCCUPANCY IS ISSUED.
23. NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE.
24. A SEPARATE BUILDING PERMIT WILL BE REQUIRED. ALL WALLS OVER 4’-0” REQUIRE FENCING OR ACCEPTABLE DENSE VEGETATION AT THE TOP PER UDC ARTICLE IV 4.4.5J.
25. ALL METAL PIPES TO BE FULLY BITUMINOUS, ASPHALT, OR ALUMINUM COATED WITH PAVED INVERTS. ALL STORM STRUCTURES IN RIGHT-OF-WAY TO HAVE PAVED INVERTS.
26. CONTRACTOR MUST ATTEND CITY OF ALPHARETTA PRE-CONSTRUCTION CLASS PRIOR TO SITE INITIATION.
27. EROSION CONTROL MATTING SHALL BE INSTALLED ON ALL SLOPES 3:1 AND STEEPER.
28. APPROVED PLANS MUST BE KEPT ON SITE AT ALL TIMES.
29. SEDIMENT STORAGE VOLUME MUST BE IN PLACE PRIOR TO AND DURING ALL LAND DISTURBING ACTIVITIES UNTIL FINAL STABILIZATION OF THE SITE HAS BEEN ACHIEVED.
30. THERE ARE NO FEMA OR ALPHARETTA FLOODPLAINS LOCATED ON SITE.

RESIDENTIAL NOTES

31. SIDEWALK CROSS SLOPE SHOULD NOT EXCEED 2%, INCLUDING DRIVEWAY CROSSING.
32. RETAINING WALLS 4 FEET OR TALLER REQUIRE A STRUCTURAL DESIGN SIGNED, DATED, AND SEALED BY A GEORGIA P.E. A SEPARATE CITY BUILDING PERMIT IS REQUIRED
33. ALL MATERIAL SPILLED, DROPPED, OR TRACKED FROM VEHICLES FROM SITE ONTO ROADWAY MUST BE REMOVED IMMEDIATELY BY SWEEPING. EXCESSIVE OFFSITE TRACKING MAY WARRANT THE INSTALLATION OF A CONSTRUCTION EXIT AT THE DISCRETION OF THE CITY OF ALPHARETTA INSPECTOR. THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND.
34. EROSION CONTROL MEASURES MUST BE MAINTAINED AT ALL TIMES. SEDIMENT SHALL BE PREVENTED FROM LEAVING THE SITE. FAILURE TO MAINTAIN EROSION CONTROL MEASURES MAY LEAD TO VIOLATIONS INCLUDING STOP WORK ORDERS.
35. BURIAL OF CONSTRUCTION DEBRIS IS NOT PERMITTED.

REVISION BLOCK

ISSUE	REVISION DATE & DESCRIPTION
1	11.08.23 - INITIAL SUBMITTAL
2	2.29.24
3	04.18.24 - RESPONSE TO COMMENTS
4	----
5	----
6	----
7	----
8	----

GSWCC Level II Certification
No. 000000003007

CARTER ENGINEERING

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SITE DEVELOPMENT PLANS
FOR
AGARWAL RESIDENCE
115 LAMBDIN LANE - ALPHARETTA, GA 30022

SHEET TITLE:
GENERAL NOTES

PROJECT NAME:
AGARWAL RESIDENCE

SHEET NUMBER:
C 2.0

PROJECT NUMBER:
23001SDA

DATE:
04/18/24

ENGINEER/DESIGNER NOT RESPONSIBLE FOR COST CHANGES DURING PRELIMINARY PHASE. BIDS & QUOTES SHALL BE BASED ON PLAN SETS LABELED "ISSUE FOR BID". BIDS & QUOTES SHALL BE REVISED BASED ON PLANS LABELED "ISSUE FOR CONSTRUCTION".

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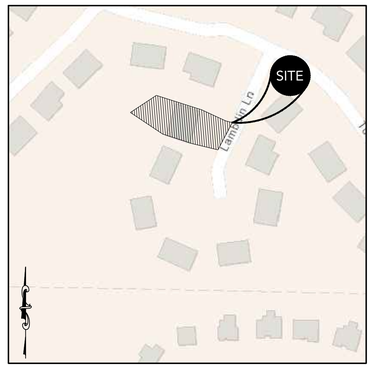

LOCATION MAP
SCALE: N.T.S.

PROJECT INFORMATION

DRAWING SET PREPARED BY:	OWNER/DEVELOPER:
CARTER ENGINEERING CONSULTANTS, INC.	SAMEER & DIVYA AGARWAL
1010 COMMERCE DRIVE	115 LAMBDIN LANE
BOGART, GA 30622	ALPHARETTA, GA 30022
CONTACT: BRIAN KIMSEY	CONTACT: DIVYA AGARWAL
PHONE: 770.725.1204	203-919-3188
BRIAN@CARTERENGINEERING.COM	AGARWAL.FMLY@GMAIL.COM

SITE INFORMATION

JURISDICTION	CITY OF ALPHARETTA
PROPERTY LOCATION	115 LAMBDIN LANE ALPHARETTA, GA 30022
PARCEL NUMBER	11017200951037
CURRENT ZONING	R3
PROPOSED ZONING	R3
OVERLAY DISTRICT	NONE
EXISTING USE	RESIDENTIAL
PROPOSED USE	RESIDENTIAL
BUFFERS REQUIRED	N/A
REQUIRED BUILDING SETBACKS	FRONT: N/A SIDE: N/A REAR: N/A
MAXIMUM LOT COVERAGE	N/A%
MINIMUM LANDSCAPE	N/A%
MAXIMUM BUILDING HEIGHT	N/A
SANITARY SEWER SERVICE	N/A
WATER SERVICE	N/A
FEMA FLOOD INSURANCE RATE MAP NO.	13121C0086F
FEMA FIRM DATE	09/18/2013
FEMA SFHA ZONE	X

UNDERGROUND UTILITY DISCLAIMER:
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD INFORMATION AND/OR EXISTING DRAWINGS. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE OWNER, HIS/HER EMPLOYEES, CONSULTANTS AND CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE CARTER ENGINEERING IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION REGARDING THE UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD LOCATE ALL UTILITIES PRIOR TO COMMENCING WORK AND NOTIFY ENGINEER IF A DISCREPANCY IS FOUND. SPECIFICALLY, THE CONTRACTOR SHALL VERIFY THE INVERT ELEVATIONS OF ALL EXISTING STORM AND SANITARY SEWER STRUCTURES PRIOR TO COMMENCEMENT OF STORM AND SANITARY SEWER CONSTRUCTION.

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GEORGIA REGISTERED PROFESSIONAL ENGINEER NO. 26703 H. BRIAN KIMSEY

GSWCC Level II Certification
No. 000000003007

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SITE DEVELOPMENT PLANS
FOR
AGARWAL RESIDENCE
115 LAMBDIN LANE - ALPHARETTA, GA 30022

SHEET TITLE:
EXISTING SITE PLAN

PROJECT NAME:
AGARWAL RESIDENCE

SHEET NUMBER:
C 3.0

PROJECT NUMBER:
23001SDA

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04/18/24

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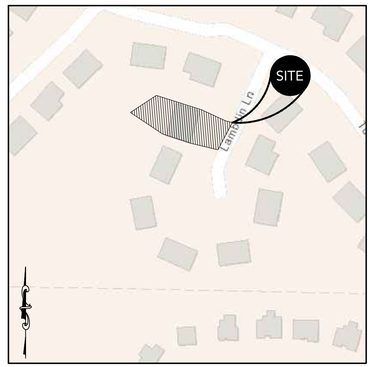

LOCATION MAP
SCALE: N.T.S.

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PARCEL NUMBER	11017200951037
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PROPOSED USE	RESIDENTIAL
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REQUIRED BUILDING SETBACKS	FRONT: N/A SIDE: N/A REAR: N/A
MAXIMUM LOT COVERAGE	N/A%
MINIMUM LANDSCAPE	N/A%
MAXIMUM BUILDING HEIGHT	N/A
SANITARY SEWER SERVICE	N/A
WATER SERVICE	N/A
FEMA FLOOD INSURANCE RATE MAP NO.	13121C0086F
FEMA FIRM DATE	09/18/2013
FEMA SFHA ZONE	X

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GRID NORTH

20' 10' 0 20' 40' 60'
GRAPHIC SCALE
SCALE: 1" = 20'

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WATKINSVILLE, GA 30677

P: 770.725.1200
F: 770.725.1204
www.carterengineering.com

SITE DEVELOPMENT PLANS
FOR
AGARWAL RESIDENCE
115 LAMBDIN LANE - ALPHARETTA, GA 30022

SHEET TITLE:
PROPOSED SITE PLAN

PROJECT NAME:
AGARWAL RESIDENCE

SHEET NUMBER:
C 4.0

PROJECT NUMBER:
23001SDA

DATE:
04/18/24

ENGINEER/DESIGNER NOT RESPONSIBLE FOR COST CHANGES DURING PRELIMINARY PHASE. BIDS & QUOTES SHALL BE BASED ON PLAN SETS LABELED "ISSUE FOR BID". BIDS & QUOTES SHALL BE REVISED BASED ON PLANS LABELED "ISSUE FOR CONSTRUCTION".

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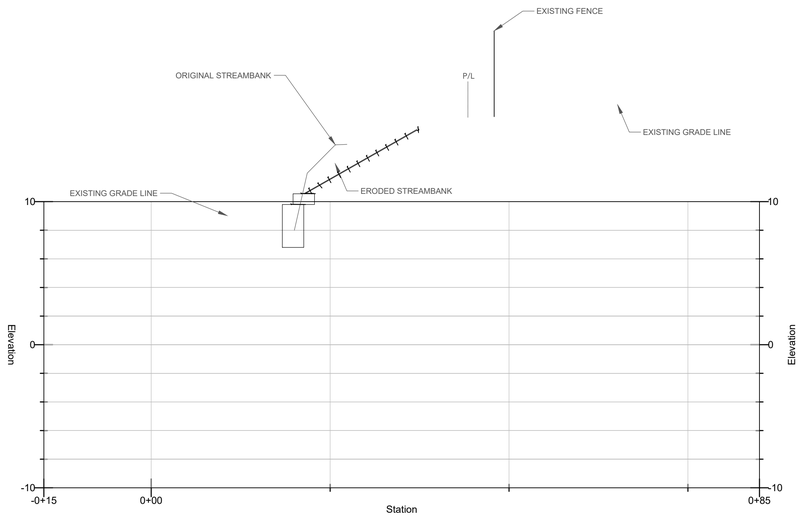

STREAM SECTION A
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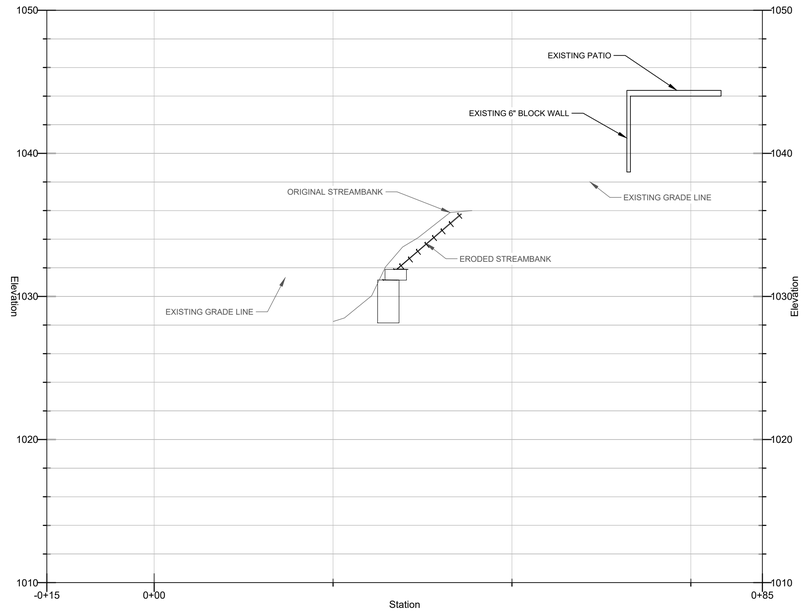
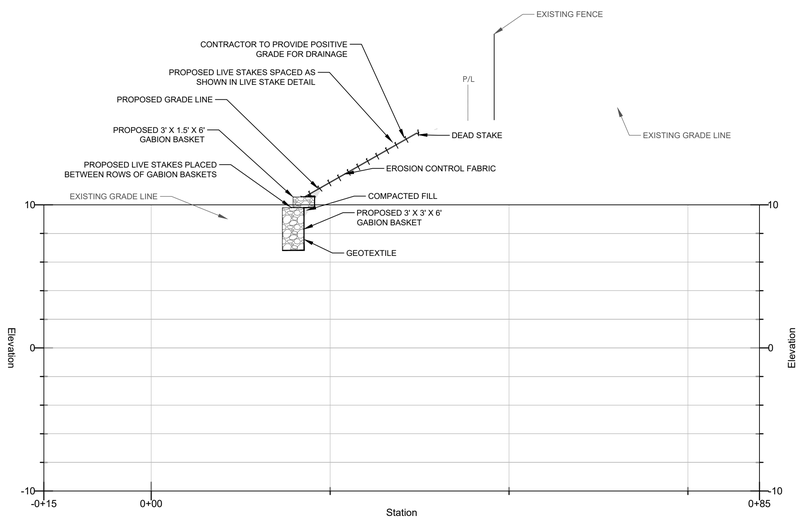
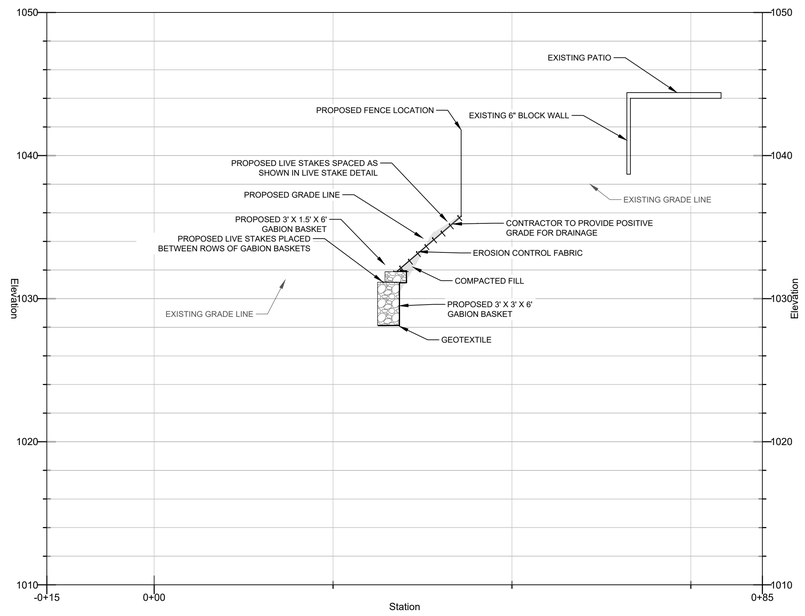


STREAM SECTION B
SCALE: 1" = 10' H, 1" = 5' V



STREAM SECTION A
SCALE: 1" = 10' H, 1" = 5' V



STREAM SECTION B
SCALE: 1" = 10' H, 1" = 5' V

REVISION BLOCK

ISSUE	REVISION DATE & DESCRIPTION
1	11.08.23 - INITIAL SUBMITTAL
2	2.29.24
3	04.18.24 - RESPONSE TO COMMENTS
4	----
5	----
6	----
7	----
8	----

GEORGIA REGISTERED PROFESSIONAL ENGINEER NO. 26703 J. BRIAN KIMSEY

GSWCC Level II Certification
No. 000000003007

CARTER ENGINEERING

CARTER ENGINEERING
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SUITE 2000
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SITE DEVELOPMENT PLANS
FOR
AGARWAL RESIDENCE
115 LAMBDIN LANE - ALPHARETTA, GA 30022

SHEET TITLE:
CROSS SECTION PROFILES

PROJECT NAME:
AGARWAL RESIDENCE

SHEET NUMBER:
C 4.1

PROJECT NUMBER:
23001SDA

DATE:
04/18/24

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Channel Report

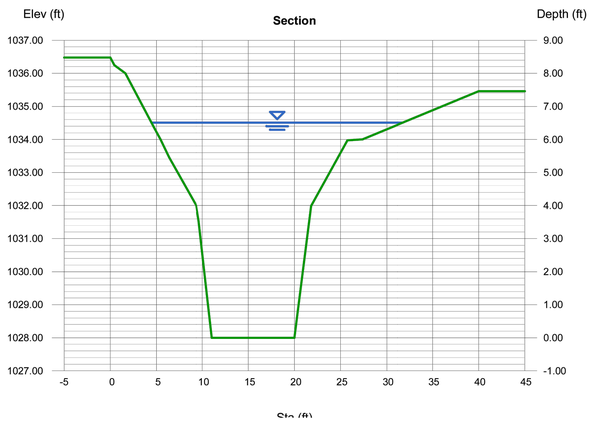
Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Monday, Jan 15 2024

Origninal Streambank Section A

User-defined		Highlighted	
Invert Elev (ft)	= 1028.00	Depth (ft)	= 6.51
Slope (%)	= 0.01	Q (cfs)	= 125.00
N-Value	= 0.020	Area (sqft)	= 88.32
		Velocity (ft/s)	= 1.42
Calculations		Wetted Perim (ft)	= 33.65
Compute by:	Known Q	Crit Depth, Yc (ft)	= 1.77
Known Q (cfs)	= 125.00	Top Width (ft)	= 27.32
		EGL (ft)	= 6.54

(Sta, El, n)-(Sta, El, n)...

(0.00, 1036.48) -(0.44, 1036.25, 0.020) -(1.61, 1036.00, 0.020) -(4.82, 1034.32, 0.020) -(5.43, 1034.00, 0.020) -(6.37, 1033.46, 0.020) -(9.31, 1032.00, 0.020) -(9.60, 1031.52, 0.020) -(10.49, 1029.33, 0.020) -(11.03, 1028.00, 0.020) -(18.32, 1028.00, 0.020) -(20.00, 1028.00, 0.020) -(21.80, 1031.99, 0.020) -(25.73, 1033.97, 0.0
-(27.36, 1034.00, 0.020) -(40.00, 1035.46, 0.020)



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Sheet: 1

Channel Report

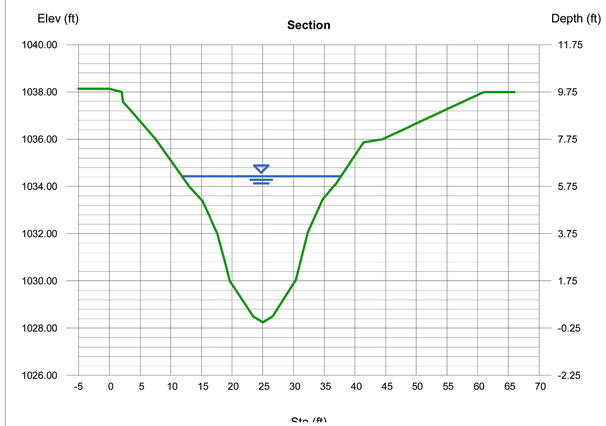
Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Monday, Jan 15 2024

Original Streambank Section B

User-defined		Highlighted	
Invert Elev (ft)	= 1028.25	Depth (ft)	= 6.18
Slope (%)	= 0.01	Q (cfs)	= 125.00
N-Value	= 0.020	Area (sqft)	= 83.63
		Velocity (ft/s)	= 1.49
Calculations		Wetted Perim (ft)	= 29.29
Compute by:	Known Q	Crit Depth, Yc (ft)	= 2.39
Known Q (cfs)	= 125.00	Top Width (ft)	= 25.92
		EGL (ft)	= 6.21

(Sta, El, n)-(Sta, El, n)...

(0.00, 1038.14) -(2.03, 1038.00, 0.020) -(2.22, 1037.57, 0.020) -(3.01, 1037.36, 0.020) -(7.54, 1036.00, 0.020) -(13.00, 1033.98, 0.020) -(15.17, 1033.38, 0.020)
-(17.60, 1032.00, 0.020) -(19.03, 1030.62, 0.020) -(19.61, 1030.00, 0.020) -(23.45, 1028.49, 0.020) -(25.03, 1028.25, 0.020) -(26.60, 1028.50, 0.020) -(30.39, 1030.04, 0
-(32.33, 1032.06, 0.020) -(34.72, 1033.45, 0.020) -(36.54, 1034.00, 0.020) -(36.86, 1034.10, 0.020) -(41.37, 1035.86, 0.020) -(44.44, 1036.00, 0.020) -(60.99, 1038.00, 0



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Sheet: 1

REVISION BLOCK

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No. 000000003007

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SITE DEVELOPMENT PLANS
FOR
AGARWAL RESIDENCE
115 LAMBDIN LANE - ALPHARETTA, GA 30022

SHEET TITLE:
CHANNEL REPORT

PROJECT NAME:
AGARWAL RESIDENCE

SHEET NUMBER:
C 4.2

PROJECT NUMBER:
23001SDA

DATE:
04/18/24

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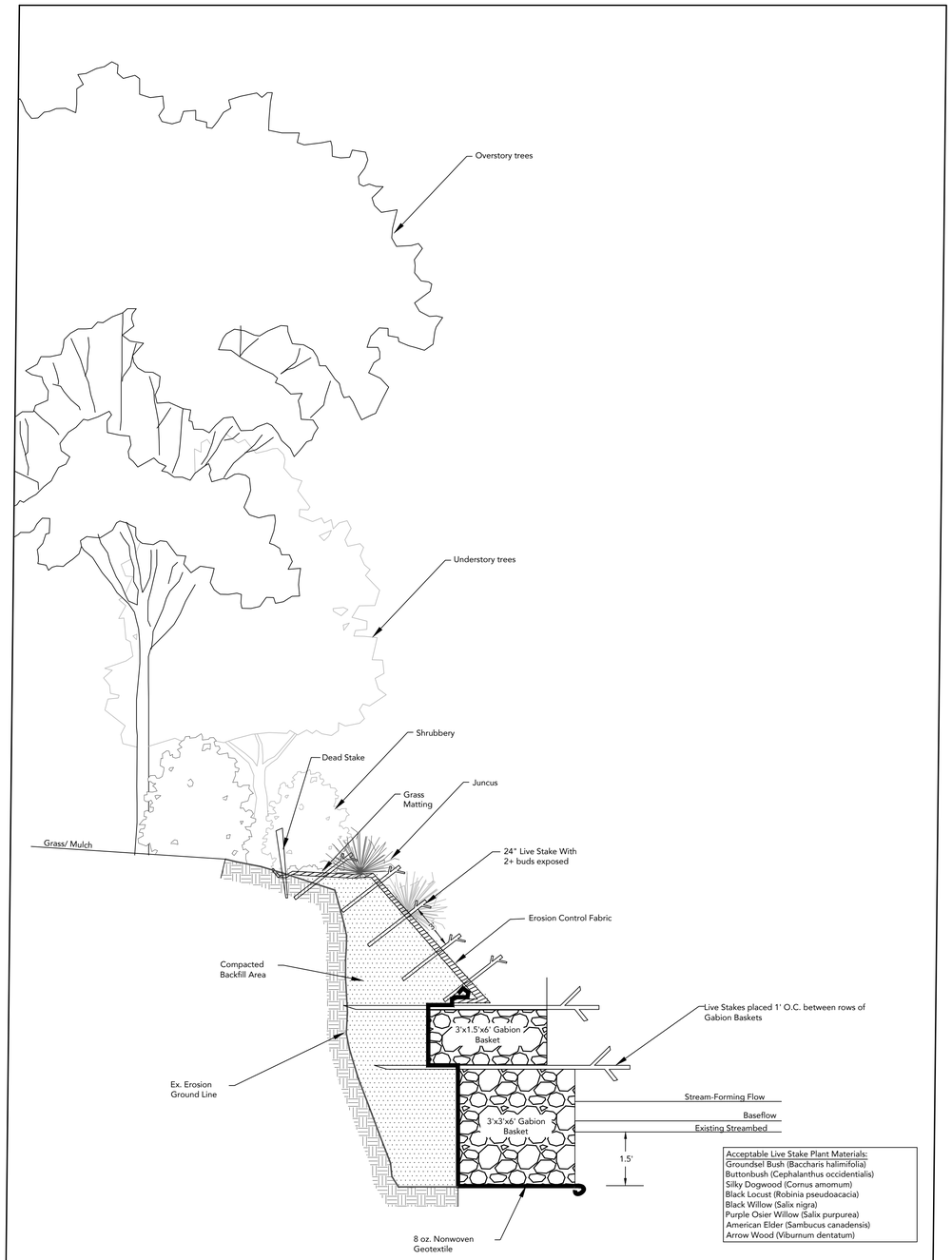
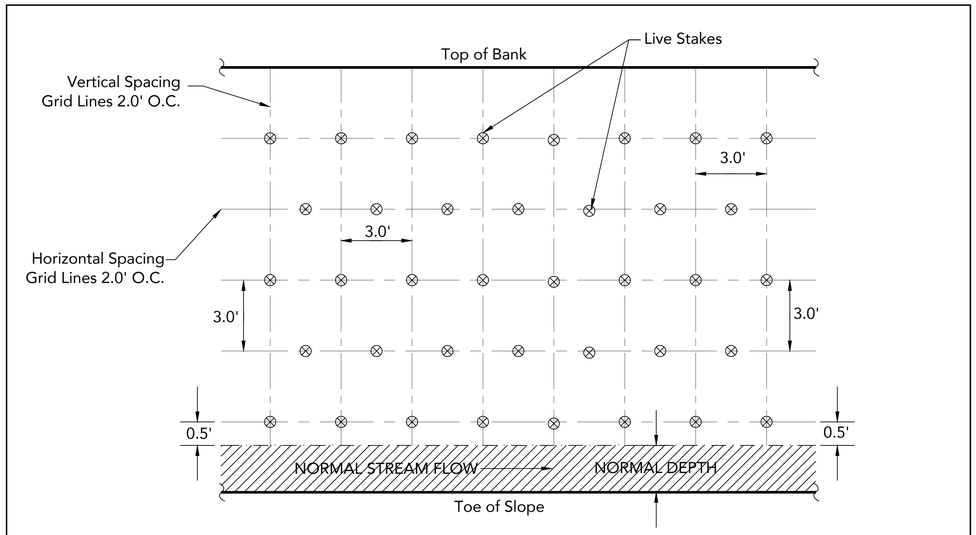


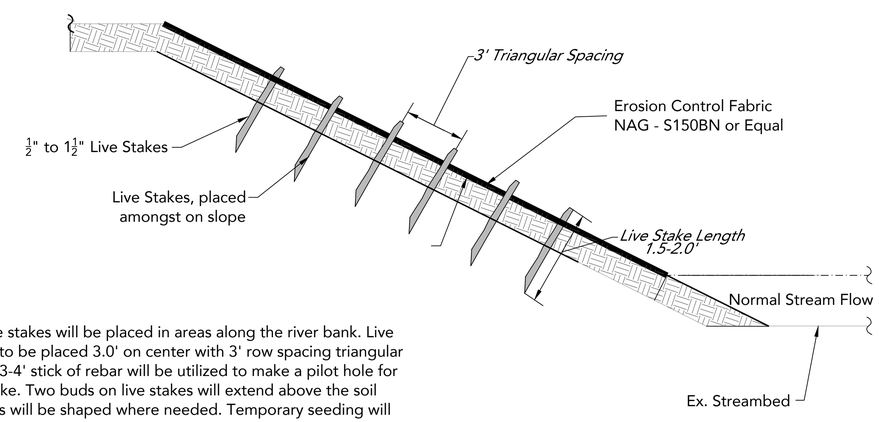
NOT TO SCALE

CROSS SECTION: GABION BASKETS, BUFFER PLANTING, LIVESTAKES, BACKFILL, MATTING



NOT TO SCALE

STREAMBANK STABILIZATION
FRONT VIEW



NOTE: Live stakes will be placed in areas along the river bank. Live stakes are to be placed 3.0' on center with 3' row spacing triangular pattern. A 3-4' stick of rebar will be utilized to make a pilot hole for the live stake. Two buds on live stakes will extend above the soil level. Banks will be shaped where needed. Temporary seeding will be applied before erosion control matting is installed. Live stakes are to be driven through the matting per specified spacing.

NOT TO SCALE

STREAMBANK STABILIZATION
SIDE VIEW

REVISION BLOCK

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GEORGIA REGISTERED NO. 26703 PROFESSIONAL ENGINEER J. BRIAN KIMSEY

GSWCC Level II Certification
No. 00000003007

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SITE DEVELOPMENT PLANS
FOR
AGARWAL RESIDENCE
115 LAMBDIN LANE - ALPHARETTA, GA 30022

SHEET TITLE:
STANDARD DETAILS

PROJECT NAME:
AGARWAL RESIDENCE

SHEET NUMBER:
C 4.3

PROJECT NUMBER:
23001SDA

DATE:
04/18/24

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#4

24 HOUR CONTACT:
Divya Agarwal
Phone: 203-919-3188

#5 TERTIARY PERMITTEE
Divya Agarwal
115 Lambdin Ln
Alpharetta, GA 30022
Phone: 203-919-3188

#6 Total Property Area: 0.28 ACRES, Total Disturbed Area: 0.01 ACRES

#7 GPS Location of Construction Exit:

Latitude: 34.22978° N Longitude: -84.142773° W

#9 DESCRIPTION OF THE CONSTRUCTION ACTIVITY

Existing land is comprised of a developed lot for a single-family residence. The proposed construction consists of rehabilitation of an existing stream bank along Johns Creek .

#11 PROJECT RECEIVING WATERS

The receiving waters for this project is Long Indian Creek.

#12

I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION

J. BRIAN KIMSEY, P.E. DATE: 2/14/2024
P.E.# 26703

E&SC CERTIFICATION NUMBER 000000003007

13

I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR 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" (MANUAL) PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO GAR 100003.".

J. BRIAN KIMSEY, P.E. DATE: 2/14/2024
P.E.# 26703

E&SC CERTIFICATION NUMBER 000000003007

#15

NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

#16 BUFFER STATEMENT

CONSTRUCTION ACTIVITY DOES ENCROACH IN A BUFFER.

#19

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.

#20

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

#21

ALL DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAT 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

#25

Petroleum Based Products – Containers for products such as fuels, lubricants and tars will be inspected daily for leaks and spills. This includes on-site vehicle and machinery daily inspections and regular preventative maintenance of such equipment. Equipment maintenance areas will be located away from state water, natural drains and storm water drainage inlets. In addition, temporary fueling tanks shall have a secondary containment liner to prevent/minimize site contamination. Discharge of oils, fuels and lubricants is prohibited. Proper disposal methods will include collection in a suitable container and disposal as required by local and State regulations.

Paints/Finishes/Solvents – All products will be stored in tightly sealed original containers when not in use. Excess product will not be discharged to the storm water collection system. Excess product, materials used with these products and product containers will be disposed of according to manufacturer's specifications and recommendations.

Concrete Washing – Concrete wash down of tools, concrete mixer chutes, hoppers and the rear of vehicles will be allowed at the designated area on this site. Washout of the drum at the construction site is prohibited.

Fertilizer/Herbicides – These products will be applied at rates that do not exceed the manufacturer's specifications or above the guidelines set forth in the crop establishment or in the GSWCC Manual for Erosion and Sediment Control in Georgia. Any storage of these materials will be under roof in sealed containers.

Building materials – No building or construction materials will be buried or disposed of onsite. All such material will be disposed of in proper waste disposal procedures.

Spill Cleanup and Control Practices

– Local, State, and manufacturer's recommended methods for spill cleanup will be clearly posted and procedures will be made available to site personnel.
– Material and equipment, necessary of spill cleanup will be kept in the material storage areas. Typical materials and equipment includes, but is not limited to, brooms, dustpans, mops, rags, gloves, goggles, cat litter, sand, sawdust and properly labeled plastic and metal waste containers.
– Split prevention practices and procedures will be reviewed after a spill and adjusted as necessary to prevent future spills.
– All spills will be cleaned up immediately upon discovery. All spills will be reported as required by local, State and Federal regulations.
– FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER). THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1 – 800 –424 – 8802.
– FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL CENTER (NRC) WILL BE CONTACTED WITH 24 HOURS AT 1 – 800 – 424 – 8802.
– FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS. THE GEORGIA EPD WILL BE CONTACTED WITHIN 24 HOURS.
–FOR SPILLS LESS THAT 25 GALLONS AND NO SURFACE WATER IMPACTS. THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED.

The contractor shall notify the licensed professional who prepared this plan if more than 1320 gallons of OIL is stored onsite (this includes capacities of equipment).The Contractor will need a Spill Prevention Containment and Countermeasures Plan prepared by that licensed professional.

#28 STORM WATER POLLUTION

The proposed silt fence is proposed to help reduce pollutants in storm water discharges. No adverse impacts are expected due to the nature of this construction activity.

#42 STATE WATERS BUFFER

THERE ARE STATE WATERS LOCATED ON OR WITHIN 200FT OF THE PROJECT SITE AND THEY ARE SHOWN ON PLANS WITH THE APPLICABLE 25-FOOT OR 50-FOOT UNDISTURBED BUFFERS.

#45 RUNOFF COEFFICIENT

Project site weighted curve number (AMC II) prior to construction is 70.1
Project site weighted curve number (AMC II) after construction is completed is 70.1

#29 ACTIVITY SCHEDULE

TASK DESCRIPTION:	MONTHS (2024)							
		MARCH	APRIL					
PERIMETER TREE SAVE FENCE								
PERIMETER SILT FENCE								
INITIAL SEDIMENT STORAGE BMPs								
CLEARING & GRUBBING								
STREAMBANK STABILIZATION								
TEMPORARY STABILIZATION (GRASSING)								
FINAL GRADING								
FINAL STABILIZATION								
MAINTENANCE								

START DATE: MARCH 1, 2024 END: APRIL 31, 2024

REVISION BLOCK

ISSUE	REVISION DATE & DESCRIPTION
1	11.08.23 - INITIAL SUBMITTAL
2	2.29.24
3	04.18.24 - RESPONSE TO COMMENTS
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SITE DEVELOPMENT PLANS
FOR
AGARWAL RESIDENCE
115 LAMBDIN LANE - ALPHARETTA, GA 30022

SHEET TITLE:
E&SC NOTES

PROJECT NAME:
AGARWAL RESIDENCE

SHEET NUMBER:
C 5.0

PROJECT NUMBER:
23001SDA

DATE:
04/18/24

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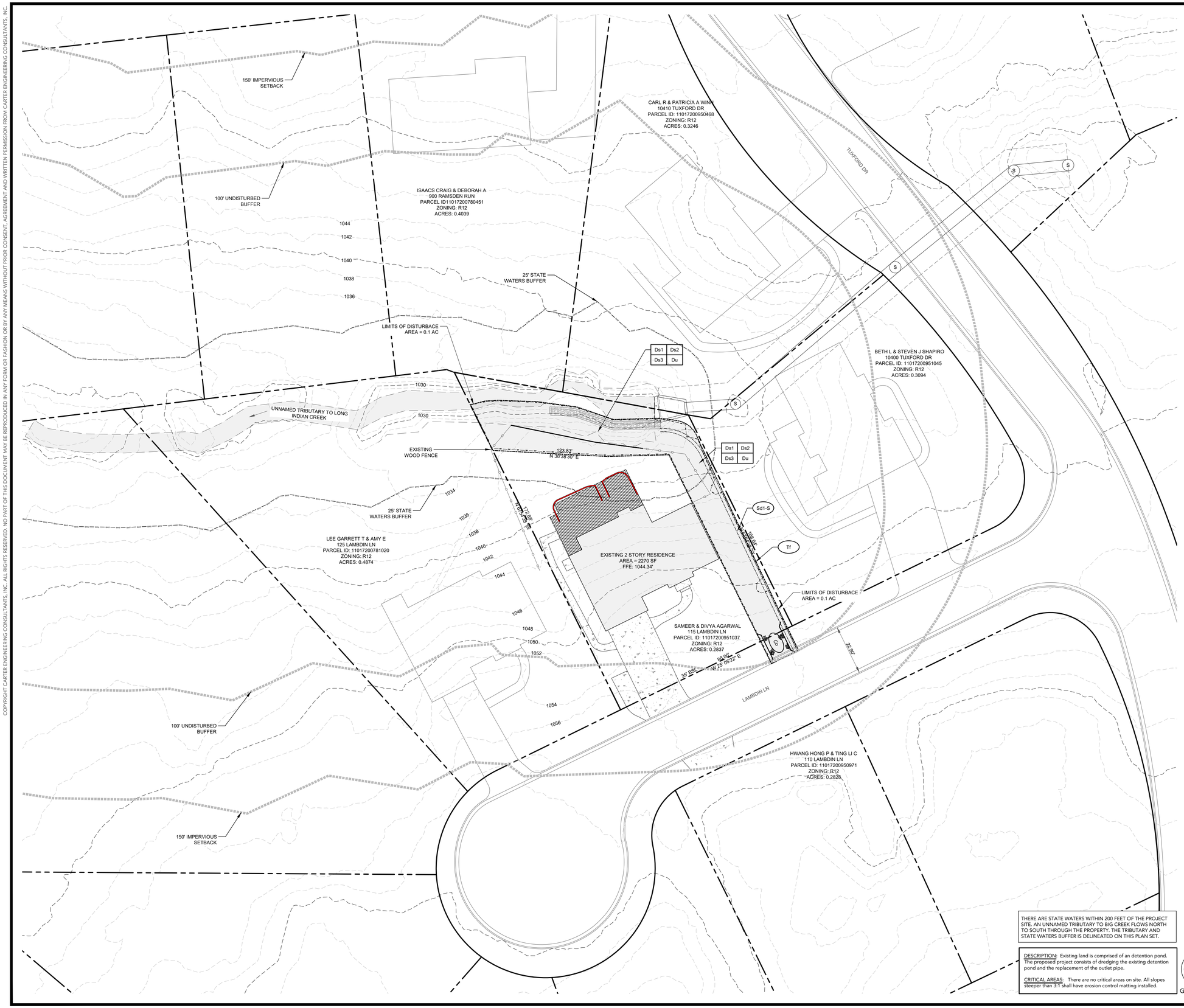


THERE ARE STATE WATERS WITHIN 200 FEET OF THE PROJECT SITE. AN UNNAMED TRIBUTARY TO BIG CREEK FLOWS NORTH TO SOUTH THROUGH THE PROPERTY. THE TRIBUTARY AND STATE WATERS BUFFER IS DELINEATED ON THIS PLAN SET.

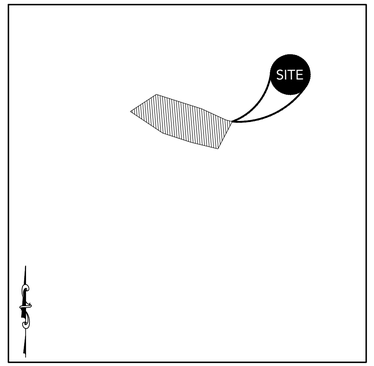
DESCRIPTION: Existing land is comprised of an detention pond. The proposed project consists of dredging the existing detention pond and the replacement of the outlet pipe.

CRITICAL AREAS: There are no critical areas on site. All slopes steeper than 3:1 shall have erosion control matting installed.

GRID NORTH

20' 10' 0 20' 40' 60'

GRAPHIC SCALE
SCALE: 1" = 20'



LOCATION MAP
SCALE: N.T.S.

SOIL AND EROSION CONTROL NOTES

DEVELOPER/OWNER	SAMEER & DIVYA AGARWAL
	115 LAMBDIN LANE
	ALPHARETTA, GA 30022
24-HOUR CONTACT	DIVYA AGARWAL
	203-919-3188

PROJECT DESCRIPTION:
THE PROJECT INCLUDES THE CONSTRUCTION AND INSTALLATION OF A COMMERCIAL RESTAURANT WITH ALL ASSOCIATED AND WARRANTED PARKING, UTILITIES, AND SITE ENHANCEMENTS

EXISTING CONDITIONS:
EXISTING LAND IS COMPRISED OF A VACANT COMMERCIAL PROPERTY WITH NO IMPERVIOUS MATERIAL. THE LOT SLOPES TO THE SOUTH AND WEST WITH STORMWATER LEAVING THE SITE PRIMARILY BY SHEET FLOW.

TOTAL TRACT:	0.2837 AC
DISTURBED AREA:	0.1 AC

CRITICAL AREAS: THERE ARE NO CRITICAL AREAS ON SITE. ALL SLOPES STEEPER THAN 3:1 SHALL HAVE EROSION CONTROL MATTING INSTALLED. THERE ARE NO STATE WATERS WITHIN 200 FEET OF THE PROJECT SITE. THERE ARE NO WETLANDS LOCATED ON OR WITHIN THE PROJECT LIMITS.

1. ADDITIONAL MEASURES WILL BE ADDED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
2. 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.
3. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. PRACTICES WILL BE CHECKED DAILY.
4. STANDARD AND SPECIFICATIONS: ALL DESIGN WILL CONFORM TO AND ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE STATE APPROVED EROSION CONTROL DESIGN MANUAL.
5. THE CONTRACTOR SHALL OBSERVE THE PROJECT SCHEDULE SHOWN ON THE PLANS. THE CONTRACTOR SHALL MAINTAIN CAREFUL SCHEDULING AND PERFORMANCE TO INSURE THAT LAND STRIPPED OF ITS NATURAL COVER IS EXPOSED ONLY IN SMALL TIME PERIODS.
6. PRIOR TO COMMENCING LAND DISTURBING ACTIVITY, THE LIMITS OF LAND DISTURBANCE AND ALL STREAM BUFFERS SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, AND/OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION AND NO LAND DISTURBANCE SHALL OCCUR OUTSIDE APPROVED LIMITS.
7. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT EACH POINT OF ENTRY/EXIT FROM THE SITE ONTO ANY PUBLIC ROADWAY PRIOR TO ANY OTHER CONSTRUCTION.
8. AS INDICATED ON THE ACTIVITY SCHEDULE ON THE SHEET LABELED 'EROSION CONTROL NOTES', SEDIMENT CONTROLS AT THE PERIMETER AND THE CONSTRUCTION EXITS WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY PORTION OF THE SITE.
9. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 7 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
10. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED WITH PERMANENT SEED AND MULCH. AFTER THE ENTIRE SITE IS STABILIZED, ALL ACCUMULATED SEDIMENT WILL BE REMOVED AND DISPOSED OF PROPERLY AND ALL PERIMETER SEDIMENT CONTROLS WILL BE REMOVED.
11. ALL DRAIN INLET PROTECTION DEVICES ARE TO BE REMOVED WITHIN 30 DAYS AFTER THE SITE HAS BEEN STABILIZED, OR WHEN INLET PROTECTION IS NO LONGER NEEDED. THE AREA AROUND THE INLET IS TO BE CLEANED AND RE-GRADED. IN ADDITION, THE INSIDE OF THE STORM DRAIN INLET MUST BE CLEARED AND BE FREE OF SEDIMENT AND DEBRIS AT THE TIME OF FINAL INSPECTION.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TEMPORARY BMPS.

LANDSCAPE LEGEND

EXISTING TREE — TPF — TREE PROTECTION FENCE

EROSION CONTROL LEGEND

VEGETATIVE MEASURES

- Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)
- Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
- Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
- Du DUST CONTROL

STRUCTURAL MEASURES

- Co CONSTRUCTION EXIT
- Sd1-S SILT FENCE TYPE SENSITIVE
- Tr TREE PROTECTION FENCE

PROJECT CONSTRUCTION AREA

SEDIMENT STORAGE CALCULATIONS:

Disturbed area = 0.1 Ac
Required Sed. Storage = 0.1 Ac * 67 CY/Ac = 6.7 CY

Sed. Storage Provided by the following BMPs (See notes for calculation formulas):

- Silt Fence Storage = Length of silt fence * 0.216 CY/LF = 247.8 LF * 0.216 CY/LF = 53.5 CY

Total Volume of BMPs = 53.5 CY

NOTE:
CONSTRUCTION DISTURBED AREA SHOWN ON E&SC PLAN. ALL ADDITIONAL DISTURBED AREAS SHALL BE UP GRADIENT OF THE PROPOSED BMP'S. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ALL BMP'S THROUGHOUT CONSTRUCTION AND PREVENT SEDIMENT FROM MIGRATING DOWN GRADIENT AT ALL TIMES.

REVISION BLOCK

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NO. 26703
H. BRIAN KIMSEY

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FOR
AGARWAL RESIDENCE
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SHEET TITLE:
E&SC CONTROL PLAN

PROJECT NAME:
AGARWAL RESIDENCE

SHEET NUMBER:
C 5.1

PROJECT NUMBER:
23001SDA

DATE:
04/18/24

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MULCHING RATES — Ds1

USE DRY STRAW OR DRY HAY OF GOOD QUALITY AND FREE OF WEEDS SEEDS. DRY STRAW OR HAY SHALL BE APPLIED AT THE RATE OF 2.5 TONS PER ACRE. MULCHING SHALL BE USED MULCH WILL BE SPREAD UNIFORMLY WITHIN 24-HOURS AFTER SEEDING. MULCH SHALL BE USED DURING MONTHS THAT GRASSING SOULD NOT BE APPLIED BASED ON THE SCHEDULE BELOW.

TEMPORARY AND PERMANENT VEGETATION SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 6 OF "THE MANUAL FOR EROSION AND SEDIMENTATION CONTROL IN GEORGIA".

TEMPORARY GRASSING — Ds2

TEMPORARY GRASSES SHALL CONSIST OF SOWING A QUICK GRASS SUCH AS RYE, BROWN TOP MILLET, OR GRASS SUITABLE TO THE AREA AND SEASON. LIME AND FERTILIZER RATES PER SOILS TEST. MULCH IS NOT REQUIRED BUT SHOULD BE USED AS DICTATED BY SITE CONDITIONS. TEMPORARY GRASSING IS REQUIRED WHEN DISTURBED AREA IS LEFT EXPOSED MORE THAN 14 DAYS.

SPECIES	RATE	PLANTING DATES
BROWN MILLET	40#/ACRE	APRIL - JUNE
	3 bu./ACRE	AUGUST-DECEMBER
WEEPING LOVEGRASS	5#/ACRE	FEBRUARY-JUNE
ANNUAL LESPEDEZA	40#/ACRE	FEBRUARY-APRIL
SUDAN GRASS	60#/ACRE	APRIL-AUGUST
WHEAT	3bu./ACRE	SEPTEMBER-DECEMBER

PERMANENT GRASSING — Ds3

PERMANENT GRASSING SHALL CONSIST OF GROUND PREPARATION, LIMING, FERTILIZATION, MULCHING AND SEEDING. THE GROUND SHALL BE PREPARED BY PLOWING AND DISKING TO A DEPTH NOT LESS THAN 4". FERTILIZER AND LIME SHALL BE UNIFORMLY MIXED INTO THE GROUND. WITH FERTILIZER AT THE RATE OF 1500#/ACRE AND LIME AT THE RATE OF 2000#/ACRE. THE GROUND SHALL BE FINISHED OFF SMOOTH AND UNIFORM AND BE FREE OF ROCKS, CLODS, ROOTS AND WEEDS. FERTILIZER SHALL BE APPLIED PER THE TABLE BELOW. WEATHER PERMITTING, SEEDING SHALL BE DONE WITHIN 24 HOURS OF FERTILIZER APPLICATION. SEED SHALL BE UNIFORMLY SPREAD AT THE RATES SHOWN BELOW. MULCHING IS REQUIRED AND SHALL BE DONE IMMEDIATELY AFTER SEEDING. MULCH SHALL BE UNIFORMLY APPLIED OVER SEEDED AREAS AND SHALL ACHIEVE 75% TO 100% SOIL COVER. THE RATE OF APPLICATION SHALL BE DOUBLED ON SLOPES STEEPER THAN 4:1.

GRASSING RATES AND SCHEDULE

SPECIES	RATE	PLANTING DATES
TALL FESCUE	50#/ACRE	MARCH-APRIL/ AUGUST-OCTOBER
SERICEA LESPEDEZA (b)	60#/ACRE	MARCH-JUNE
WEEPING LOVE GRASS	5#/ACRE	MARCH-JUNE
UNHULLED BERMUDA	10#/ACRE	JAN-FEB/OCT-DEC
HULLED BERMUDA	10#/ACRE	MARCH-JUNE
BAHIA	60#/ACRE	APRIL-MARCH

(a) USE A MINIMUM OF 40# SCARIFIED SEED. REMAINDER MAY BE UNSCARIFIED, CLEAN HULLED SEED.
(b) USE EITHER COMMON SERALA, OR INTERSTATE SERICEA LESPEDEZA.

LIMING RATES

Agricultural lime is required at the rate of one to two tons per acre unless soil tests indicate otherwise. Graded areas require lime application. If lime is applied within six months of planting permanent perennial vegetation, additional lime is not required. Agricultural lime shall be within the specifications of the Georgia Department of Agriculture.

FERTILIZER REQUIREMENTS

TYPES OF SPECIES	YEAR	ANALYSIS OR EQUIVALENT N-P-K	RATE	N TOP DRESSING RATE
1. Cool season grasses	First Second Maintenance	6-12-12 6-12-12 10-10-10	1500 lbs./ac. 1000 lbs./ac. 400 lbs./ac.	50-100 lbs./ac/ 1/2/ - 30
2. Cool season grasses and legumes	First Second Maintenance	6-12-12 0-10-10 0-10-10	1500 lbs./ac. 1000 lbs./ac. 400 lbs./ac.	0-50 lbs./ac. 1/ - -
3. Ground Covers	First Second Maintenance	10-10-10 10-10-10 10-10-10	1300 lbs./ac. 3/ 1300 lbx./ac. 3/ 1100 lbx./ac.	- - -
4. Shrub Lespedeza	First Maintenance	0-10-10 0-10-10	700 lbs./ac. 700 lbs./ac. 4/	-
5. Warm season grasses	First Second Maintenance	6-12-12 6-12-12 10-10-10	1500 lbs./ac. 800 lbs./ac. 400 lbs./ac.	50-100 lbs./ac. 2/ 6/ 50-100 lbs./ac. 2/ 30 lbs./ac.
6. Warm season grasses and legumes	First Second Maintenance	6-12-12 0-10-10 0-10-10	1500 lbs./ac. 1000 lbs./ac. 400 lbs./ac.	50 lbs./ac. 6/

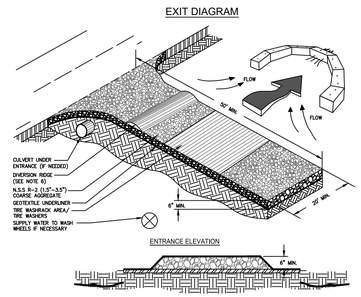
Ds1_Ds2_Ds3.dwg

APPROVED TACKIFIERS AND BINDERS

PRODUCT OR TRADE NAME	RECOMMENDED APPLICATION RATE
Finn A500 HYDRO-STIK	40 lb./ac.
Agro Track MP	PMR
CONWED CON-TAC	40 lb./ac.
Eco Tak-OP/Eco Tak-SATII PMR	
Emulsified Asphalt	100 gal. of SS-1h or CSS-1h and 100 gal. of water per ton of mulch
Hercules Soiloc-E	PMR
HYDRO-BOND	35 lb/ac.
RMB-plus	80-120 lb./ac.
TACPAC GT	PMR
TERRA-MULCH	
TACKING AGENT III	PMR

Du

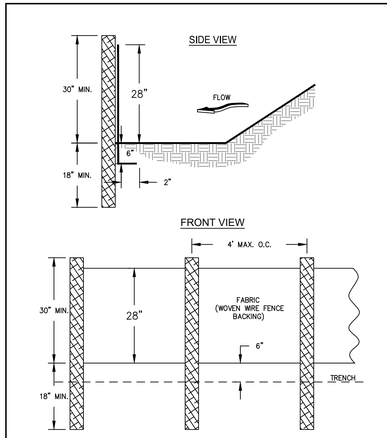
DUST CONTROL



NOTES :
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

NOT TO SCALE

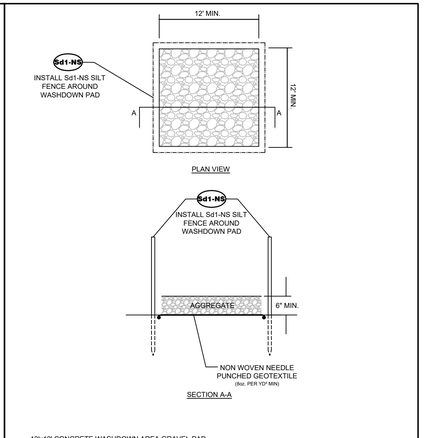
CRUSHED STONE CONSTRUCTION EXIT — **Co**



NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

NOT TO SCALE

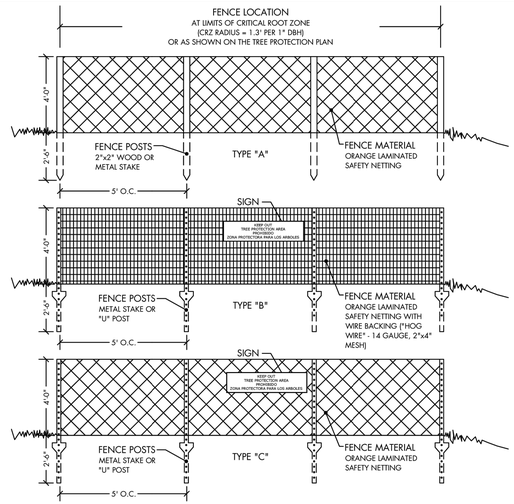
SILT FENCE-TYPE SENSITIVE — **Sd1-S**



12'x12' CONCRETE WASHDOWN AREA GRAVEL PAD
1. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
2. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
3. INSTALL SILT FENCE AS SHOWN
4. REMOVE CONCRETE AND GRAVEL AFTER CONSTRUCTION IS COMPLETE AND STABILIZE AREA IN ACCORDANCE WITH Ds3 BMP SHOWN ON EROSION CONTROL DETAIL SHEET.

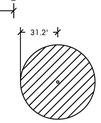
NOT TO SCALE

CONCRETE WASHDOWN AREA DETAIL

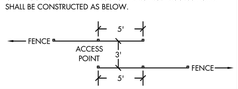


NOTES:
1. ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED. NO PARKING, STORAGE OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN THE TREE PROTECTION AREA.
2. PROVIDE 4" DEEP WOOD CHIP MULCH OVER ANY UNPROTECTED ROOT ZONE.
3. MAKE CLEAN CUTS ON ROOTS EXPOSED BY GRADING AND BACKFILL IMMEDIATELY.
4. INSTALLATION SHALL INVOLVE NO TRENCHING.
5. SIGNS TO BE PLACED AT 50' INTERVALS ALONG FENCING. SIGNS TO BE A MINIMUM OF 8½" X 11". SIGNS TO READ:

KEEP OUT
TREE PROTECTION AREA
PROHIBIDO
ZONA PROTECTORA PARA LOS ARBOLES



ACCESS POINT
ALL TREE PROTECTION/LOD FENCING MUST HAVE A MINIMUM OF ONE ACCESS POINT EVERY 200' OF FENCING. ACCESS POINT SHALL BE CONSTRUCTED AS BELOW.



THE CITY OF ALPHARETTA GEORGIA

BY	REVISION	DATE

TREE PROTECTION / L.O.D. FENCING

08/01/2015

STD. L-6

GRID NORTH

0 ### ###

GRAPHIC SCALE
SCALE: 1" = ###

REVISION BLOCK

ISSUE	REVISION DATE & DESCRIPTION
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GEORGIA REGISTERED PROFESSIONAL ENGINEER H. BRIAN KIMSEY NO. 26703

GSWCC Level II Certification No. 00000000003007

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SITE DEVELOPMENT PLANS
FOR
AGARWAL RESIDENCE
115 LAMBDIN LANE - ALPHARETTA, GA 30022

SHEET TITLE: E&SC DETAILS

PROJECT NAME: AGARWAL RESIDENCE

SHEET NUMBER: C 5.2

PROJECT NUMBER: 23001SDA

DATE: 04/18/24

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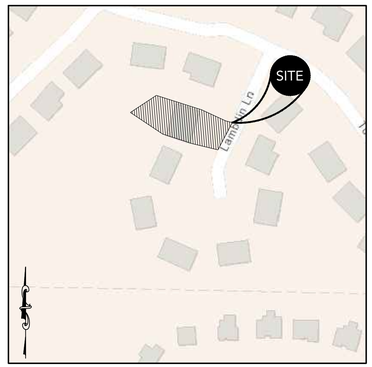

LOCATION MAP
SCALE: N.T.S.

PROJECT INFORMATION

DRAWING SET PREPARED BY:	OWNER/DEVELOPER:
CARTER ENGINEERING CONSULTANTS, INC.	SAMEER & DIVYA AGARWAL
1010 COMMERCE DRIVE	115 LAMBDIN LANE
BOGART, GA 30622	ALPHARETTA, GA 30022
CONTACT: BRIAN KIMSEY	CONTACT: DIVYA AGARWAL
PHONE: 770.725.1204	203-919-3188
BRIAN@CARTERENGINEERING.COM	AGARWAL.FMLY@GMAIL.COM

SITE INFORMATION

JURISDICTION	CITY OF ALPHARETTA
PROPERTY LOCATION	115 LAMBDIN LANE ALPHARETTA, GA 30022
PARCEL NUMBER	11017200951037
CURRENT ZONING	R3
PROPOSED ZONING	R3
OVERLAY DISTRICT	NONE
EXISTING USE	RESIDENTIAL
PROPOSED USE	RESIDENTIAL
BUFFERS REQUIRED	N/A
REQUIRED BUILDING SETBACKS	FRONT: N/A SIDE: N/A REAR: N/A
MAXIMUM LOT COVERAGE	N/A%
MINIMUM LANDSCAPE	N/A%
MAXIMUM BUILDING HEIGHT	N/A
SANITARY SEWER SERVICE	N/A
WATER SERVICE	N/A
FEMA FLOOD INSURANCE RATE MAP NO.	13121C0086F
FEMA FIRM DATE	09/18/2013
FEMA SFHA ZONE	X

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GRID NORTH

20' 10' 0 20' 40' 60'
GRAPHIC SCALE
SCALE: 1" = 20'

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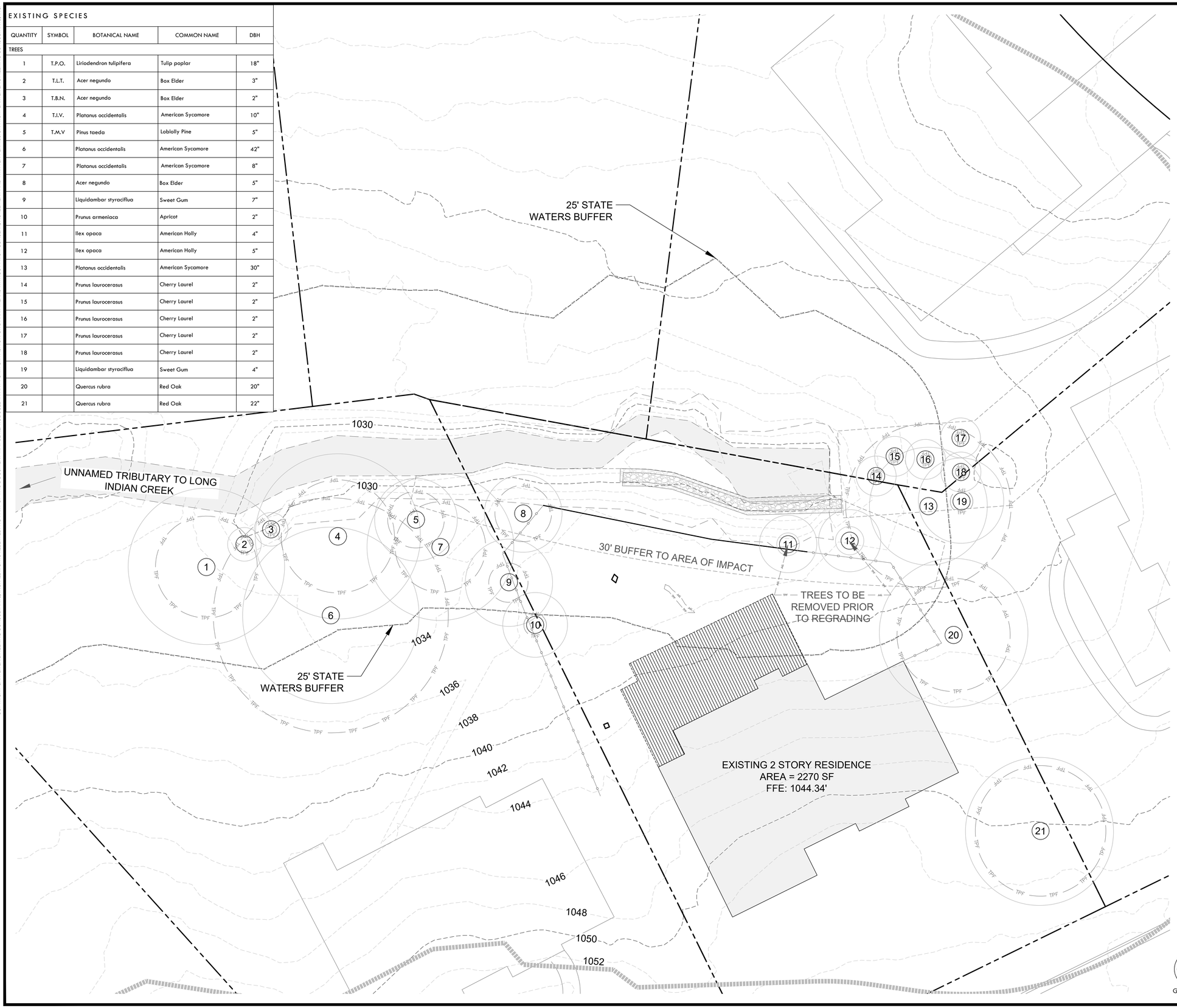
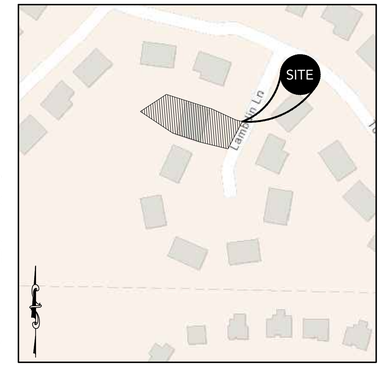
EXISTING SPECIES

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	DBH
TREES				
1	T.P.O.	Liriodendron tulipifera	Tulip poplar	18"
2	T.L.T.	Acer negundo	Box Elder	3"
3	T.B.N.	Acer negundo	Box Elder	2"
4	T.I.V.	Platanus occidentalis	American Sycamore	10"
5	T.M.V	Pinus taeda	Loblolly Pine	5"
6		Platanus occidentalis	American Sycamore	42"
7		Platanus occidentalis	American Sycamore	8"
8		Acer negundo	Box Elder	5"
9		Liquidambar styraciflua	Sweet Gum	7"
10		Prunus armeniaca	Apricot	2"
11		Ilex opaca	American Holly	4"
12		Ilex opaca	American Holly	5"
13		Platanus occidentalis	American Sycamore	30"
14		Prunus laurocerasus	Cherry Laurel	2"
15		Prunus laurocerasus	Cherry Laurel	2"
16		Prunus laurocerasus	Cherry Laurel	2"
17		Prunus laurocerasus	Cherry Laurel	2"
18		Prunus laurocerasus	Cherry Laurel	2"
19		Liquidambar styraciflua	Sweet Gum	4"
20		Quercus rubra	Red Oak	20"
21		Quercus rubra	Red Oak	22"





LOCATION MAP
SCALE: N.T.S.

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PROPOSED ZONING	R3
OVERLAY DISTRICT	NONE
EXISTING USE	RESIDENTIAL
PROPOSED USE	RESIDENTIAL
BUFFERS REQUIRED	N/A
REQUIRED BUILDING SETBACKS	FRONT: N/A SIDE: N/A REAR: N/A
MAXIMUM LOT COVERAGE	N/A%
MINIMUM LANDSCAPE	N/A%
MAXIMUM BUILDING HEIGHT	N/A
SANITARY SEWER SERVICE	N/A
WATER SERVICE	N/A
FEMA FLOOD INSURANCE RATE MAP NO.	13121C0086F
FEMA FIRM DATE	09/18/2013
FEMA SFHA ZONE	X

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ENHANCEMENT PLANTS MUST PROVIDE AN OPAQUE SCREEN WITHIN TWO (2) YEARS OF PLANTING AND MUST CONSIST OF TREES, SHRUBS, AND GROUNDCOVER PLANTS MEETING THE FOLLOWING STANDARDSPLANT SELECTION WILL CONSIST OF EIGHTY (80) PERCENT EVERGREEN SPECIES AND TWENTY (20) PERCENT DECIDUOUS SPECIES;
XI. DECIDUOUS TREES MUST BE A MINIMUM OF 2 INCH CALIPER AT TIME OF INSTALLATION;
XII. EVERGREEN TREES MUST BE A MINIMUM OF 9-10 FOOT TALL AT TIME OF INSTALLATION;
XIII. SHRUBS MUST BE A MINIMUM OF 3 FOOT TALL AT TIME OF INSTALLATION;
XIV. PLANTS WILL BE SPACED A MAXIMUM OF EIGHT (8) FEET ON CENTER OR AS APPROVED BY THE DIRECTOR;
XV. PLANTINGS SHALL BE DESIGNED WITH PLANT PALLET CONTAINING A MIXTURE OF COLORS, TEXTURES, AND HEIGHTS.

TREES PROVIDED	6
SHRUBBERY PROVIDED	8
GROUNDCOVER	13
% AREA OF IMPACT WITHIN CRITICAL ROOT ZONE	22.9%

GRID NORTH

10' 5' 0 10' 20' 30'
GRAPHIC SCALE
SCALE: 1" = 10'

REVISION BLOCK

ISSUE	REVISION DATE & DESCRIPTION
1	11.08.23 - INITIAL SUBMITTAL
2	2.29.24
3	04.18.24 - RESPONSE TO COMMENTS
4	----
5	----
6	----
7	----
8	----

GEORGIA REGISTERED PROFESSIONAL ENGINEER NO. 26703 H. BRIAN KIMSEY

GSWCC Level II Certification
No. 000000003007

CARTER ENGINEERING

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3651 MARS HILL ROAD
SUITE 2000
WATKINSVILLE, GA 30677

P: 770.725.1200
F: 770.725.1204
www.carterengineering.com

SITE DEVELOPMENT PLANS
FOR
AGARWAL RESIDENCE
115 LAMBDIN LANE - ALPHARETTA, GA 30022

SHEET TITLE:
EXSISTING VEGETATION

PROJECT NAME:
AGARWAL RESIDENCE

SHEET NUMBER:
L1

PROJECT NUMBER:
23001SDA

DATE:
04/18/24

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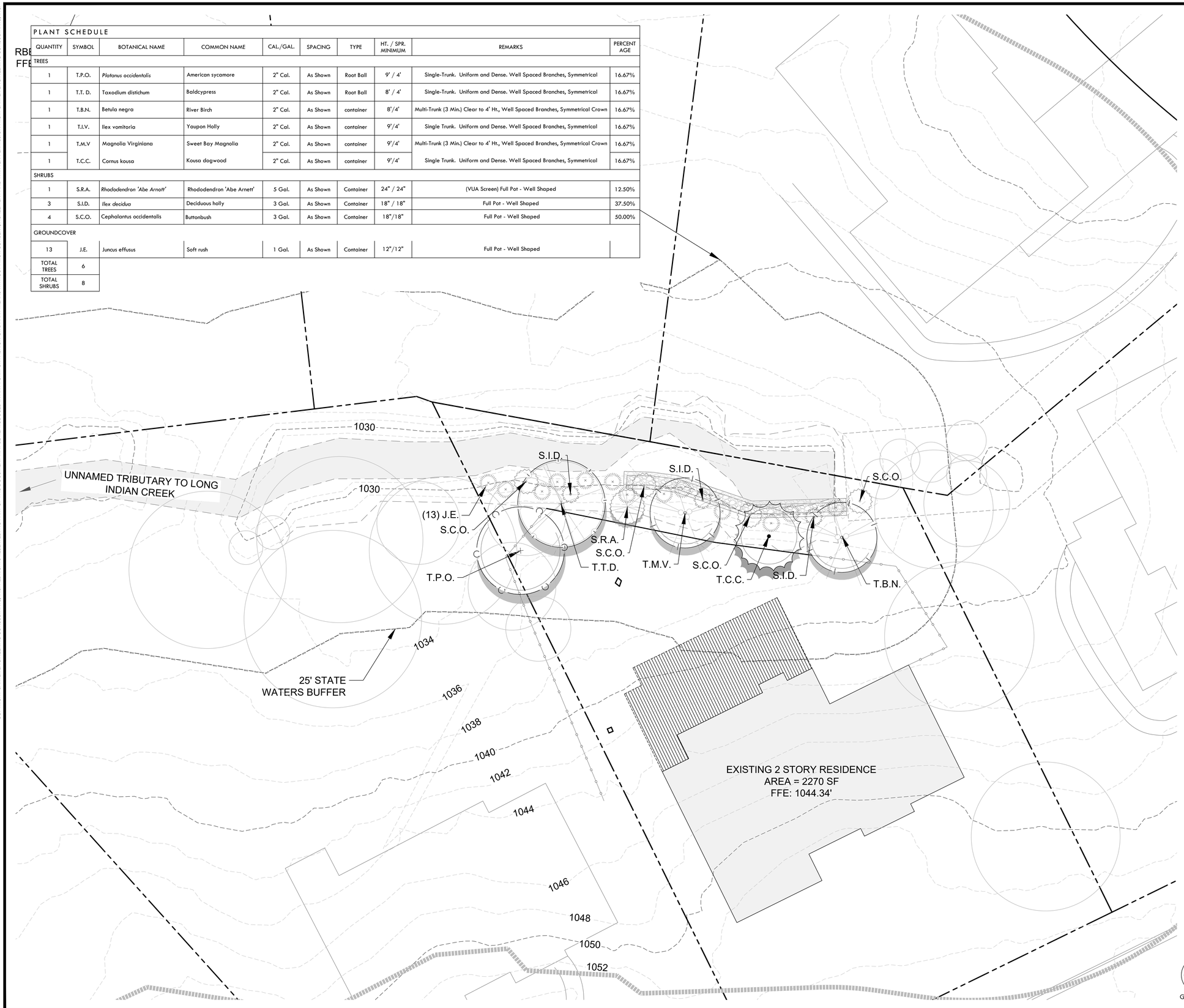
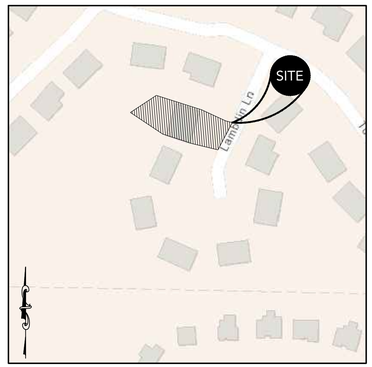
PLANT SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	CAL./GAL.	SPACING	TYPE	HT. / SPR. MINIMUM	REMARKS	PERCENT AGE
TREES									
1	T.P.O.	*Platanus occidentalis*	American sycamore	2" Cal.	As Shown	Root Ball	9' / 4'	Single-Trunk. Uniform and Dense. Well Spaced Branches, Symmetrical	16.67%
1	T.T. D.	Taxodium distichum	Baldcypress	2" Cal.	As Shown	Root Ball	8' / 4'	Single-Trunk. Uniform and Dense. Well Spaced Branches, Symmetrical	16.67%
1	T.B.N.	Betula negra	River Birch	2" Cal.	As Shown	container	8'/4'	Multi-Trunk (3 Min.) Clear to 4' Ht., Well Spaced Branches, Symmetrical Crown	16.67%
1	T.I.V.	Ilex vomitoria	Yaupon Holly	2" Cal.	As Shown	container	9'/4'	Single Trunk. Uniform and Dense. Well Spaced Branches, Symmetrical	16.67%
1	T.M.V	Magnolia Virginiana	Sweet Bay Magnolia	2" Cal.	As Shown	container	9'/4'	Multi-Trunk (3 Min.) Clear to 4' Ht., Well Spaced Branches, Symmetrical Crown	16.67%
1	T.C.C.	Cornus kousa	Kousa dogwood	2" Cal.	As Shown	container	9'/4'	Single Trunk. Uniform and Dense. Well Spaced Branches, Symmetrical	16.67%
SHRUBS									
1	S.R.A.	*Rhododendron 'Abe Arnott'*	Rhododendron 'Abe Arnett'	5 Gal.	As Shown	Container	24" / 24"	(VUA Screen) Full Pot - Well Shaped	12.50%
3	S.I.D.	*Ilex decidua*	Deciduous holly	3 Gal.	As Shown	Container	18" / 18"	Full Pot - Well Shaped	37.50%
4	S.C.O.	Cephalantus occidentalis	Buttonbush	3 Gal.	As Shown	Container	18"/18"	Full Pot - Well Shaped	50.00%
GROUNDCOVER									
13	J.E.	Juncus effusus	Soft rush	1 Gal.	As Shown	Container	12"/12"	Full Pot - Well Shaped	
TOTAL TREES	6								
TOTAL SHRUBS	8								





LOCATION MAP
SCALE: N.T.S.

PROJECT INFORMATION

DRAWING SET PREPARED BY:	OWNER/DEVELOPER:
CARTER ENGINEERING CONSULTANTS, INC.	SAMEER & DIVYA AGARWAL
1010 COMMERCE DRIVE	115 LAMBDIN LANE
BOGART, GA 30622	ALPHARETTA, GA 30022
CONTACT: BRIAN KIMSEY	CONTACT: DIVYA AGARWAL
PHONE: 770.725.1204	203-919-3188
BRIAN@CARTERENGINEERING.COM	AGARWAL.FMLY@GMAIL.COM

SITE INFORMATION

JURISDICTION	CITY OF ALPHARETTA
PROPERTY LOCATION	115 LAMBDIN LANE ALPHARETTA, GA 30022
PARCEL NUMBER	11017200951037
CURRENT ZONING	R3
PROPOSED ZONING	R3
OVERLAY DISTRICT	NONE
EXISTING USE	RESIDENTIAL
PROPOSED USE	RESIDENTIAL
BUFFERS REQUIRED	N/A
REQUIRED BUILDING SETBACKS	FRONT: N/A SIDE: N/A REAR: N/A
MAXIMUM LOT COVERAGE	N/A%
MINIMUM LANDSCAPE	N/A%
MAXIMUM BUILDING HEIGHT	N/A
SANITARY SEWER SERVICE	N/A
WATER SERVICE	N/A
FEMA FLOOD INSURANCE RATE MAP NO.	13121C0086F
FEMA FIRM DATE	09/18/2013
FEMA SFHA ZONE	X

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TREES PROVIDED	6
SHRUBBERY PROVIDED	8
GROUNDCOVER	13

GRID NORTH

10' 5' 0 10' 20' 30'
GRAPHIC SCALE
SCALE: 1" = 10'

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SITE DEVELOPMENT PLANS
FOR
AGARWAL RESIDENCE
115 LAMBDIN LANE - ALPHARETTA, GA 30022

SHEET TITLE:
PROPOSED SITE PLAN

PROJECT NAME:
AGARWAL RESIDENCE

SHEET NUMBER:
L2

PROJECT NUMBER:
23001SDA

DATE:
04/18/24

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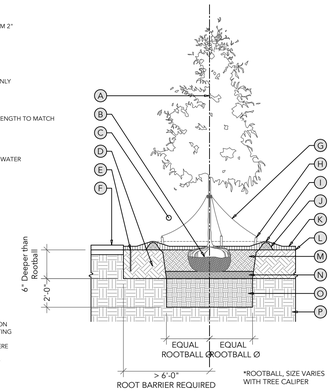
(A) SET TREE PLUMB. TRUNK DIAMETER SHALL BE CONSISTENT (WITHOUT ABRUPT CHANGES AND CONSISTENT WITH NOTES AND SPECIFICATIONS)
(B) REMOVE EXCESS BURLAP WITHOUT DISTURBING ROOTBALL, EXPOSE A MINIMUM 2" OF TOP OF ROOTBALL
(C) CONTRACTOR SHALL CROWN ALL PLANTING BEDS ADJACENT TO HARDSCAPE/PAVEMENT AREAS TO ENSURE NO STANDING WATER
(D) HORTICULTURAL SOIL, TYPICAL
(E) 18" ROOT BARRIER BY 'DEEPROOT', UB-18-2, OR APPROVED EQUAL. PROVIDE ONLY WHERE REQUIRED, SEE NOTE.
(F) ADJACENT HARDSCAPE / PAVEMENT, REFER TO PLANS.
(G) TREE GUYING, 'ARBORTIE' BY 'DEEPROOT' OR APPROVED EQUAL. SIZE AND STRENGTH TO MATCH SPECIFIED TREE. ATTACH PER MANUFACTURER SPECIFICATIONS
(H) (3) 2" SQ. X 3' WOOD STAKES, EQUAL SPACING (SET INSIDE SOIL SAUCER)
(I) SOIL SAUCER. COVER WITH MULCH. MIN. 4'-6' CONTINUOUS SAUCER TO HOLD WATER
(J) SOIL SAUCER, 6" MAXIMUM HEIGHT COVER WITH MULCH
(K) 3" MULCH LAYER OR AS SPECIFIED ON PLANS
(L) FINISH GRADE, TYPICAL
(M) BACKFILL, TYPICAL
(N) 6" COMPACTED FILL LAYER TO PREVENT SETTLING
(O) LOOSEN FILL OR NATIVE SOIL, REMOVE IMPERVIOUS DEBRIS
(P) FILL OR NATIVE SOILS

GENERAL NOTES:

1. 'DEEPROOT' PROTECTIVE BARRIER SHALL BE INSTALLED PER MANUFACTURER SPECIFICATION AT EDGE OF PAVEMENT IN ALL AREAS WHERE TREES ARE PLANTED 6' OR LESS FROM EXISTING OR NEW PAVEMENT AND HARDSCAPE
2. ROOT BARRIER SHALL BE PLACED CONTINUOUS ALONG PAVEMENT AND HARDSCAPE WHERE TREE SPACING IS LESS THAN OR EQUAL TO 20'.
3. WHERE TREE SPACING IS GREATER THAN 20', PLACE ROOT BARRIER IN 20' SEGMENTS AND CENTER ON THE TREE.



1 TREE PLANTING - AT LANDSCAPE
NTS

(A) SET TREE PLUMB. TRUNK DIAMETER SHALL BE CONSISTENT (WITHOUT ABRUPT CHANGES AND CONSISTENT WITH NOTES AND SPECIFICATIONS)
(B) REMOVE EXCESS BURLAP WITHOUT DISTURBING ROOTBALL, EXPOSE A MINIMUM 2" OF TOP OF ROOTBALL
(C) CONTRACTOR SHALL CROWN ALL PLANTING BEDS ADJACENT TO HARDSCAPE/PAVEMENT AREAS TO ENSURE NO STANDING WATER
(D) HORTICULTURAL SOIL, TYPICAL
(E) 18" ROOT BARRIER BY 'DEEPROOT', UB-18-2, OR APPROVED EQUAL. PROVIDE ONLY WHERE REQUIRED, SEE NOTE.
(F) ADJACENT HARDSCAPE / PAVEMENT, REFER TO PLANS.
(G) TREE GUYING, 'ARBORTIE' BY 'DEEPROOT' OR APPROVED EQUAL. SIZE AND STRENGTH TO MATCH SPECIFIED TREE. ATTACH PER MANUFACTURER SPECIFICATIONS
(H) 4" MULCH LAYER OVER EXPOSED PORTION OF ROOTBALL
(I) (3) 2" SQ. X 3' WOOD STAKES, EQUAL SPACING (SET INSIDE EXTENTS OF SOIL SAUCER)
(J) TURF GRASS, HOLD BACK 18" AROUND TRUNK OF TREE
(K) TURF SOIL PROFILE, SEE STANDARD DETAIL
(L) FINISH GRADE, TYPICAL
(M) BACKFILL, TYPICAL
(N) 6" COMPACTED FILL LAYER TO PREVENT SETTLING
(O) LOOSEN FILL OR NATIVE SOIL, REMOVE IMPERVIOUS DEBRIS
(P) FILL OR NATIVE SOILS

GENERAL NOTES:

1. 'DEEPROOT' PROTECTIVE BARRIER SHALL BE INSTALLED PER MANUFACTURER SPECIFICATION AT EDGE OF PAVEMENT IN ALL AREAS WHERE TREES ARE PLANTED 6' OR LESS FROM EXISTING OR NEW PAVEMENT AND HARDSCAPE
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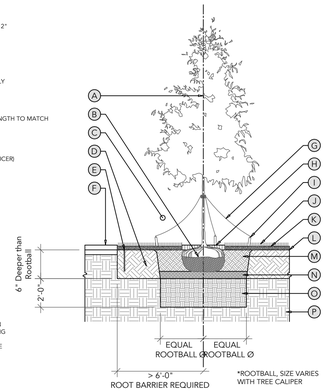
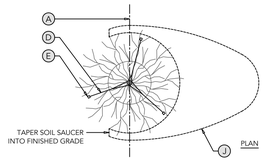
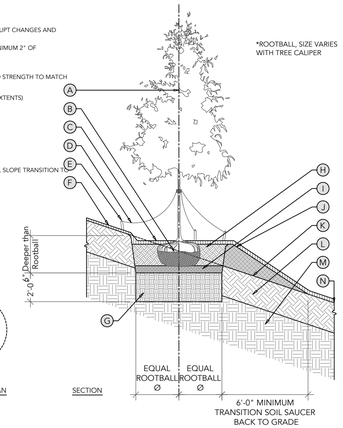
3. WHERE TREE SPACING IS GREATER THAN 20', PLACE ROOT BARRIER IN 20' SEGMENTS AND CENTER ON THE TREE.



2 TREE PLANTING - AT LAWN
NTS

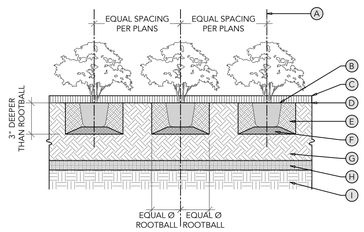
(A) SET TREE PLUMB. TRUNK DIAMETER SHALL BE CONSISTENT (WITHOUT ABRUPT CHANGES AND CONSISTENT WITH NOTES AND SPECIFICATIONS)
(B) REMOVE EXCESS BURLAP WITHOUT DISTURBING ROOTBALL, EXPOSE A MINIMUM 2" OF ROOTBALL AND SET FLUSH WITH HIGH SIDE OF FINISHED GRADE
(C) LEVEL PLANTING ZONE, 2X ROOTBALL DIAMETER
(D) TREE GUYING, 'ARBORTIE' BY 'DEEPROOT' OR APPROVED EQUAL. SIZE AND STRENGTH TO MATCH SPECIFIED TREE. ATTACH PER MANUFACTURER SPECS.
(E) (3) 2" SQ. X 3' WOOD STAKES, EQUAL SPACING (SET INSIDE SOIL SAUCER EXTENTS)
(F) 3" MULCH LAYER, TYPICAL
(G) LOOSEN FILL OR NATIVE SOIL, REMOVE IMPERVIOUS DEBRIS
(H) BACKFILL, TYPICAL
(I) 6" COMPACTED FILL LAYER TO PREVENT SETTLING
(J) SOIL SAUCER, BUILD UP AS NEEDED FOR LEVEL PLANTING ZONE, GRADUAL SLOPE TRANSITION TO GRADE, COVER WITH 3" MULCH LAYER, PLANT PER PLANS.
(K) JUTE NETTING WHERE REQUIRED (WHERE SLOPE IS ≥ 2:1)
(L) HORTICULTURAL SOILS
(M) FILL OR NATIVE SOILS
(N) FINISH GRADE, TYPICAL





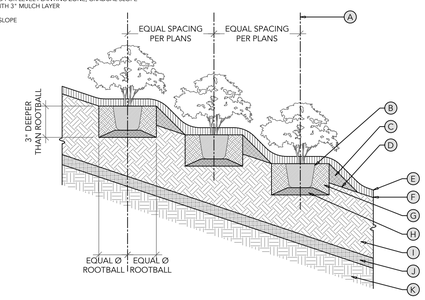
3 TREE PLANTING - ON A SLOPE
NTS

(A) SET SHRUBS PLUMB, TYPICAL
(B) ROOTBALL, REMOVE CONTAINER AND LIGHTLY SCARIFY SOIL TO LOOSEN ANY ROOT BINDING
(C) 3" MULCH LAYER
(D) FINISHED GRADE
(E) BACKFILL, TYPICAL
(F) 3" COMPACTED BACKFILL LAYER TO PREVENT SETTLING
(G) HORTICULTURAL SOIL
(H) LOOSEN TOP 4" OF FILL OR NATIVE SOIL
(I) FILL OR NATIVE SOIL



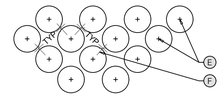
4 SHRUB PLANTING - TYPICAL
NTS

(A) SET SHRUBS PLUMB, TYPICAL
(B) ROOTBALL, REMOVE CONTAINER AND LIGHTLY SCARIFY SOIL TO LOOSEN ANY ROOT BINDING
(C) SOIL SAUCER, BUILD UP AS NEEDED FOR LEVEL PLANTING ZONE, GRADUAL SLOPE TRANSITION TO GRADE, COVER WITH 3" MULCH LAYER
(D) JUTE NEETING AS REQUIRED FOR SLOPE (INSTALL WHERE SLOPE IS ≥ 2:1)
(E) 3" MULCH LAYER
(F) FINISHED GRADE
(G) BACKFILL, TYPICAL
(H) 3" COMPACTED BACKFILL LAYER TO PREVENT SETTLING
(I) HORTICULTURAL SOIL
(J) LOOSEN TOP 4" OF FILL OR NATIVE SOIL
(K) FILL OR NATIVE SOIL



5 SHRUB PLANTING - ON A SLOPE
NTS

(A) STAGGERED ROWS THROUGHOUT BED
(B) ALL PROPOSED PLANT MATERIAL SHALL BE INSTALLED ON-CENTER AS SHOWN ON PLAN LIST

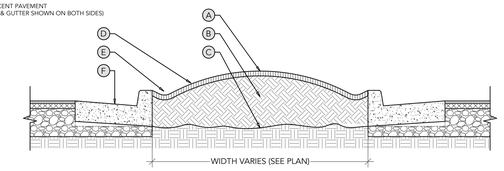


GENERAL NOTES:

1. SEE PLANTING PLANS FOR SHRUB AND GROUNDCOVER BED AREAS.
2. ROWS SHALL BE STRAIGHT AND PARALLEL.
3. SEE PLANTING SCHEDULE AND RATIO TABLE FOR GROUNDCOVER SPACING AND QUANTITIES.
4. LAYOUT OF SHRUBS AT THE PLANTING EDGE IS TO BE DONE FIRST TO ESTABLISH A CONTINUOUS LINE. BEST FACE OF SHRUB TO FACE FRONT OF PLANTING BED. REMAINING SHRUBS ARE FILLED IN BEHIND THE FRONT SHRUB LINE, UNLESS SPECIFIED OTHERWISE OR SHOWN INDIVIDUALLY ON PLANS.
5. ALL SODDED AREAS SHALL BE ROLLED TO SMOOTH SURFACE.
6. NO TREE TO BE PLANTED CLOSER THAN 4' TO ANY BED EDGE.
7. WHEN BEDS ARE WITHIN 15' OF AN EXISTING TREE TRUNK, CARE SHALL BE TAKEN IN REMOVING EXISTING GROUNDCOVER TO MINIMIZE IMPACTION AND DISTURBANCE OF EXISTING ROOT SYSTEMS. CULTIVATION WITHIN 15' OF EXISTING TREE TRUNKS IS PROHIBITED. TOPDRESS WITH 4" OF TOPSOIL OR COMPOST.
8. PLANTING BED EDGE SHALL BE CUT CLEAN AND STRAIGHT.
9. MAINTAIN 12" DEAD ZONE AT BED EDGE. CENTER OF DEAD-EDGE ZONE SHALL BE 4" BELOW FINISH GRADE OF SOD.

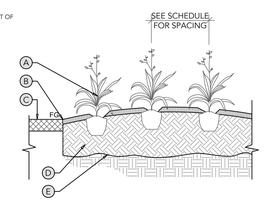
6 SHRUB AND GROUNDCOVER SPACING
NTS

(A) CONTRACTOR SHALL CREATE A BERM WITH A 1:12 SLOPE (1" FOR EVERY 1 FOOT OF LANDSCAPE ISLAND WIDTH - 8' ISLAND WOULD HAVE AN 8" CROWN)
(B) PLANTING SOIL PROFILE PER DETAIL
(C) LOOSEN SUBGRADE PRIOR TO PLACEMENT OF SOIL MIX
(D) MINIMUM 3" MULCH. HOLD SOIL BACK FROM TOP OF CURB/PAVEMENT TO KEEP MULCH FROM WASHING AWAY
(E) 12" WIDE 'DEAD ZONE' ALONG ALL BED EDGES MAINTAINED WITH CENTERLINE 4" BELOW FINISH GRADE.
(F) ADJACENT PAVEMENT (CURB & GUTTER SHOWN ON BOTH SIDES)



7 PARKING ISLAND AND ADJACENT PAVEMENT PROFILE
NTS

(A) SET GROUND COVER IN STAGGERED ROWS AT SPECIFIED SPACING (SEE PLANT SCHEDULE). MULCH ENTIRE BED WITH 3" MULCH
(B) MINIMUM 3" MULCH. HOLD SOIL BACK FROM EDGE OF PAVEMENT TOP TO KEEP MULCH FROM WASHING AWAY.
(C) ADJACENT PAVEMENTS, SEE PLANS
(D) SOIL PROFILE PER DETAIL
(E) LOOSEN PRIOR TO PLACEMENT OF PLANTING SOIL MIX

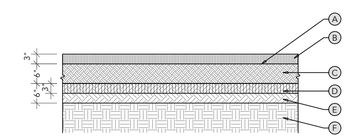


8 GROUNDCOVER, GRASS AND PERENNIAL PLANTING
NTS

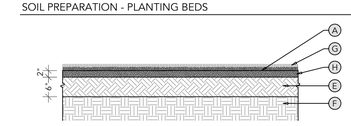
(A) FINISH GRADE, HOLD DOWN 2" BELOW ADJACENT PAVEMENT SURFACES
(B) PLACE 3" MINIMUM LAYER OF MULCH
(C) PLACE 6" MINIMUM LAYER OF PLANTING SOILS
(D) MIX PLANTING SOIL INTO TOP 3" LAYER OF TILLED SUBGRADE
(E) TILL SUBGRADE TO 6" MINIMUM DEPTH
(F) SUBGRADE: FILL OR NATIVE SOIL
(G) TURF GRASS SOD
(H) 2" LAYER OF TOP DRESSING SAND (AS DIRECTED BY OWNER)

GENERAL NOTES:

1. SEE TECHNITCAL SPECIFICATION (32 9113 SOIL PREPARATION) FOR PLANTING SOIL NUTRIENT REQUIREMENTS, AMENDMENTS, AND FURTHER INSTRUCTION ON THE PREPARATION OF PLANTING AREAS.



SOIL PREPARATION - PLANTING BEDS



SOIL PREPARATION - TURF GRASS

9 SOIL PREPARATION DETAILS
NTS

GRID NORTH

0 ### ###
GRAPHIC SCALE
SCALE: 1" = ###

REVISION BLOCK

ISSUE	REVISION DATE & DESCRIPTION
1	11.08.23 - INITIAL SUBMITTAL
2	2.29.24
3	04.18.24 - RESPONSE TO COMMENTS
4	----
5	----
6	----
7	----
8	----

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SITE DEVELOPMENT PLANS
FOR
AGARWAL RESIDENCE
115 LAMBDIN LANE - ALPHARETTA, GA 30022

SHEET TITLE: E&SC DETAILS
PROJECT NAME: AGARWAL RESIDENCE
SHEET NUMBER: L3
PROJECT NUMBER: 23001SDA
DATE: 04/18/24

ENGINEER/DESIGNER NOT RESPONSIBLE FOR COST CHANGES DURING PRELIMINARY PHASE. BIDS & QUOTES SHALL BE BASED ON PLAN SETS LABELED "ISSUE FOR BID". BIDS & QUOTES SHALL BE REVISED BASED ON PLANS LABELED "ISSUE FOR CONSTRUCTION".

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GENERAL LANDSCAPE NOTES & SPECIFICATIONS

PART 1: GENERAL:

BY BIDDING ON THIS PROJECT AND/OR SIGNING A CONTRACT FOR LANDSCAPE WORK, THE CONTRACTOR ACKNOWLEDGES THAT HE/SHE HAS READ AND UNDERSTOOD THESE SPECIFICATIONS IN THEIR ENTIRETY, HE/SHE HAS INSPECTED THE SITE, AND THAT HE/SHE WILL ABIDE BY THE PLANS, SPECIFICATIONS, AND CONDITIONS FOUND HEREIN. ANY PERCEIVED CONFLICTS OR CONCERNS WITHIN THE SPECIFICATIONS OR ON THE PLANT LIST, INCLUDING UNAVAILABILITY OF MATERIALS, ARE TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR CARTER ENGINEERING REPRESENTATIVE PRIOR TO BID SUBMISSION.

1.01 WORK INCLUDED:

1. CONTRACTOR SHALL OBTAIN AND MAKE SURE THAT ALL NECESSARY PERMITS HAVE BEEN GRANTED TO THE OWNER FOR WORK ON THE PROPERTY. THIS SHALL INCLUDE BUT IS NOT LIMITED TO WORK REQUIRED IN ADJACENT, PROPOSED, OR EXISTING EASEMENTS AND RIGHTS-OF-WAY.
2. ALL PLANTING AND CONSTRUCTION WORK SHALL BE PERFORMED AND EXECUTED AS SHOWN IN THE PROVIDED DRAWINGS, SCHEDULES, AND SPECIFICATIONS.
3. ANY ADDITIONAL WORK OR MATERIALS REQUIRED TO INSTALL LANDSCAPE ELEMENTS AS CALLED FOR ON THE PROVIDED PLANS, SPECIFICATIONS, OR PLANT LISTS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR. NO ADDITIONAL FEES SHALL BE WARRANTED OR GRANTED TO CONTRACTOR FOR WORK NOT APPROVED BY CARTER ENGINEERING.
4. THE CONTRACTOR SHALL BE ENTIRELY RESPONSIBLE FOR ALL WORK UNTIL FINAL ACCEPTANCE BY THE OWNER. THE CONTRACTOR SHALL PROTECT ALL MATERIALS AND WORK AGAINST INJURY AND SHALL PROVIDE AND MAINTAIN ALL NECESSARY GUARDS FOR THE PROTECTION OF THE PUBLIC. HE/SHE SHALL BE HELD RESPONSIBLE FOR ANY NEGLIGENCE DURING THE EXECUTION OF THE WORK.

1.02 QUALITY ASSURANCE:

1. ALL WORK SPECIFIED HEREIN SHALL BE PERFORMED BY A SINGLE FIRM/COMPANY SPECIALIZING IN LANDSCAPE WORK. THE LANDSCAPE ARCHITECT AND THE OWNER RETAIN THE RIGHT TO APPROVE ANY PROPOSED SUBCONTRACTORS PRIOR TO AWARDING THE CONTRACT.
2. PROVIDE TREES, PALMS, SHRUBS, AND GROUNDCOVER GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES. MATERIALS MUST BE HEALTHY AND VIGOROUS, FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS DECAY, ROT, KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND POOR OR UNUSUAL FORM. NO COLLECTED MATERIAL WILL BE PERMITTED UNLESS SPECIFIC WRITTEN APPROVAL IS GRANTED. CARTER ENGINEERING AND THE OWNER RESERVE THE RIGHT TO DENY AND REJECT ANY MATERIAL DELIVERED TO THE SITE IN POOR CONDITION.
3. DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT AVAILABLE AT TIME OF PLANTING, SUBMIT PROOF OF NON-AVAILABILITY AND PROVIDE A LIST OF PROPOSED EQUIVALENT MATERIAL. ONCE AUTHORIZED, ADJUSTMENTS TO THE CONTRACT WILL BE MADE. OWNER IS NOT FINANCIALLY RESPONSIBLE FOR UNAUTHORIZED SUBSTITUTIONS.
4. PLANT MATERIALS OF LARGER SIZE THAN SPECIFIED MAY BE USED IF ACCEPTABLE TO LANDSCAPE ARCHITECT AND IF SIZES OF ROOT BALLS ARE INCREASED PROPORTIONATELY. INSTALLATION OF LARGER SIZES WILL NOT INCREASE CONTRACT AMOUNT UNLESS SPECIFICALLY AUTHORIZED BY OWNER.
5. OWNER AND LANDSCAPE ARCHITECT RESERVE THE RIGHT TO INSPECT, APPROVE OR REJECT AT ANY TIME PLANT MATERIALS OR WORK EITHER AT THE NURSERY OR AT THE SITE WHICH DOES NOT MEET THE CONDITION IN THE PLANS, PLANT LIST OR SPECIFICATIONS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING THE LANDSCAPE IN COMPLETE ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND LAWS. ANY MODIFICATION MADE TO CONFORM WITH SAID CODES, LAWS AND ORDINANCES, AFTER THE BID IS AWARDED, SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE OWNER.

1.03 SUBMITTALS:

1. SUBMIT 1 QUART SAMPLES OF THE FOLLOWING MATERIALS: SANDY LOAM TOPSOIL, ORGANIC AMENDMENT, MULCH, AND POTTING SOIL.
2. SUBMIT LAB SOIL TEST ANALYSIS RESULTS FOR ON-SITE TOPSOIL AND IMPORT SANDY LOAM TOPSOIL.
3. SUBMIT MANUFACTURER'S DATA FOR THE FOLLOWING MATERIALS: FERTILIZER, POTTING SOIL, AND STEEL EDGING USED.
4. SUBMIT DIGITAL PHOTOGRAPHS OF ALL PLANT MATERIALS FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO DELIVERY AND INSTALLATION. APPROVAL OF PHOTOGRAPHS DOES NOT GUARANTEE ON-SITE REJECTION OF MATERIALS DUE TO MISHANDLING AND DAMAGE ASSOCIATED WITH CONTRACTOR DUTIES.
5. SUBMIT PROCEDURES FOR MAINTENANCE OF LANDSCAPE WORK THROUGH FINAL ACCEPTANCE.

1.04 DELIVERY, STORAGE, AND HANDLING:

1. DO NOT DELIVER MORE PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE ON JOB SITE. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. THE OWNER WILL NOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.
2. DO NOT PRUNE PLANTS PRIOR TO DELIVERY. ANY PLANT DETERMINED TO BE WILTED OR BURNED MAY BE REJECTED AT ANY TIME, WHETHER IN THE GROUND OR NOT. PLANTS SHALL BE HANDLED ONLY BY THEIR CONTAINERS OR ROOT BALLS, NOT BY THEIR STEMS AND/OR TRUNKS. TREES THAT ARE SCRAPED OR SCARRED DURING DELIVERY, STORAGE, OR PLANTING WILL BE REJECTED. THE ON-SITE STORAGE AREA SHALL BE APPROVED PRIOR TO THE DELIVERY OF ANY PLANT MATERIALS. DO NOT BEND OR BIND PLANTS IN SUCH A MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OR DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING DELIVERY.
3. IF BALLED AND BURLAPPED PLANTS CANNOT BE PLANTED WITHIN 24-HOURS AFTER DELIVERY TO SITE, PROTECT ROOT BALLS BY HEELING IN WITH SAW DUST OR OTHER APPROVED MATERIAL.
4. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF DELIVERY SCHEDULE 48 HOURS IN ADVANCE SO THAT PLANT MATERIAL MAY BE OBSERVED UPON ARRIVAL AT JOB SITE.
5. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS UNTIL PLANTING TIME.
6. LABEL AT LEAST ONE TREE, ONE PALM, AND ONE SHRUB OF EACH VARIETY WITH A SECURELY ATTACHED WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME, IF REQUESTED BY OWNER.
7. REJECTED MATERIAL SHALL BE REMOVED FROM SITE AND REPLACED IMMEDIATELY.
8. SOD: TIME DELIVERY SO THAT SOD WILL BE PLACED WITHIN 24 HOURS AFTER STRIPPING. PROTECT SOD AGAINST DRYING AND BREAKING OF ROLLED STRIPS. OWNER SHALL NOT BE FINANCIALLY RESPONSIBLE FOR FAILURE TO MANAGE TIMING OF INSTALL.

1.05 JOB CONDITIONS:

1. UTILITIES: DETERMINE LOCATION OF OVERHEAD AND UNDERGROUND UTILITIES AND PERFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE. HAND EXCAVATE, AS REQUIRED. FORTY EIGHT (48) HOURS PRIOR TO DIGGING, CALL THE APPROPRIATE UTILITY AUTHORITY TO HAVE ALL UTILITIES IDENTIFIED AND MARKED IN ORDER TO AVOID CONFLICTS.
2. PROTECTION OF EXISTING STRUCTURES: ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED, INCLUDING BUT NOT LIMITED TO MARKS ON PAVERS AND CRACKS WITHIN EXISTING WALKWAYS CAUSED BY THE CONTRACTOR. THE OWNER MAY, AT HIS DISCRETION, HAVE ANY DAMAGE REPAIRED BY OTHERS AND SUBSEQUENTLY COSTS BACK-CHARGED TO THE CONTRACTOR.
3. PROTECTION OF EXISTING PLANT MATERIAL: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO EXISTING TREES OR SHRUBS CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE OF ANY TREE, OR SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE OF ANY TREE. NO MATERIALS SHALL BE BURNED.
4. PLANTING RESTRICTIONS: CONTRACTOR SHALL PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH LOCALLY ACCEPTED PRACTICES.
5. CONTRACTOR SHALL COMPLETE SOIL TEST IN ALL PLANTING AREAS TO DETERMINE SOIL AMENDMENT REQUIREMENTS. CONTRACTOR SHALL ADJUST PH AND FERTILITY BASED UPON THE SOIL TEST RESULTS. NO ADDITION TO OR PLACEMENT OF SOIL IS TO BE DONE PRIOR TO THE COMPLETION OF A SOIL TEST. TESTING SHALL BE PERFORMED BY A SUITABLE LABORATORY. NO PLANTING SHALL BEGIN UNTIL PROPER ADJUSTMENTS HAVE BEEN MADE.
6. DO NOT MOVE EQUIPMENT OVER EXISTING OR NEWLY PLACED STRUCTURES WITHOUT APPROVAL OF LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR.
7. PROVIDE BOARD-ROADING AND SHEETING AS REQUIRED TO PROTECT PAVING AND OTHER IMPROVEMENTS FROM DAMAGE.
8. IN NO WAY SHALL ANY TREES, PLANTS, GROUND COVER OR SEASONAL COLOR OBSTRUCT DRAINAGE OR BLOCK A 2% MINIMUM POSITIVE DRAINAGE SLOPE AWAY FROM BUILDINGS.

1.06 UTILITIES

1. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING AND NEW UTILITY LINE LOCATIONS PRIOR TO PLANTING AND SHALL REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND UTILITIES DURING THE LIFE OF THE PROJECT.
2. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO EXISTING OR PROPOSED SITE ELEMENTS AND FEATURES INCURRED DURING THE EXECUTION OF HIS WORK.
3. GRADE STAKES SET BY OTHERS SHALL BE MAINTAINED UNTIL REMOVAL IS MUTUALLY AGREED UPON BY PARTIES CONCERNED. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO ORDER, REPLACE, AND ADDRESS ANY UNAUTHORIZED REMOVAL OR DESTRUCTION OF SURVEY STAKES.

PART 2: PRODUCTS:

2.01 TOPSOIL:

1. THE CONTRACTOR IS REQUIRED TO OBTAIN A SOIL SAMPLE AND PERFORM A SOIL ANALYSIS TEST TO DETERMINE THE EXISTING SOIL COMPOSITION AND CONCLUDE WHETHER IT COMPLIES WITH THE COMPOSITION CRITERIA BELOW.
2. WHERE TOPSOIL DOES NOT MEET THE SPECIFIED LIMITS WITHIN THE PROJECT SITE, IT SHALL BE FURNISHED. THROUGHOUT ALL PARTS OF SITE WHERE FINISH GRADES AND CONTOUR LINES DIFFER FROM EXISTING CONTOUR LINES, BRING TO FINISH GRADE CONTOURS SHOWN ON "GRADING PLAN."
3. TOPSOIL SHALL BE FRIABLE, FERTILE SOIL WITH REPRESENTATIVE CHARACTERISTICS OF LOCAL SOILS. IT SHALL BE FREE OF HEAVY CLAY, MARL, STONE, EXTRANEOUS LIME, PLANT ROOTS, REFUSE AND/OR SOLID WASTE, STICKS, BRUSH, CONSTRUCTION DEMOLITION DEBRIS, AND ANY OTHER DELETERIOUS MATERIALS. THERE SHALL BE NO NOXIOUS WEEDS OR WEED SEEDS (I.E., NUT GRASS, BERMUDA GRASS AND THE LIKE). IN NO CASE SHALL THERE BE MORE THAN FIVE PERCENT (5%) BY DRY WEIGHT OF CLAY LUMPS OR STONES LARGER THAN 1". IT SHALL TEST IN THE PH RANGE OF 6.0 TO 7.2 AND SHALL CONTAIN NO SUBSTANCE THAT WILL IMPEDE PLANT GROWTH. THE CONTRACTOR SHALL HAVE TOPSOIL LABORATORY-TESTED AT HIS EXPENSE AND APPROVED BY LANDSCAPE ARCHITECT OR OWNER PRIOR TO MATERIAL DELIVERY.
4. TOPSOIL SHALL BE AT A MINIMUM DEPTH OF 6" IN PLANTING BEDS AND 4" DEPTH IN SODDED AREAS.
   TOPSOIL SHALL CONFORM TO THE FOLLOWING PHYSICAL PROPERTIES:
   CLAY: BETWEEN 7-27 PERCENT
   SILT: BETWEEN 28-50 PERCENT
   SAND: LESS THAN 52 PERCENT

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT CLEAN TOPSOIL, MEETING ANY AND ALL ATTACHED SPECIFICATIONS, EXISTS IN EACH PLANTING BED PRIOR TO PLANTING. CONTRACTOR SHALL ADD OR AMEND TOPSOIL AS NECESSARY. TREE PITS SHALL BE BACKFILLED IN ACCORDANCE WITH SOIL PROFILES AND SPECIFICATIONS.

2.02 SOIL AMENDMENTS AND FERTILIZERS:

1. PEAT MOSS: PEAT MOSS SHALL BE A COMMERCIAL, BALED SPHAGNUM MATERIAL, FREE OF WOODY MATERIAL, MINERALS, OR FOREIGN MATTER, WITH A PH RANGE OF 3.0 - 5.5.
2. SAND: SAND SHALL BE CLEAN, SHARP, AND FREE OF ALL DELETERIOUS MATERIAL.
3. LIME: NATURAL LIMESTONE (DOLOMITE) CONTAINING NOT LESS THAN 85% OF TOTAL CARBONATES, GROUND SO THAT NOT LESS THAN 90% PASSES A 10-MESH SIEVE AND NOT LESS THAN 50% PASSES A 100-MESH SIEVE.
4. HUMUS SOIL CONDITIONER: CONSISTING OF YARD TRIMMINGS AND BIOSOLIDS CO-COMPOST.
5. FERTILIZER: FERTILIZER SHALL BE OF A COMMERCIAL GRADE, GRANULAR, SLOW RELEASE "PRE-PLANT" TYPE FERTILIZER. SIMILAR OR EQUAL TO MILORGANITE (6-3-0).
   a. FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINER, BEARING THE MANUFACTURER'S GUARANTEED ANALYSIS. ANY OPENED, CAKED, OR DAMAGED FERTILIZER WILL BE REJECTED.
   b. APPLICATION OF FERTILIZER SHALL BE CONSISTENT WITH THE CURRENT RECOMMENDATIONS OF THE GREEN INDUSTRIES - BEST MANAGEMENT PRACTICES.
   c. FERTILIZER SHALL BE APPLIED BY AN INDIVIDUAL WHO HAS SUCCESSFULLY COMPLETED THE GI-BMP PROGRAM AND HOLDS A CURRENT URBAN FERTILIZER LICENSE OR AS REQUIRED BY THE STATE AND LOCAL ORDINANCES.

2.03 OTHER LANDSCAPE PRODUCTS:

1. ANTI-DESICCANT: PROTECTIVE FILM EMULSION PROVIDING A PROTECTIVE FILM OVER PLANT SURFACES; PERMEABLE TO PERMIT TRANSPIRATION. MIXED AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.
2. MULCH: SEE PLANS FOR TYPE OF MULCH TO BE USED:
   a. HARDWOOD: 3-MONTH-OLD WELL-ROTTED DOUBLE SHREDDED NATIVE HARDWOOD MULCH NOT LARGER THAN 4" IN LENGTH AND ½" IN WIDTH, FREE OF WOOD CHIPS AND SAWDUST. INSTALL TO MINIMUM SETTLED DEPTH OF 3".
   b. PINE STRAW: LONG-LEAF PINE STRAW. APPLY 6" FLUFFED, 2-3" THICK AFTER COMPACTION AND SETTLING.
   c. RIVER ROCK: ROCK TYPE TO BE TAN TO YELLOW-BROWN WASHED RIVER SLICKS, 5"-8" IN SIZE. INSTALL IN LOCATION AS SHOWN ON LANDSCAPE PLAN AT AN EVEN DEPTH OF 8".
3. WATER: ALL WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS.
4. STAKING AND GUYING MATERIALS: TREE GUYING AND BRACING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR IN ACCORDANCE WITH THE PLANTING DETAILS TO ENSURE STABILITY AND MAINTAIN PLANTS IN AN UPRIGHT POSITION.
5. PRODUCTS THAT MAY BE APPLICABLE TO PROJECT:

5.a. STEEL EDGING: 1/8" X 4" RYERSON ESTATE OR APPROVED EQUAL.
5.b. JUTE MESH: LUDLOW. SMOLDER RESISTANT. OR EQUAL.
5.c. FILTER FABRIC: MIRAFI 140N NON-WOVEN FABRICK (MIRAFI, INC., CHARLOTTE, NC 28224), OR EQUAL.
5.d. TREE WRAPPING PAPER: WATERPROOF 6" WIDE CREPE.
5.e. TREE WOUND PAINT: TREE WOUND PAINT SHALL BE AN ASPHALTIC BASE PAINT CONTAINING AN ANTIBACTERIAL AGENT, SPECIALLY PREPARED FOR TREE SURGERY WORK.
5.f. PEA GRAVEL: WASHED 3/8-INCH DIAMETER NATIVE PEA GRAVEL.
5.g. CRUSHED STONE: 1" DIAMETER CRUSHED LIMESTONE.
5.h. DECOMPOSED GRANITE/STONE DUST: 3/8" TO 1/4" WITH STABILIZER SOLUTION PER MANUFACTURER'S SPECIFICATIONS. INSTALL IN 1" LIFTS AND COMPACT ACCORDINGLY.
5.i. ANTI-DESICCANT: 'WILTPRUF' OR APPROVED EQUAL. PROTECTIVE FILM EMULSION PROVIDING A PROTECTIVE FILM OVER PLAN SURFACES; PERMEABLE TO PERMIT TRANSPIRATION. MIXED AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
5.j. FUNGICIDE: ZINC ETHYLENE DITHIOCARBONATE (ZINEB) OR EQUAL.
5.k. PLASTIC SHEET: 4 MIL BLACK POLYETHYLENE, PERFORATED AT 24" O.C.

2.04 PLANT MATERIAL:

1. ALL PLANT MATERIALS SHALL BE INSTALLED ACCORDING TO INDUSTRY STANDARDS AND SHALL BE IN COMPLIANCE WITH APPLICABLE STATE AND FEDERAL LAWS RELATING TO INSPECTION FOR DISEASES AND INSECT INFESTATION AT GROWTH RATE. PLANTS TO BE INSTALLED SING GOOD PRACTICES IN ORDER TO ENSURE AND MAINTAIN OPTIMUM GROWTH AND HEALTH OF PROPOSED PLANTS.
2. ALL PLANT AND MATERIALS ATTRIBUTED TO LANDSCAPE PLAN SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LANDSCAPE ARCHITECT. PLANTS REQUIRED FOR THE WORK MAY BE INSPECTED AND TAGGED AT THE GROWING SITE BEFORE BEING DUG. CONTRACTOR TO CONFIRM WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION AS REQUIRED AND/OR NOTED ON PLANS.
3. CONTRACTOR SHALL MAINTAIN PLANTED AREAS IN A MANNER CONSISTENT WITH THIS PLAN. PLANT MATERIAL SHALL BE APPROPRIATELY PRUNED, AND ALL UNDESIRABLE PLANT MATERIAL SHALL BE REMOVED. CONTRACTOR TO APPLY FERTILIZER AS NECESSARY IN ORDER TO ENCOURAGE HEALTHY GROWTH.
4. LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE BY INSECTS, DISEASE, AND/OR HANDLING. MATERIAL SHALL EQUAL OR SURPASS GRADE #1 STANDARDS AND QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERYMAN, INC.
   a. BALLED AND BURLAPPED PLANTS (BB OR B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF EARTH, OF SUFFICIENT DEPTH AND DIAMETER TO INCLUDE THE FIBROUS AND FEEDING ROOTS. PLANTS WITH CRACKED, DRY, OR BROKEN BALLS WILL NOT BE ACCEPTED, NOR WILL PLANTS WITH ROOT BALLS OF INSUFFICIENT SIZE.
   b. ALL PLANTS, OTHER THAN THOSE COLLECTED ON SITE, SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES AND UNDER CLIMATIC CONDITIONS SIMILAR TO THE SITE FOR AT LEAST TWO YEARS. TRANSPLANTING OR ROOT PRUNING SHALL HAVE TAKEN PLACE DURING GROWTH.
5. SIZE: PLANT SIZES SHOWN IN THE PLANT LIST ARE MINIMUMS. WHEN A SHRUB SIZE IS GIVEN BY HEIGHT AND SPREAD AND BY CONTAINER SIZE, THE LARGER OF THE TWO SHALL RULE. ALL TREES AND SHRUBS SHALL BE MEASURED WHEN THEIR BRANCHES ARE IN A NORMAL POSITION. SPREAD DIMENSIONS SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM EXTREME BRANCH TIP TO TIP. HEIGHT IS MEASURED FROM THE SOIL LINE TO THE AVERAGE HEIGHT OF THE CANOPY. MEASUREMENT DOES NOT INCLUDE ANY TERMINAL GROWTH; THE CONTAINER OR ROOT BALL IS ALSO NOT INCLUDED.
6. CONTRACTOR SHALL CAREFULLY HANDLE ALL PLANT MATERIAL BY THE ROOT BALL AND NOT BY THE TRUNK, BRANCHES, AND/OR FOLIAGE. PLANTS MAY BE REJECTED BY REPRESENTATIVE IF HANDLED OTHERWISE.
7. CONTRACTOR SHALL PROVIDE LANDSCAPE ARCHITECT WITH DIGITAL PHOTOGRAPHS OF ALL PLANT MATERIALS FOR APPROVAL PRIOR TO DELIVERY TO THE SITE. ANY UNAPPROVED MATERIAL MAY BE SUBJECT TO REJECTION.

2.05 GRASS MATERIAL:

1. TYPES: SOD TYPE SHALL BE AS SPECIFIED ON THE PROVIDED LANDSCAPE PLAN AND ASSOCIATED PLANT SCHEDULE.
2. DIMENSIONS: THE SOD SHALL BE TAKEN UP IN COMMERCIAL SIZE RECTANGLES, PREFERABLY 12-INCH X 24-INCH.
3. MEASUREMENT: SOD SHALL BE MEASURED ON THE BASIS OF SQUARE FOOTAGE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE BASED ON THE SQUARE FOOTAGE SHOWN ON PLANS; THEREFORE, CONTRACTOR SHALL FACTOR IN CUTTING AND SHRINKAGE OF MATERIALS.
4. THE SOD SHALL BE SUFFICIENTLY THICK TO PROVIDE A DENSE STAND OF LIVE GRASS. THE SOD SHALL BE ALIVE, FRESH AND UNINJURED, AT THE TIME OF PLANTING. IT SHALL BE A SOIL MAT OF SUFFICIENT THICKNESS, AT LEAST 2" THICK, ADHERING FIRMLY TO THE ROOTS TO WITHSTAND ALL NECESSARY HANDLING. IT SHALL BE FREE OF WEEDS AND OTHER GRASSES. IT SHALL BE PLANTED AS SOON AS POSSIBLE AFTER BEING DUG AND SHALL BE SHADED AND KEPT MOIST FROM THE TIME IT IS DUG UNTIL IT IS PLANTED. AFTER APPROVAL, THE AREA FROM WHICH THE SOD IS TO BE HARVESTED SHALL BE CLOSELY MOWED AND RAKED AS NECESSARY TO REMOVE EXCESSIVE TOP GROWTH AND DEBRIS.

2.06 REJECTION, SUBSTITUTION, AND RELOCATION:

1. ALL PLANTS NOT CONFORMING TO THE REQUIREMENTS HEREIN SPECIFIED SHALL BE CONSIDERED DEFECTIVE AND SUCH PLANTS SHALL BE MARKED AS REJECTED AND REMOVED FROM THE SITE WHETHER IN THE GROUND OR NOT, AT THE CONTRACTOR'S EXPENSE. SUCH REMOVAL SHALL TAKE PLACE IMMEDIATELY AND NEW PLANTS SHALL BE BROUGHT IN AS REPLACEMENTS. THE PLANT MATERIALS MUST MEET ALL APPLICABLE INSPECTIONS REQUIRED BY LAW.
2. THE OWNER OR LANDSCAPE ARCHITECT ALSO RESERVES THE RIGHT TO REQUIRE THAT PLANTS BE RELOCATED AFTER INSTALLATION IF THEIR INITIAL INSTALLATION DOES NOT CONFORM TO THE PLANS OR THE INTENT OF THE PLANS, OR IF THE ORIGINAL LOCATION POSES AN UNFORESEEN THREAT TO OTHER FACILITIES, HUMAN LIFE, HEALTH, OR SAFETY, OR TO SITE UTILITIES. SUCH RELOCATION SHALL BE AT THE CONTRACTOR'S EXPENSE.

PART 3: EXECUTION

3.01 GENERAL:

1. PROCEED WITH AND COMPLETE LANDSCAPE WORK AS RAPIDLY AS PORTIONS OF THE SITE BECOME AVAILABLE.
2. NO PLANTING SHALL BE DONE UNTIL ALL OPERATIONS IN CONJUNCTION WITH THE INSTALLATION OF THE SPRINKLER SYSTEM HAVE BEEN COMPLETED, FINAL GRADES HAVE BEEN ESTABLISHED, PLANTING AREAS HAVE BEEN PROPERLY GRADED AND PREPARED.
3. ADVERSE CONDITIONS: WHEN CONDITIONS POTENTIALLY DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED DURING WORK, SUCH AS RUBBLE OR REFUSE FILL, ADVERSE DRAINAGE CONDITIONS, OR OBSTRUCTIONS, NOTIFY OWNER OR LANDSCAPE ARCHITECT BEFORE PLANTING.
4. WORK SCHEDULING: WORK IS TO BE SCHEDULED TO ESTABLISH A LOGICAL SEQUENCE OF STEPS FOR COMPLETION OF EACH TYPE AND PHASE OF LANDSCAPE WORK, IN SUCH A WAY AS TO CORRESPOND WITH, AND AVOID DAMAGE AND CONFLICT WITH, OTHER DISCIPLINES ON SITE.
5. COORDINATION WITH SOD/LAWN: PLANT TREES, PALMS, AND SHRUBS ONLY AFTER FINAL GRADES ARE ESTABLISHED, AND PRIOR TO SODDING OR LAWN ESTABLISHMENT. IF SUCH PLANTING MUST BE DONE AFTER LAWN WORK, PROTECT LAWN/SOD AREAS DURING PLANTING AND PROMPTLY REPAIR ANY RESULTING DAMAGE.
6. TIMING:
   a. PLANTING WORK SHALL NOT BE STARTED UNTIL THE FINAL SUBGRADE HAS BEEN ESTABLISHED, BERMS HAVE BEEN CONSTRUCTED AND FINE FINISHED GRADING COMPLETED.
   b. UNDER NO CONDITIONS SHALL WORK BE DONE IF WEATHER OR SOIL CONDITIONS ARE NOT SATISFACTORY.
7. CLEAN-UP:
   a. AT ALL TIMES DURING THE CONSTRUCTION AND INSTALLATION, THE SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY AND SAFE CONDITION. STREETS AND PAVEMENTS SHALL BE KEPT CLEAN. MATERIALS AND EQUIPMENT FOR PLANTING WORK SHALL BE LIMITED TO THE QUANTITY REQUIRED FOR THE PARTICULAR PHASE OF WORK CURRENTLY UNDERWAY ON THE JOB SITE.
   b. PROTECT LANDSCAPE WORK AND MATERIALS FROM DAMAGE DUE TO LANDSCAPE INSTALLATION AND MAINTENANCE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES, AND TRESPASSERS. MAINTAIN PROTECTION DURING INSTALLATION, MAINTENANCE AND ESTABLISHMENT PERIODS. TREAT, REPAIR OR REPLACE DAMAGED LANDSCAPE WORK AS DIRECTED.

3.02 SOIL PREPARATION

1. GRADING AND SOIL PREPARATION WORK SHALL BE PERFORMED ONLY DURING PERIODS WHEN BEST RESULTS CAN BE OBTAINED. IF THE MOISTURE CONTENT OF THE SOIL IS HIGH ENOUGH THAT WORK WOULD DAMAGE SOIL STRUCTURE, GRADING AND TILLING OPERATIONS SHALL BE SUSPENDED.
2. BEFORE MIXING IN SOIL AMENDMENTS, CLEAN TOPSOIL OF ROOTS, PLANTS, SODS, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL OR TOXIC TO PLANT GROWTH. APPLY HERBICIDE FOR WEED CONTROL AS NEEDED.
3. MIX SPECIFIED SOIL AMENDMENTS AND FERTILIZERS WITH TOPSOIL AT RATES SPECIFIED. DELAY MIXING OF FERTILIZER IF PLANTING WILL NOT FOLLOW PLACING OF PLANTING SOIL WITHIN A FEW DAYS.
4. FOR PLANTING BEDS, MIX PLANTING SOIL EITHER PRIOR TO PLANTING OR APPLY IT ON SURFACE OF TOPSOIL AND MIX THOROUGHLY BEFORE PLANTING.
   a. MIX LIME WITH DRY SOIL PRIOR TO MIXING OF FERTILIZER.
   b. PREVENT LIME FROM CONTACTING ROOTS OF ACID-LOVING PLANTS.
5. UNLESS DRAWINGS INDICATE OTHERWISE, BERMS SHALL NOT EXCEED A 3:1 SLOPE. BERMS NEAR BUILDINGS OR IN POTENTIALLY TROUBLESOME DRAINAGE SITUATIONS SHALL BE CHECKED FOR CORRECT DRAINAGE BY THE PROJECT ENGINEER OR OWNER PRIOR TO PLANTING.
6. TREE AND SHRUB PLANTING BEDS WHICH FALL WITHIN OR NEAR PARKING LOT AREAS SHALL BE COMPLETELY EXCAVATED AND BACK-FILLED WITH TOPSOIL. ALL BASE MATERIALS, AND ALL SUBSOIL AND DEBRIS, SHALL BE COMPLETELY REMOVED FROM BENEATH SUCH PLANTING AREAS, TO A MINIMUM DEPTH OF 24".
7. ALL TREE AND/OR SHRUB PLANTING AREAS WITHIN 36" OF BUILDING FOUNDATIONS, AND ANY OTHER PLANTING AREAS WHERE SIGNIFICANT BURIED CONSTRUCTION DEBRIS IS ENCOUNTERED, SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 24" AND BACKFILLED WITH TOPSOIL AS SPECIFIED ELSEWHERE IN THESE SPECIFICATIONS.

3.03 TILLING

1. BEFORE MIXING, CLEAN SOIL OF ROOTS, PLANTS, CLAY LUMPS, STONES IN EXCESS OF 1" IN DIAMETER, AND OTHER EXTRANEOUS OR POTENTIALLY HARMFUL MATERIALS.
2. AFTER ALL SOIL CONDITIONING (AND TOPSOIL IF CALLED FOR ON PLANS) HAS BEEN SPREAD AT SPECIFIED RATES, THE AREAS TO BE PLANTED SHOULD BE THOROUGHLY ROTARY-TILLED TO A DEPTH OF SIX (6) INCHES. PLOWING OR DICING IS NOT AN ACCEPTABLE SUBSTITUTE FOR ROTARY-TILLING.
   a. IF THE SPRINKLER SYSTEM IS INSTALLED AFTER GRADING AND TILLING IS COMPLETED, THE BACKFILL SHALL BE RETILLED IN THE AFFECTED AREAS.
   b. WHEN THE SUBSOIL, GRADING, TOPSOIL ADDITION, SOIL CONDITIONING, AND TILLING HAVE BEEN ACCOMPLISHED, ALL AREAS SO TREATED SHALL BE COMPACTED AND SETTLED BY APPLICATION OF HEAVY IRRIGATION TO A MINIMUM DEPTH OF TWELVE (12) INCHES. EROSION SCARS SHALL BE REPAIRED.

3.04 FINE FINISH GRADING

1. WHEN PRELIMINARY GRADING HAS BEEN COMPLETED AND THE SOIL HAS DRIED SUFFICIENTLY TO BE READILY WORKED, ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO THE ELEVATIONS INDICATED ON THE ENGINEERING PLANS. THE TOP FOUR (4) INCHES SHALL BE COMPLETELY FREE OF STONES LARGER THAN ONE (1) INCH. GRADES NOT OTHERWISE INDICATED SHALL BE UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE GIVEN. POSITIVE DRAINAGE AWAY FROM BUILDINGS SHALL ALWAYS BE MAINTAINED. SURFACE DRAINAGE SHALL BE DIRECTED AS INDICATED ON THE DRAWINGS BY REMODELING SURFACES TO FACILITATE THE NATURAL RUN-OFF OF WATER. ALL DEPRESSIONS WHERE WATER WILL STAND, ALL VOIDS, EROSION, SETTLED TRENCHES AND EXCAVATIONS, AND ALL RIDGES AND RISES SHALL BE AMENDED AND/OR REMOVED LEAVING A SMOOTH, EVEN FINISH GRADE. IF ADDITIONAL AMENDED TOPSOIL IS REQUIRED TO ACCOMPLISH THE INTENT OF THIS SPECIFICATION, IT SHALL BE ACCORDING TO THE FOREGOING SPECIFICATIONS FOR TOPSOIL.
   a. ALL AREA SHALL BE GRADED SO THAT THE FINAL GRADES ARE 2" BELOW ADJACENT PAVED AREAS, SIDEWALKS, VALVE BOXES, MOWING STRIPS, CLEAN-OUTS, DRAINS, ETC., WITH APPROPRIATE ADJUSTMENTS FOR VARYING SOD THICKNESSES. THE INTENT IS FOR WATER ALWAYS TO DRAIN AWAY FROM PAVING INTO LAWN/SOD AREAS.
   b. ELIMINATING ALL EROSION SCARS PRIOR TO BEGINNING PLANTING.
   c. THE OWNER AND/OR HIS REPRESENTATIVE SHALL APPROVE ALL FINAL FINISH GRADES PRIOR TO PLANTING.
2. PRIOR TO FINE GRADING OR THE INSTALLATION OF PLANT MATERIAL THE CONTRACTOR SHALL OBTAIN CERTIFICATION THAT THE PROJECT AREA IS AT THE GRADE LEVELS PROPOSED BY THE CIVIL ENGINEER OR LANDSCAPE ARCHITECT FROM A LICENSED SURVEYOR. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH.

3.05 TREE PLANTING

1. LAYOUT INDIVIDUAL TREE LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS. STAKE ALL LOCATIONS AND OUTLINE AREAS, THEN SECURE LANDSCAPE ARCHITECT'S ACCEPTANCE BEFORE THE START OF PLANTING WORK.
2. PRIOR TO PREPARATION OF TREE PITS, ASCERTAIN THE LOCATION OF ALL ELECTRICAL CABLES, ALL CONDUITS, ALL UTILITY LINES, OIL TANKS AND SUPPLY LINES, SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DISTURB OR DAMAGE ANY EXISTING CONDITIONS. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. SHOULD SUCH UNDERGROUND OR OVERHEAD OBSTRUCTIONS BE ENCOUNTERED THAT INTERFERE WITH PLANTING, THE CONTRACTOR WILL INFORM THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE AND SHALL BE CONSULTED AS TO THE ADJUSTMENT OF THE LOCATION OF PLANTS TO CLEAR SUCH OBSTRUCTION OR THE RELOCATION OF THE OBSTRUCTION.
3. TREE PIT LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT BEFORE DIGGING. PITS SHALL BE EXCAVATED TO THE DEPTH AND WIDTH INDICATED AND ALL SUBSOIL REMOVED.
4. PROTECT ALL AREAS FROM EXCESSIVE COMPACTION BY FOOT TRAFFIC OR MACHINERY WHEN BRINGING TREES TO THE PLANTING AREA.
5. ALL EXCAVATED HOLES SHALL HAVE VERTICAL SIDES WITH ROUGHENED SURFACES AND SHALL BE OF A SIZE THAT IS AT LEAST TWICE THE WIDTH OF THE ORIGINAL PLANT CONTAINER OR BALL. IN ALL CASES THE HOLES SHALL BE LARGE ENOUGH TO PERMIT HANDLING AND PLANTING WITHOUT DAMAGE TO THE ROOTS OR ROOT BALL.
6. EXCESS SOIL SHALL BE REMOVED OR UTILIZED AS DIRECTED BY OWNER OR THE OWNER'S REPRESENTATIVE. IF THE EXCESS SOIL WILL NOT BE USED, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE AND DISPOSE OF THE DISCARDED SOIL OFF SITE IN AN ACCEPTABLE MANNER.
7. TREE PITS SHALL BE BACKFILLED WITH A TOPSOIL MIXTURE AS SPECIFIED ELSEWHERE IN THESE SPECIFICATIONS.
8. ADD FERTILIZER TO TREE PITS AS SPECIFIED ELSEWHERE IN THESE SPECIFICATIONS.
9. SET BALLED AND BURLAPPED STOCK ON A LAYER OF 50% NATIVE SOIL AND 50% TOPSOIL COMPACTED TO A 6" DEPTH. LOOSEN BURLAP FROM TOP OF SIDES OF THE BALL BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH. REMOVE NON-ORGANIC BINDING MATERIAL (IF ANY) FROM TREE BALL. IMMEDIATELY CUT ANY DAMAGED ROOTS WITH CLEAN SHEARS. USING A PLUMB TO ASSURE THAT THE TREE IS PROPERLY UPRIGHT, BEGIN FILLING THE HOLE AND TAMPING THE FILL MATERIAL. WHEN THE HOLE IS 2/3 FILLED, WATER THOROUGHLY AND PROBE WITH A STICK TO BE SURE THAT NO AIR POCKETS REMAIN. RE-PLUMB, COMPLETE FILLING THE HOLE, RE-TAMP, AND WATER AGAIN.
10. SET CONTAINER-GROWN STOCK AS ABOVE, TAKING CARE NOT TO DAMAGE ROOTS WHEN REMOVING THE CONTAINER.
11. DURING PLANTING, DO NOT COVER THE TOP OF THE ROOT BALL WITH THE SOIL MIXTURE. ALL ROPE, WIRES, BURLAP MESH ETC., SHALL BE REMOVED FROM THE ROOT BALL. NO SYNTHETIC BURLAP IS ALLOWED ON ANY PLANT MATERIAL. SYNTHETIC BURLAP IS UNACCEPTABLE FOR ROOTBALLS. TREES SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL IS 2" ABOVE FINAL GRADE. ALLOW FOR SETTLING. ANY TREES RESTING DEEPER OR HIGHER MUST BE EITHER RESET OR REPLACED AT THE DISCRETION OF THE OWNER OR LANDSCAPE ARCHITECT; SUCH WORK SHALL BE AT THE CONTRACTOR'S EXPENSE.
12. CREATE A WATERING BASIN AROUND EACH TREE AT LEAST AS WIDE AS THE ROOT BALL IN DIAMETER FORMED BY A CIRCULAR RIDGE OF SOIL AT LEAST 6" HIGH.
13. EACH PLANTING BASIN SHALL BE MULCHED TO A MINIMUM DEPTH OF 3" (AFTER SETTLING). MULCH SHALL NOT BE APPLIED UNTIL THE TREE HAS BEEN THOROUGHLY WATERED AND TWO DAYS HAVE ELAPSED. MULCH SHOULD BE PLACED SO THAT IT IS NOT IN DIRECT CONTACT WITH TRUNKS.
14. ALL TREES ARE TO BE STAKED OR GUYED PER THESE SPECIFICATIONS. ALL STAKES SHALL BE PAINTED A CONSPICUOUS COLOR OR SHALL BE FLAGGED FOR VISIBILITY AND PUBLIC SAFETY; GUY WIRES SHALL BE FLAGGED.

3.06 SHRUB, VINE, AND GROUNDCOVER PLANTING

1. THE LOCATIONS OF ALL PLANTS, BED OUTLINES AND ALL OTHER AREAS TO BE PLANTED SHALL BE CLEARLY MARKED WITH AGRICULTURAL GYPSUM OR LANDSCAPE MARKING PAINT THEN APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT BEFORE ANY HOLES ARE DUG.
2. NO PLANTING SHALL BE DONE UNTIL THE AREA CONCERNED HAS BEEN SATISFACTORILY PREPARED IN ACCORDANCE WITH THESE SPECIFICATIONS.
3. NO MORE PLANTS SHALL BE DISTRIBUTED IN THE PLANTING AREA ON ANY WORKDAY THAN CAN BE PLANTED AND WATERED IN THAT DAY.
4. UNLESS OTHERWISE INDICATED, ALL PLANTS SHALL BE PLANTED IN PITS, CENTERED AS CALLED FOR ON THE PLANT LIST, AND SET IN 24" DEPTH OF TOPSOIL AS SPECIFIED ELSEWHERE IN THESE SPECIFICATIONS TO SUCH DEPTH THAT THE SOIL LINE OF THE PLANTS WILL MATCH THE SURROUNDING GRADE AFTER SETTLING. PLANTS SHALL BE PLANTED IN A VERTICAL POSITION AND ORIENTED TO GIVE THE BEST POSSIBLE APPEARANCE OR RELATIONSHIP TO ADJACENT STRUCTURES OR FEATURES. REMOVE ALL INORGANIC CONTAINERS OR BINDING. ALL DAMAGED ROOTS SHALL BE CUT AWAY CLEANLY. PLANTING SOIL SHALL BE PLACED AND COMPACTED CAREFULLY TO FILL ALL VOIDS AND AVOID ROOT INJURY. WHEN THE HOLE IS 2/3 FILLED, WATER THOROUGHLY. THE HOLE SHALL THEN BE FILLED TO FINISH GRADE AND A SHALLOW SAUCER SHALL BE FORMED AROUND EACH BED. AFTER SETTLING, SOIL SHALL BE ADDED AS NEEDED TO BRING THE HOLE TO GRADE LEVEL.
5. AZALEAS AND OTHER ERICACEOUS AND ACID-LOVING PLANTS SHALL BE BACKFILLED WITH A MIXTURE OF 20% TOPSOIL AND 80% ACID PEAT. THEY SHALL BE SET SO THAT THE BASES OF THE PLANTS ARE SLIGHTLY HIGHER THAN THEY GREW IN THE CONTAINER OR NURSERY AFTER SETTLING. AT NO TIME SHALL LIME IN ANY FORM BE BROUGHT INTO CONTACT WITH THE PLANTS OR THEIR ROOTS. MULCH WITH PINE STRAW UNLESS NOTED OTHERWISE.
6. ADD FERTILIZER TO PLANTS AS OUTLINED IN SECTION 2.02.
7. VINES SHALL BE PLANTED IN PITS CONTAINING AT LEAST 2 CUBIC FEET OF PREPARED TOPSOIL. THEY SHALL BE PLANTED IN THE SAME MANNER AS SHRUBS AND SHALL BE MULCHED. VINE STEMS SHALL BE FASTENED TO WALLS, TRELLISES, ETC. AS SPECIFIED IN THE DRAWINGS.
8. GROUNDCOVER PLANTS SHALL BE LAID OUT IN THEIR PROPOSED PLANTING LOCATIONS WITHOUT BEING REMOVED FROM THEIR CONTAINERS AFTER THE SOIL IS PROPERLY PREPARED PER THESE SPECIFICATIONS. PLANTING METHODOLOGY IS THE SAME AS FOR OTHER SHRUBS.
9. ANY PLANTS WHICH, AFTER SETTLING, REST SIGNIFICANTLY HIGHER OR EVEN SLIGHTLY LOWER THAN THEY GREW IN THE NURSERY OR CONTAINER ARE SUBJECT TO RESETTING OR REPLACEMENT AT THE DISCRETION OF THE OWNER OR LANDSCAPE ARCHITECT. SUCH WORK SHALL BE AT THE CONTRACTOR'S EXPENSE.
10. IF CALLED FOR IN THE PLANS, LANDSCAPE EDGING SHALL BE INSTALLED AS SPECIFIED.
11. ALL PLANTING BEDS AND INDIVIDUAL PLANTINGS SHALL BE MULCHED WITH A MINIMUM OF 3" (AFTER SETTLING) OF MULCH AS SPECIFIED IN THIS DOCUMENT. MULCH SHALL BE FREE OF WEED SEEDS AND OTHER FOREIGN MATTER.

3.07 ANNUAL AND SEASONAL COLOR PLANTING

1. BEDS SHALL BE MOUNDED TO A HEIGHT 6" ON TOP OF THE EXISTING GRADE AND COMPOSED OF 50% TOPSOIL AND 50% COMPOST.
2. SOIL SHALL BE COVERED WITH ½" - 1" DEEP LAYER OF PINE FINES MULCH OR COMPARABLE PRODUCT.

3.08 SHAPING AND PRUNING

1. ALL PRUNING SHALL BE DONE IN THE PRESENCE OF, AND WITH THE APPROVAL OF, THE OWNER OR LANDSCAPE ARCHITECT. ONLY CLEAN, SHARP TOOLS DESIGNED FOR THIS PURPOSE SHALL BE USED. THE GOAL OF PRUNING IS ALWAYS TO PRESERVE AND ENHANCE THE NATURAL CHARACTER OF THE PLANT. PRUNING SHALL BE DONE PER MODERN HORTICULTURAL PRACTICE (SEE NATIONAL ARBORIST STANDARDS, LATEST EDITION).
2. PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE INJURED TWIGS, BRANCHES, AND FRONDS, TO COMPENSATE FOR ROOT LOSS SUFFERED DURING DIGGING AND TRANSPLANTING, AND TO THIN AND SHAPE SHRUBS AND TREES. IN NO CASE SHALL MORE THAN 1/3 OF THE BRANCHING STRUCTURE BE REMOVED. DAMAGED, SCARRED, FRAYED, SPLIT, OR SKINNED TWIGS, BRANCHES, OR LIMBS SHALL BE PRUNED BACK TO THE NEXT SOUND OUTSIDE LATERAL BUD, BRANCH OR LIMB. THE TERMINAL BUD OR LEADER SHALL NEVER BE REMOVED.
3. PRUNE TREES AND SHRUBS TO RETAIN REQUIRED HEIGHT AND SPREAD. REMOVE THE MINIMAL AMOUNT OF WOOD NECESSARY ON FLOWERING TREES AND SHRUBS. REMOVE ONLY DEAD OR DYING FRONDS FROM PALMS. CUTS OVER 3/4" IN DIAMETER SHALL BE TREATED WITH TREE WOUND PAINT; ALL EXPOSED LIVING TISSUE SHALL BE COVERED.
4. EXISTING TREES: IF INDICATED ON DRAWINGS, CONTRACTOR SHALL PRUNE AND THIN EXISTING TREES ON SITE. THE USE OF CLIMBING SPURS IS PROHIBITED. ALL DISEASED, DEAD BRANCHES AND THOSE INTERFERING WITH HEALTHY PLANT GROWTH SHALL BE REMOVED. ALSO, REMOVE ROOT SUCKERS, LOW BRANCHES, AND ANY OTHERS AS DIRECTED BY THE OWNER OR LANDSCAPE ARCHITECT. CUTS SHALL BE FLUSH WITH THE TRUNK OR LIMB AND SHALL BE PAINTED WITH TREE PAINT. REMOVE ANY NAILS, WIRES, ETC. FASTENED TO THE TREE.

3.09 PLANTER PREPARATION - DECORATIVE OR STRUCTURAL

1. IF SPECIFIED, LANDSCAPING IN PLANTERS SHALL BE INSTALLED USING THE FOLLOWING METHOD:
   a. INSTALL 4" DEEP LAYER OF FINE CRUSHED STONE IN BOTTOM OF PLANTER.
   b. INSTALL FILTER FABRIC OVER STONE LAYER. TURN UP EDGES OF FABRIC ALL AROUND.
   c. INSTALL PLANTING SOIL MIX OVER FILTER FABRIC TO WITHIN 3½" OF TOP FOR PLANTER. DO NOT COMPACT PLANTING SOIL.
   d. INSTALL PLANT MATERIAL AS SPECIFIED ELSEWHERE IN THESE SPECIFICATIONS.
   e. INSTALL 3" OF MULCH OVER PLANTING SOIL.

3.10 INSTALLING SOD (NEW LAWNS)

1. THE CONTRACTOR SHALL SOD ALL AREAS INDICATED AND NOTED ON THE DRAWINGS. NO SODDING SHALL OCCUR UNTIL AREAS TO BE SODDED ARE CLEARED OF ANY ROUGH GRASS, WEEDS AND DEBRIS, THE GROUND BROUGHT TO AN EVEN GRADE AND SPECIFIED AMENDMENTS HAVE BEEN ADDED. SEE DETAILS FOR SPECIFIC AMENDMENTS AS PER SOD TYPE.
2. WHENEVER A SUITABLE AREA HAS BEEN GRADED AND IS READY FOR SODDING THE CONTRACTOR SHALL, WHEN DIRECTED BY THE LANDSCAPE ARCHITECT, PROCEED AT ONCE WITH THE SODDING OF THE AVAILABLE AREAS. SODDING SHALL BE INCORPORATED INTO THE PROJECT AT THE EARLIEST PRACTICAL TIME IN THE LIFE OF THE CONTRACT. NO SOD WHICH HAS BEEN CUT FOR MORE THAN SEVENTY-TWO (72) HOURS SHALL BE USED UNLESS SPECIFICALLY AUTHORIZED BY THE LANDSCAPE ARCHITECT OR OWNER AFTER HIS CAREFUL INSPECTION THEREOF. ANY SOD WHICH IS NOT PLANTED WITHIN TWENTY-FOUR (24) HOURS AFTER CUTTING SHALL BE STACKED IN AN APPROVED MANNER AND MAINTAINED PROPERLY MOISTENED.
3. THE SOD SHALL BE PLACED ON THE PREPARED SURFACE, WITH EDGES IN CLOSE CONTACT, AND SHALL BE FIRMLY AND SMOOTHLY EMBEDDED BY LIGHT TAMPING WITH APPROPRIATE TOOLS. SOD SHALL BE ROLLED WITH 1,000 LBS. ROLLER UNLESS WAIVED BY THE LANDSCAPE ARCHITECT OR OWNER.
4. WHERE SODDING IS USED IN DRAINAGE DITCHES, SOD PANELS SHALL BE SET IN A STAGGERED PATTERN, SUCH AS TO AVOID A CONTINUOUS SEAM ALONG THE LINE OF FLOW. OFFSETS OF INDIVIDUAL STRIPS SHALL NOT EXCEED SIX (6) INCHES. AT THE INSIDE OF THE CURBS, SOD SHALL ABUT SQUARELY AND EVENLY.
5. ON AREAS WHERE THE SOD MAY SLIDE, DUE TO HEIGHT AND SLOPE, THE LANDSCAPE ARCHITECT OR OWNER MAY DIRECT THAT THE SOD BE PEGGED, WITH PEGS DRIVEN THROUGH THE SOD BLOCKS INTO FIRM EARTH, AT SUITABLE INTERVALS.
6. ANY PIECES OF SOD WHICH, AFTER PLACING, SHOW AN APPEARANCE OF EXTREME DRYNESS SHALL BE REMOVED FROM THE WORK.
7. WHERE PLACEMENT OF NEW SOD ABUTS EXISTING SODDED AREAS, NEW SOD MUST BE PLACED IN SUCH A MANNER AS TO PRODUCE AN EVEN TRANSITION TO EXISTING SODDED AREAS.
8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BRING THE SOD EDGE IN A NEAT, CLEAN MANNER TO THE EDGE OF ALL PAVING AND SHRUB AREAS.

PART 4: MAINTENANCE, ESTABLISHMENT, AND WARRANTY

4.01 ESTABLISHMENT PERIOD AND MAINTENANCE AGGREEMENT

1. THE MAINTENANCE PERIOD SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED, AND THE CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL AREAS INVOLVED IN THIS CONTRACT DURING THE PROGRESS OF THE WORK.
2. THE ESTABLISHMENT PERIOD SHALL BEGIN ON THE FIRST DAY AFTER ALL PLANTING AND INSTALLATION OF ALL LANDSCAPE ELEMENTS IS COMPLETED AND INITIALLY ACCEPTED. THE CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL AREAS FROM INITIAL ACCEPTANCE UNTIL FINAL ACCEPTANCE BY THE OWNER. THE ESTABLISHMENT PERIOD SHALL CONTINUE FOR NOT LESS THAN NINETY (90) CONTINUOUS CALENDAR DAYS. THE ESTABLISHMENT PERIOD WILL END AT THE TIME THE PROJECT IS GIVEN FINAL ACCEPTANCE. AN INSPECTION SHALL BE MADE BY THE OWNER OR LANDSCAPE ARCHITECT TO ACCEPT THE COMPLETED WORK AND ISSUE A DETERMINATION OF SUBSTANTIAL COMPLETION. INSPECTIONS MAY BE PERFORMED ON ALL OR PARTIALLY COMPLETED PHASED WORK UNDER THE CONTRACT, AS DIRECTED BY THE OWNER.
3. MAINTENANCE OF NEW PLANTINGS SHALL CONSIST OF, BUT NOT NECESSARILY BE LIMITED TO, PRUNING, WATERING, CULTIVATING, WEEDING, MULCHING, TIGHTENING OR REPLACING GUYS AND STAKES, RESETTING PLANTS TO PROPER GRADES OR UPRIGHT POSITIONS, FURNISHING AND APPLYING SPRAYS AS NECESSARY TO COMBAT INSECTS AND DISEASE, LITTER CONTROL, ROLLING, FERTILIZING AND REPLANTING.
4. PLANTING AREAS AND PLANTS SHALL BE PROTECTED AT ALL TIMES AGAINST DAMAGE OF ANY KIND FOR THE DURATION OF THE MAINTENANCE AND ESTABLISHMENT PERIODS. IF ANY PLANTS ARE INJURED OR DAMAGED, THEY SHALL BE TREATED OR REPLACED AS DIRECTED BY THE OWNER OR LANDSCAPE ARCHITECT AT NO ADDITIONAL COST. THE CONTRACTOR IS RESPONSIBLE FOR ACTS OF VANDALISM OR THEFT DURING THE MAINTENANCE AND ESTABLISHMENT PERIOD UNLESS THIS RESPONSIBILITY IS ASSUMED IN WRITING BY ANOTHER PARTY.
5. RESTRICT FOOT AND VEHICULAR TRAFFIC FROM ALL LAWN AND PLANTING AREAS AFTER SEEDING AND PLANTING OPERATIONS. ERECT SIGNS AND BARRIERS IF REQUIRED AND REMOVE WHEN LAWN AND PLANTINGS ARE WELL ESTABLISHED AND ACCEPTED BY OWNER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION OF THE SITE. AREAS DAMAGED BY THE LANDSCAPE CONTRACTOR'S MEN OR EQUIPMENT, OR THE MEN OR EQUIPMENT OF HIS SUBCONTRACTOR'S, SHALL BE REPAIRED AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
7. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL PLANT MATERIALS ADEQUATELY WATERED AFTER INSTALLATION EVEN IF THE IRRIGATION SYSTEM IS NOT OPERATIONAL. PLANTS SHALL RECEIVE THOROUGH WATERING IMMEDIATELY AFTER PLANTING. AFTERWARDS, PLANTS SHALL BE WATERED DURING THE MAINTENANCE AND ESTABLISHMENT. IN THOSE AREAS WHERE A PERMANENT IRRIGATION SYSTEM WILL NOT BE PROVIDED, THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE WATERING PROGRAM.
8. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL PLANT MATERIALS ADEQUATELY FERTILIZED THROUGHOUT THE MAINTENANCE AND ESTABLISHMENT PERIODS. FERTILIZER SHALL BE APPLIED AT A RATE TO KEEP PLANT MATERIALS HEALTHY. ALL FERTILIZER SHALL BE DONE UNDER THE DIRECTION OF A LICENSED FERTILIZER OPERATOR.
9. THE LANDSCAPE CONTRACTOR SHALL CONTROL DISEASE AND PEST INFESTATIONS IN THE PLANTING AREA. UPON APPROVAL, THE CONTRACTOR SHALL IMPLEMENT THE CONTROL MEASURES, EXERCISING EXTREME CAUTION IN USING HAZARDOUS MATERIALS AND TAKING ALL NECESSARY STEPS TO PROTECT OTHERS ON AND NEAR THE JOB SITE. ALL DISEASE AND PEST CONTROL SHALL BE DONE UNDER THE DIRECTION OF A LICENSED DISEASE AND PEST CONTROL OPERATOR.
10. HERBICIDE WEED CONTROL: ALL LANDSCAPE AREAS SHALL BE FREE OF NUT GRASS, TORPEDO GRASS, AND OTHER NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK.
11. MOWING OF TURF WILL COMMENCE TEN (10) DAYS AFTER INSTALLATION. THE HEIGHT OF CUT WILL BE 3". AFTER THE FIRST CUT, THE CONTRACTOR SHALL ADJUST THE FREQUENCY OF MOWING SO THAT AT EACH OPERATION NO MORE THAN 1/3 OF THE GRASS BLADE IS REMOVED PER CUTTING.
12. BETWEEN THE 15TH AND 20TH DAY OF THE ESTABLISHMENT PERIOD, THE CONTRACTOR SHALL RE-SOD ALL SPOTS OR AREAS WITHIN THE LAWN WHERE NORMAL TURF GROWTH IS NOT EVIDENT. TURF MUST BE WELL ESTABLISHED AND FREE OF BARE SPOTS AND WEEDS TO THE SATISFACTION OF THE OWNER OR LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE. ALL PLANTED AREAS OTHER THAN LAWN SHALL BE WEEDED AT INTERVALS OF NOT MORE THAN TEN (10) DAYS.
13. APPLICATION OF FERTILIZER TO BE DONE BETWEEN THE FORTIETH (40) AND FIFTIETH (50) DAY OF THE ESTABLISHMENT PERIOD. LANDSCAPE ARCHITECT OR OWNER ARE TO BE NOTIFIED A MINIMUM OF FORTY-EIGHT (48) HOURS IN ADVANCE.
14. IMPROPER MAINTENANCE OR POOR CONDITION OF ANY PLANTING AT THE TIME OF THE TERMINATION OF THE SCHEDULED ESTABLISHMENT PERIOD MAY CAUSE POSTPONEMENT OF THE FINAL ACCEPTANCE OF THE CONTRACT. ANY MATERIAL FOUND TO BE DEAD, MISSING, OR IN POOR CONDITION DURING THE ESTABLISHMENT PERIOD SHALL BE REPLACED IMMEDIATELY. MAINTENANCE SHALL BE CONTINUED BY THE CONTRACTOR UNTIL THE WORK IS ACCEPTABLE.
15. INSPECTION AND FINAL ACCEPTANCE:
    a. IN ALL CASES THE LANDSCAPE ARCHITECT WILL PERFORM AN INITIAL AND FINAL INSPECTION AT THE BEGINNING AND END OF THE ESTABLISHMENT PERIOD, RESPECTIVELY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNER OR LANDSCAPE ARCHITECT OF THE BEGINNING AND END OF THIS PERIOD AND TO SUBMIT A WRITTEN REQUEST FOR AN INSPECTION TEN (10) DAYS IN ADVANCE.
    b. FOLLOWING INSPECTION(S), LANDSCAPE ARCHITECT WILL PREPARE A LISTING OF OUTSTANDING ITEMS TO BE ADDRESSED PRIOR TO FINAL ACCEPTANCE. FINAL ACCEPTANCE WILL BE GIVEN ONCE THE OUTSTANDING ITEMS ARE COMPLETED, AND THE WORK PERFORMED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND OWNER.
    c. ANY MATERIAL THAT IS 25% OR MORE DYING SHALL BE CONSIDERED DEAD AND MUST BE REPLACED AT NO CHARGE. A TREE SHALL BE CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED OR WHEN 25% OF THE CROWN IS DEAD. A TREE THAT HAS SUFFERED SIGNIFICANT LEAF DROP BUT SHOWS SIGNS OF LIFE MAY BE LEFT FOR LATER RE-INSPECTION. SUCH TREES SHALL BE SUBJECT TO REMOVAL AND REPLACEMENT AT ANY TIME UP TO AND INCLUDING THE FIRST RE-INSPECTION, AS REQUESTED BY THE OWNER OR LANDSCAPE ARCHITECT. THE WARRANTY PERIOD FOR SUCH TREES SHALL NOT BEGIN UNTIL AFTER THE SECOND RE-INSPECTION.

4.02 WARRANTY

1. INSTALLER AGREES TO REPAIR OR REPLACE PLANTINGS AND ACCESSORIES THAT FAIL IN MATERIALS, WORKMANSHIP, OR GROWTH WITHIN 24-MONTHS OF SUBSTANTIAL COMPLETION. FAILURES INCLUDE BUT ARE NOT LIMITED TO DEATH AND UNSATISFACTORY GROWTH (EXCEPT FOR DEFECTS RESULTING FROM THE LACK OF ADEQUATE MAINTENANCE BY OWNER), STRUCTURAL FAILURES INCLUDING PLANTINGS FALLING OR BLOWING OVER, AND DAMAGE INCURRED BY HANDLING, TRANSPORTING, AND PLANTING BY CONTRACTOR. CONTRACTOR SHALL REPLACE REPLACEMENT MATERIAL IN A TIMELY MANNER WHEN REQUIRED.
2. CONTRACTOR TO REPLACE PLANTS AND TREES WITH SAME KIND AND SIZE AS ORIGINALLY PLANTED, AT NO COST TO THE OWNER. WARRANTY FOR REPLACED PLANT MATERIAL SHALL BEGIN AT TIME THEY ARE REPLACED. PLANTS SHOULD BE REPLACED AT START OF FOLLOWING PLANTING AND/OR DIGGING SEASON. MATERIALS AND LABOR INVOLVED IN THE REPLACING OF MATERIALS SHALL BE SUPPLIED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
3. WARRANTY EXCLUDES REPLACEMENT OF PLANTS AFTER FINAL ACCEPTANCE BECAUSE OF INJURY BY STORM, DROUGHT, DROWNING, HAIL, FREEZE, INSECTS, OR DISEASES.
4. AT THE END OF THE WARRANTY PERIOD, STAKING AND GUYING MATERIALS SHALL BE REMOVED FROM THE SITE.
5. NON-LIVING LANDSCAPE ELEMENTS SHALL CARRY A ONE (1) YEAR GUARANTEE ON MATERIALS, LABOR, AND WORKMANSHIP.
6. SOIL TESTING: SHOULD PLANT MATERIALS SHOW YELLOWING OR OTHER SIGNS OF SOIL AND/OR NUTRITIONAL PROBLEMS, THE OWNER OR LANDSCAPE ARCHITECT MAY REQUEST SOIL TESTING AND ANALYSIS. SUCH TESTING WILL BE AT THE EXPENSE OF THE CONTRACTOR. ALL REQUIRED CORRECTIONS SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNLESS CLEAR EVIDENCE ESTABLISHES THAT THE SOIL PROBLEM IS NOT PRE-EXISTENT AND IS CAUSED BY FACTORS BEYOND THE CONTRACTOR'S CONTROL.

GENERAL PLANTING AND LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING AND NEW UTILITY LINE LOCATIONS PRIOR TO PLANTING AND SHALL REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND UTILITIES DURING THE LIFE OF THE PROJECT.
2. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE INCURRED DURING THE EXECUTION OF HIS WORK.
3. THE CONTRACTOR SHALL STAKE ALL TREE LOCATIONS IN THE FIELD AND THE STAKED LOCATIONS SHALL BE REVIEWED AND APPROVED BY CARTER ENGINEERING. CARTER ENGINEERING MAY MAKE MINOR ADJUSTMENTS TO THE LAYOUT WITHOUT INCURRING ADDITIONAL COSTS TO THE PROJECT.
4. MULCH ALL PLANT AREAS FOR TREES AND SHRUBS WITH 3" LAYER OF DOUBLE GROUND SHREDDED HARDWOOD MULCH. ANY DEVIATION SHALL BE COMMUNICATED TO DESIGN PROFESSIONAL FOR APPROVAL.
5. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES WILL BE WITH PLANTS WITH EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER COLOR, LEAF COLOR, FRUIT COLOR, AND TIME OF BLOOM, AS APPROVED BY CARTER ENGINEERING.
6. SUBSTITUTIONS SHALL NOT BE MADE UNLESS DRAWINGS AND/OR WRITTEN REQUESTS ARE SUBMITTED TO CARTER ENGINEERING FOR APPROVAL. CARTER ENGINEERING SHALL DETERMINE EQUALITY BASED UPON COMPLETE INFORMATION SUBMITTED BY THE CONTRACTOR.
7. TREES: PROVIDE SPECIMEN BALLED AND BURLAPPED, OR AS SPECIFIED, TREES OF HEIGHT, SIZE, CALIPER, GENUS, SPECIES, CULTIVAR AND BRANCHING CONFIGURATION INDICATED. THE ROOT SYSTEM OF EACH SHALL BE WELL PROVIDED WITH FIBROUS ROOTS. ALL PARTS OF PLANT SHALL BE MOIST AND SHOW ACTIVE GREEN CAMBIUM WHEN CUT. THEY SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE. ALL PLANTS TO BE MOVED BALLED AND BURLAPPED, MUST BE MOVED WITH THE ROOT SYSTEMS AS SOLID UNITS WITH BALLS OF EARTH FIRMLY WRAPPED WITH UNTREATED BURLAP, FIRMLY HELD IN PLACE BY A STOUT CORD OR WIRE, DRUM LACED, BOXED, OR IN CONTAINERS.
8. PRUNING AND SHAPING: PRUNE, THIN OUT, AND SHAPE PLANTS IN COMPLIANCE WITH AMERICAN HORT'S 'AMERICAN STANDARD FOR NURSERY STOCK' TO PRESERVE THE NATURAL CHARACTER AND ONLY AS APPROVED BY CARTER ENGINEERING DESIGN TEAM. RETAIN REQUIRED HEIGHT AND SPREAD. DO NOT ALTER SHAPE AND DO NOT CUT LEADERS. REMOVE ALL DEAD WOOD, SUCKERS, BROKEN OR BRUISED BRANCHES, AND CROSSING BRANCHES.
9. STAKES AND GUYS: TO BE ROUND CEDAR POSTS OR APPROVED EQUAL. TREES SHALL BE STAKED AND GUYED WIRED ON THREE SIDES.
10. THE CARTER ENGINEERING REPRESENTATIVE RESERVES THE RIGHT TO REJECT PLANT MATERIAL AT THE NURSERY OR AT THE SITE. PLANTS DAMAGED IN TRANSIT OR AT JOB SITE MAY BE REJECTED AT NO ADDITIONAL COST TO OWNER/REPRESENTATIVE.
11. THE TRUNK FLARE (AT THE BASE OF THE TREE) SHALL BE PROPERLY EXPOSED FOR ALL PLANTINGS.
12. KEEP ROOT BALLS INTACT PRIOR TO AND DURING PLANTING OPERATIONS. PLANTS WITH BROKEN OR DAMAGED ROOT BALLS SHALL BE REJECTED AND IMMEDIATELY REMOVED FROM THE SITE. KEEP ROOT BALLS DAMP AND PROTECTED FROM DAMAGE DUE TO SUN AND WIND. DO NOT SHAVE ROOT BALLS.
13. PLANT SOIL MIXTURE WILL BE USED TO BACKFILL THE PLANTING AREA. INSTALL PLANTS SIMULTANEOUSLY WITH INSTALLATION OF PLANTING SOIL MIXES.
14. TREE PLANTING: SEE TREE PLANTING DETAIL AND SPECIFICATION NOTES HEREIN FOR ADDITIONAL INFORMATION RELATED TO PLANTING PIT DIMENSIONS, PLANTING OPERATIONS, BACKFILLING, AND STAKING OF TREES.
15. CONTAINER STOCK PLANTING: PLANT CONTAINER GROWN STOCK THE SAME AS SPECIFIED FOR BALLED AND BURLAPPED STOCK BUT REMOVE CONTAINERS COMPLETELY.
16. SOIL SHALL BE FREE OF ALL DEBRIS, CONSTRUCTION MATERIAL, AND SLURRY. LANDSCAPE AREAS SHALL BE BACKFILLED WITH PLANTING SOIL MIXTURE PER DETAILS AND SPECIFICATIONS.
17. PLANTING BED SUBGRADE SHALL BE LOOSENED TO A MINIMUM DEPTH OF FOUR INCHES WITH ALL DEBRIS IN EXCESS OF ONE INCH BEING REMOVED AND DISCARDED. SCREENED STOCKPILED OR NEW TOPSOIL SHALL BE SPREAD TO A MINIMUM 'SETTLED AND ROLLED' DEPTH OF THREE INCHES.
18. OBSTRUCTIONS: IF OBSTRUCTIONS OR OTHER CONDITIONS DETRIMENTAL TO HEALTHY PLANT GROWTH ARE ENCOUNTERED, NOTIFY CARTER ENGINEERING IMMEDIATELY AND REQUEST ADDITIONAL INSTRUCTIONS.
19. WATERING AND DRAINAGE: FILL EXCAVATIONS WITH WATER AND ALLOW WATER TO PERCOLATE OUT BEFORE PLANTING. IF PLANTING PITS DO NOT PERCOLATE OR DRAIN PROPERLY, NOTIFY CARTER ENGINEERING AND REQUEST ADDITIONAL INSTRUCTIONS PRIOR TO PLANTING. DO NOT PLANT INTO POORLY DRAINING PLANTING PITS; POORLY DRAINING PLANTING PITS MAY HOLD WATER AND DROWN PLANTS AND AFFECTED PLANTS MAY BE SUBJECT TO REPLACEMENT AT NO COST TO THE OWNER.
20. FLOOD ALL PLANTS W/ WATER TWICE WITHIN FIRST 24 HOURS OF PLANTING.
21. ALL PLANT MATERIAL SHALL BE MULCHED AFTER PLANTING. BACKFILL TO ALLOW ROOM FOR MULCH AFTER SETTLING, AND PLACE MULCH IN DISH AFTER FIRST WATERING AND WITHIN ONE WEEK OF PLANTING. SEE PLANTING DETAILS FOR MULCH THICKNESS.
22. ALL PLANTS SHALL BE PLUMB VERTICALLY AFTER SETTLING OR AS DIRECTED BY CARTER ENGINEERING.
23. PLANTING RESTRICTIONS: PLANT DURING ONE OF THE FOLLOWING PERIODS:
    a. SPRING: MAR THROUGH MAY (SHRUBS, GROUNDCOVER, PERENNIALS).
    b. FALL: SEPTEMBER THROUGH NOVEMBER (SHRUBS, GROUNDCOVER, PERENNIALS).
    c. TREE PLANTING: SEPTEMBER THROUGH APRIL.
    d. ORNAMENTAL GRASSES: NOT SUITABLE FOR PLANTING IN FALL OR WINTER
24. INSTALLER AGREES TO REPAIR OR REPLACE PLANTINGS AND ACCESSORIES THAT FAIL IN MATERIALS, WORKMANSHIP, OR GROWTH WITHIN 24-MONTHS OF SUBSTANTIAL COMPLETION. FAILURES INCLUDE BUT ARE NOT LIMITED TO DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM THE LACK OF ADEQUATE MAINTENANCE BY OWNER; STRUCTURAL FAILURES INCLUDING PLANTINGS FALLING OR BLOWING OVER. CONTRACTOR SHALL REPLACE REPLACEMENT MATERIAL IN A TIMELY MANNER WHEN REQUIRED.
25. THE CONTRACTOR SHALL VERIFY THE QUANTITIES LISTED IN THE PLANT LEGEND. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANTS SHOWN ON PLANTING PLANS. IN CASE OF DISCREPANCIES CARTER ENGINEERING SHOULD BE CONTACTED.
26. ALL GROUNDCOVER QUANTITIES SHALL BE DETERMINED USING THE INFORMATION PROVIDED IN THE GROUNDCOVER QUANTITY AND SPACING CHART WITHIN THE LANDSCAPE DRAWING SET.
27. IRRIGATION PLANS, IF NOT PROVIDED IN THIS SET OF DRAWINGS, SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT AND JURISDICTIONAL AUTHORITY AS REQUIRED AND APPLICABLE TO LOCAL CODE.

GENERAL LAYOUT GUIDELINES

1. ALL TREES: SPACED 35' FROM STREET INTERSECTIONS (FROM R.O.W.); 15' TRAFFIC SIGNS; 15' FROM LIGHT POLES; 30' FROM OVERHEAD UTILITIES; 5' FROM UNDERGROUND UTILITIES, HYDRANTS, WATER METERS, AND ELECTRICAL TRANSMISSION LINES; 2' FROM ANY CURB, SIDEWALK, OR PAVEMENT EDGE.
2. MEDIUM CANOPY TREES: NO CLOSER THAN 10' FROM BUILDINGS
3. LARGE CANOPY TREES: NO CLOSER THAN 15' FROM BUILDINGS
4. PRUNE TREES AS THEY GROW TO PROVIDE 8' OF CLEARANCE ABOVE SIDEWALKS AND 12' OF CLEARANCE ABOVE ROADWAYS.
5. ALL SHRUBS: CLEAR 2.5' FROM TREE TRUNKS.
6. SHRUBS: BACK ROW PLANTED A MINIMUM 36" FROM FACE OF WALL. FRONT ROW PLANTED A MINIMUM OF 24" BEHIND BED AT LAWNS / WALKS AND A MINIMUM 36" BACK FROM DRIVEWAYS AND PARKING AREAS.
7. GROUNDCOVER: BACK ROW PLANTED 12" FROM FACE OF BUILDING. FRONT ROW PLANTED A MINIMUM 12" BEHIND BED AT LAWNS OR WALKS.

REVISION BLOCK

ISSUE	REVISION DATE & DESCRIPTION
1	11.08.23 - INITIAL SUBMITTAL
2	2.29.24
3	04.18.24 - RESPONSE TO COMMENTS
4	----
5	----
6	----
7	----
8	----

GEORGIA REGISTERED NO. 26703 PROFESSIONAL ENGINEER J. BRIAN KIMSEY

GSWCC Level II Certification
No. 000000003007

CARTER ENGINEERING

CARTER ENGINEERING
3651 MARS HILL ROAD
SUITE 2000
WATKINSVILLE, GA 30677

P: 770.725.1200
F: 770.725.1204
www.carterengineering.com

SITE DEVELOPMENT PLANS
FOR
AGARWAL RESIDENCE
115 LAMBDIN LANE - ALPHARETTA, GA 30022

SHEET TITLE:
E&SC DETAILS

PROJECT NAME:
AGARWAL RESIDENCE

SHEET NUMBER:
L4

PROJECT NUMBER:
23001SDA

DATE:
04/18/24

ENGINEER/DESIGNER NOT RESPONSIBLE FOR COST CHANGES DURING PRELIMINARY PHASE. BIDS & QUOTES SHALL BE BASED ON PLAN SETS LABELED "ISSUE FOR BID". BIDS & QUOTES SHALL BE REVISED BASED ON PLANS LABELED "ISSUE FOR CONSTRUCTION".

Community Zoning Information Meeting (CZIM) **April 10, 2024**

Please sign-in and leave your comments and/or concerns.

V-24-12 / 115 Lambdin Lane Strean Buffer Variance

NAME	ADDRESS	COMMENTS
	No	Comment

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: 115 Lambdin Lane

Contact Name: Carter Engineering Consultants, Inc. Telephone: 770-725-1200

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.

After mailing notification to all property owners within 500', there was no additional correspondence from the community expressing comments or concerns.

The CZIM concluded with only city staff and the applicant present. There were no other attendees.

Sameer and Divya Agarwal (115 Lambin Lane) personally discussed the project in detail with neighbors Todd Lee (125 Lambdin Lane) and Atul Suri (135 Lambdin Lane), both of which have no objection to the approach for remediation.

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

- [x] Letter
- [x] 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: J. Brian King Date: 04/22/2024

Print Form

CARTER
ENGINEERING

March 25, 2024

RE: V-24-12 Stream Buffer Variance
115 Lambdin Lane
Alpharetta, GA 30022

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a variance to allow for an encroachment into the 25' stream buffer in order to stabilize a tributary associated with Long Indian Creek. The subject property is located at 115 Lambdin Lane and is legally described as being located in Land Lot 95, 1st District, 1st Section, Fulton County, Georgia.

The Community Zoning Information Meeting (CZIM) for this request will be held on Wednesday, April 10, 2024, at 6:00 p.m. in the Community Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is located at 2 Park Plaza, Alpharetta, Georgia 30009. 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 City Council on Monday, May 20, 2024 at 6:30 p.m. The meeting will be held in the Council Chambers at Alpharetta City Hall. Alpharetta City Hall is located at 2 Park Plaza, Alpharetta, Georgia 30009.

If you have any questions regarding the request, please feel free to contact Jessica Hood at <jessica@carterengineering.com> or 770-725-1200.

Sincerely,

J. Brian Kimsey, P.E.
Carter Engineering Consultants, Inc.

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #: V-24-12
PH #: PHA240010
☐ Property Taxes & Code Violations Verified
☑ Fee Paid Initial: ERC

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: Carter Engineering Consultants, Inc. Telephone: 770-725-1200

Address: 1010 Commerce Drive Suite:

City Bogart State: GA Zip: 30622 Fax:

Mobile Tel: 770-725-1200 Email: jessica@carterengineering.com

Subject Property Information:

Address: 115 Lambdin Lane Current Zoning: R-12

District: 1 Section: 1 Land Lot: 78/95 Parcel ID: 11 017200951037

Proposed Zoning: Current Use: Residential

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?

Residential

Applicant's Request (Please itemize the proposal):

Permission to perform construction activities within the state buffer zone in order to stabilize a segment of a tributary to Long Indian Creek on the Agarwal residential property

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

The property owner requests permission to perform construction activities within the state buffer zone in order to stabilize a segment of a tributary to Long Indian Creek on the Agarwal residential property. The area proposed for stabilization is experiencing scour due to high velocities of flow from the tributary as it exits the culvert under the county road Tuxford Drive during storm events. The resultant erosion threatens to undermine the foundation of the Agarwal residence if left untreated causing unnecessary hardship and would continue to contribute sediment into the Indian Creek system. Proposed Stabilization methods include the use of gabion baskets at the toe of the slope with live stakes of native tree species driven into the bank for further stability. Gabion baskets are necessary to prevent the high velocities of water from eroding the planted buffer during establishment stages and to maintain designed slopes. The proposed actions will not cause substantial detriment to the public good or impair the purpose and intent of the zoning code. The stream will retain access to its natural floodplain. Establishment of a vegetated buffer will provide ecosystem services which include habitat for aquatic and terrestrial species and shade while improving the health and stability of the stream.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Sameer and Divya Agarwal Telephone: 203-919-3188

Address: 115 Lambdin Lane Suite:

City Alpharetta State: GA Zip: 30022 -

Authorization:

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

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

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

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Carter Engineering Consultants, Inc. Telephone: 770-725-1200

Address: 1010 Commerce Drive Suite:

City Bogart State: GA Zip: 30622 -

So Sworn and Attested:

Owner Signature: Divya Agarwal Date: 03/01/2024

Notary:

Notary Signature: Seven Perry Date: 03/01/2024

Seven Perry
NOTARY PUBLIC
BARROW COUNTY, GEORGIA
My Commission Expires 01/01/2028

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: Sameer and Divya Agarwal

Subject Public Hearing Case: 115 Lambdin Lane

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: N/A Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: Divya Agarwal. Date: 03/04/2024

Board Of Zoning Appeals Review Criteria

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

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

The area proposed for stabilization is experiencing scour due to high velocities of flow from the tributary as it exits the culvert under the county road Tuxford Drive during storm events.

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

The resultant erosion threatens to undermine the foundation of the Agarwal residence if left untreated causing unnecessary hardship and would continue to contribute sediment into the Indian Creek system.

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

The area proposed for stabilization is experiencing scour due to high velocities of flow from the tributary as it exits the culvert under the county road Tuxford Drive during storm events. The resultant erosion threatens to undermine the foundation of the Agarwal residence if left untreated causing unnecessary hardship and would continue to contribute sediment into the Indian Creek system.

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.

Proposed Stabilization methods include the use of gabion baskets at the toe of the slope with live stakes of native tree species driven into the bank for further stability. Gabion baskets are necessary to prevent the high velocities of water from eroding the planted buffer during establishment stages and to maintain designed slopes. The proposed actions will not cause substantial detriment to the public good or impair the purpose and intent of the zoning code. The stream will retain access to its natural floodplain. Establishment of a vegetated buffer will provide ecosystem services which include habitat for aquatic and terrestrial species and shade while improving the health and stability of the stream.

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: 115 Lambdin Lane

Contact Name: Carter Engineering Consultants, Inc. Telephone: 770-725-1200

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.

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

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

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

Letter will include contact information (telephone number and email address) to respond with questions or concerns

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: 115 Lambdin Lane

Contact Name: Carter Engineering Consultants, Inc. Telephone: 770-725-1200

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.

Kenneth and Lisa Northcutt	Michael and Michelle Mahoney
Matthew and Melinda Urbanawiz	Bala and Kalpagam Panchapakesan
The Atul and Sangreeta Deval Recovable Trust	Jennifer and Robert Bryan
John and Mary Strika	Louis and Jane Ingwersen
Matthew and Daphne Bailey	Rodney and Vicky Thompson
Arnaud and Betty Wilson	Patrick and Jennifer Dwyer
Cindy and Michael Jenkins	Craig and Deborah Isaacs

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

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

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

Letter will include contact information (telephone number and email address) to respond with questions or concerns

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: 115 Lambdin Lane

Contact Name: Carter Engineering Consultants, Inc. Telephone: 770-725-1200

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.

Christopher and Gina Rosen	Atul and Barkha Suri
Garrett and Amy Lee	Carl and Patricia Winn
Aleksandr Khislavskiy et. al	Kristin Freret
Carolyn and Dustin Davis	Larry and Joy Boone
Anthony Wang and Ling Li	Elizabeth Beck
David Isom and Derek Scheidt	Margaret Gress
Heidi Henderson	Andrey and Roumiana Kouinski

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

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

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

Letter will include contact information (telephone number and email address) to respond with questions or concerns

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: 115 Lambdin Lane

Contact Name: Carter Engineering Consultants, Inc. Telephone: 770-725-1200

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.

Benjamin and Laura Demaline	Gabriel Gotchev
Richard and Emilia Goetz	Manish Vazirani and Priya Kapoor
Liad Chazan and Shimon Hazot	Albert and Printha Shaaya
Hong Hwang and Li Ting	Scott and Susan Grunwald
Jason and Nancy Robinson	Murray and Virginia Mann
Beth and Steven Shapiro	Kevin and Deana Feckoury
Stephen and Cynthia Rozier	Timothy and Crystal Leeman

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

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

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

Letter will include contact information (telephone number and email address) to respond with questions or concerns

CARTER
ENGINEERING

March 1, 2024

RE: Letter of Intent Agarwal Residence, 115 Lambdin Ln, Alpharetta, GA 30022

To whom it may concern,

Carter Engineering Consultants is writing this letter of intent to request permission to perform construction activities within the state buffer zone in order to stabilize a segment of a tributary to Long Indian Creek on the Agarwal residential property. The area proposed for stabilization is experiencing scour due to high velocities of flow from the tributary as it exits the culvert under the county road Tuxford Drive during storm events. The resultant erosion threatens to undermine the foundation of the Agarwal residence if left untreated causing unnecessary hardship and would continue to contribute sediment into the Indian Creek system. Proposed Stabilization methods include the use of gabion baskets at the toe of the slope with live stakes of native tree species driven into the bank for further stability. Gabion baskets are necessary to prevent the high velocities of water from eroding the planted buffer during establishment stages and to maintain designed slopes. The proposed actions will not cause substantial detriment to the public good or impair the purpose and intent of the zoning code. The stream will retain access to its natural floodplain. Establishment of a vegetated buffer will provide ecosystem services which include habitat for aquatic and terrestrial species and shade while improving the health and stability of the stream. Please see site photos included below:

Please feel free to contact me with any questions or concerns at brian@carterengineering.net or at 770-725-1200.

Sincerely,

J. Brian Kimsey. P.E.
Carter Engineering Consultants, Inc.

Picture 1: Eroded Streambank

Picture 2: Eroded Streambank

Picture 3: Sinkhole In Backyard

Picture 4: Streambank at Fence

CARTER
ENGINEERING

Design Report
For
Agarwal Residence

115 Lambdin Ln
Alpharetta, GA 30022
(Parcel No. 11017200951037)

Prepared By:
Carter Engineering Consultants
1010 Commerce Drive
Bogart, GA 30622

February 2024

Table of Contents

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Introduction

Project Description

The subject site is located in Fulton County, approximately 0.8 miles west of the intersection of Jones Bridge Rd and Morton Rd, near the city of Alpharetta, GA. The site is located at 115 Lambdin lane. (See Location Map Below)

Location Map

The property is owned by Sameer and Divya Agarwal. The northwestern portion of the property borders an unnamed tributary contributing to Long Indian Creek.

Over the years, the unnamed tributary has eroded a significant portion of the property as a result of fluctuating creek levels from large storm events. This erosion has resulted in a significant amount of property loss. The erosion currently is approaching the foundation of the existing residence. The property owner is concerned that the erosion will begin to encroach closer to the foundation of the residence if left untreated.

The property owner is proposing to stabilize the streambank utilizing gabion baskets. The gabion baskets will line the original toe of the streambank. The owner will backfill the area to the gabion baskets to reclaim the area that has eroded stabilizing the upper slope with live stakes and erosion control material. The gabion baskets will prevent future streambank erosion,

ensuring the structural integrity of the residence. Due to the nature of this project, the work must be performed within the 25 feet state waters buffer. The existing and proposed conditions of the subject site are shown in the conclusion of this report.

Methodology

The following project analysis provides the design calculations required to compare the elevation through the stream of the original streambank and the proposed streambank at the points of study. Cross sections at two points along the section of stream being repaired were the points of study.

The study was performed using the SCS method to produce the hydrograph of the watershed. This hydrograph was routed through the channel and the elevation in the channel was recorded for the flow of 125 cfs. The elevations of the channel before and after the addition of the gabion baskets was compared to evaluate the effect.

Site Pictures

The following pictures were taken at the Agarwal residence to show the condition of the streambank.

Picture 1: Eroded Streambank

Picture 2: Eroded Streambank

Picture 3: Sinkhole In Backyard

Picture 4: Streambank at Fence

Conclusion and Recommendations

This project involves construction that, by its nature, must be located within the stream buffer. The project results in the restoration and enhancement of a section of stream that will improve water quality by eliminating streambank erosion from large storm events. Live stakes will help to reestablish a vegetative buffer along the eroded stream segment.

The placement of gabion baskets at the toe of the streambank has a minimal impact on the elevation in the channel. Thus, no adverse effects to the floodplain are expected because of the gabion baskets. The change in elevation from the gabion baskets is shown below.

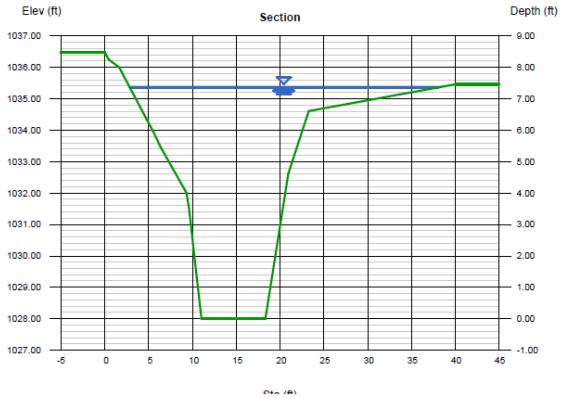
Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Wednesday, Oct 25 2023

Origninal Streambank Section A

User-defined		Highlighted	
Invert Elev (ft)	= 1028.00	Depth (ft)	= 7.36
Slope (%)	= 0.01	Q (cfs)	= 125.00
N-Value	= 0.020	Area (sqft)	= 96.61
		Velocity (ft/s)	= 1.29
Calculations		Wetted Perim (ft)	= 42.11
Compute by:	Known Q	Crit Depth, Yc (ft)	= 2.00
Known Q (cfs)	= 125.00	Top Width (ft)	= 35.20
		EGL (ft)	= 7.39

(Sta, El, n)-(Sta, El, n)...
(0.00, 1036.48) -(0.44, 1036.25, 0.020) -(1.61, 1036.00, 0.020) -(4.82, 1034.32, 0.020) -(5.43, 1034.00, 0.020) -(6.37, 1033.46, 0.020) -(9.31, 1032.00, 0.020)
-(9.60, 1031.52, 0.020) -(10.49, 1029.33, 0.020) -(11.03, 1028.00, 0.020) -(18.32, 1028.00, 0.020) -(20.95, 1032.62, 0.020) -(23.27, 1034.61, 0.020) -(40.00, 1035.46, 0.0



You created this PDF from an application that is not licensed to print to novaPDF printer (http://www.novapdf.com)

Figure 1: Original Channel Section A

Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Wednesday, Oct 25 2023

Original Streambank Section B

User-defined		Highlighted	
Invert Elev (ft)	= 1028.25	Depth (ft)	= 6.01
Slope (%)	= 0.01	Q (cfs)	= 125.00
N-Value	= 0.020	Area (sqft)	= 79.90
		Velocity (ft/s)	= 1.56
Calculations		Wetted Perim (ft)	= 26.20
Compute by:	Known Q	Crit Depth, Yc (ft)	= 2.14
Known Q (cfs)	= 125.00	Top Width (ft)	= 21.38
		EGL (ft)	= 6.05

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-(17.60, 1032.00, 0.020) -(19.03, 1030.62, 0.020) -(19.61, 1030.00, 0.020) -(23.45, 1028.49, 0.020) -(25.03, 1028.25, 0.020) -(28.77, 1028.75, 0.020) -(31.23, 1029.36, 0
-(33.05, 1033.56, 0.020) -(34.77, 1035.67, 0.020) -(52.65, 1037.47, 0.020)

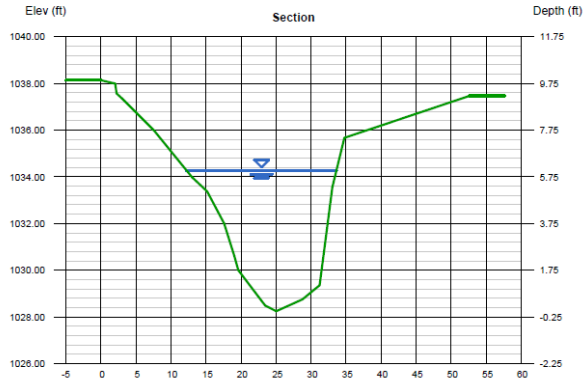

Figure 2: Original Channel Section B

Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Friday, Nov 3 2023

Proposed Channel Section A

User-defined		Highlighted	
Invert Elev (ft)	= 1028.00	Depth (ft)	= 7.40
Slope (%)	= 0.01	Q (cfs)	= 125.00
N-Value	= 0.020	Area (sqft)	= 82.56
		Velocity (ft/s)	= 1.51
Calculations		Wetted Perim (ft)	= 28.43
Compute by:	Known Q	Crit Depth, Yc (ft)	= 2.10
Known Q (cfs)	= 125.00	Top Width (ft)	= 17.56
		EGL (ft)	= 7.44

(Sta, El, n)-(Sta, El, n)...
(0.00, 1036.45) -(0.44, 1036.25, 0.020) -(1.61, 1036.00, 0.020) -(4.82, 1034.32, 0.020) -(5.43, 1034.00, 0.020) -(6.37, 1033.46, 0.020) -(9.31, 1032.00, 0.020)
-(9.60, 1031.52, 0.020) -(10.49, 1029.33, 0.020) -(11.03, 1028.00, 0.020) -(18.32, 1028.00, 0.020) -(18.32, 1029.80, 0.020) -(19.32, 1029.80, 0.020) -(19.32, 1032.80, 0.0
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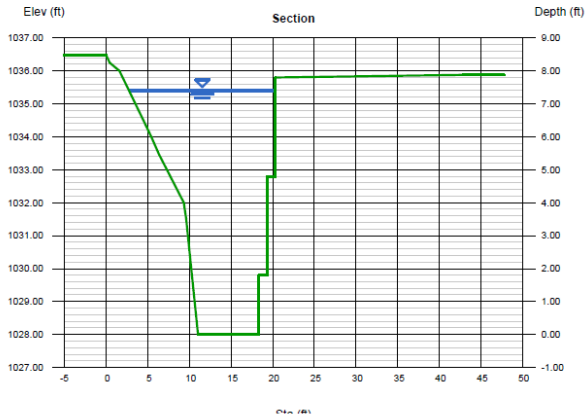

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Figure 3: Proposed Channel Section A

Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Friday, Nov 3 2023

Proposed Channel Section B

User-defined		Highlighted	
Invert Elev (ft)	= 1028.25	Depth (ft)	= 6.24
Slope (%)	= 0.01	Q (cfs)	= 125.00
N-Value	= 0.020	Area (sqft)	= 82.73
		Velocity (ft/s)	= 1.51
Calculations		Wetted Perim (ft)	= 28.52
Compute by:	Known Q	Crit Depth, Yc (ft)	= 2.14
Known Q (cfs)	= 125.00	Top Width (ft)	= 21.61
		EGL (ft)	= 6.28

(Sta, El, n)-(Sta, El, n)...
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-(17.60, 1032.00, 0.020) -(19.03, 1030.62, 0.020) -(19.61, 1030.00, 0.020) -(23.45, 1028.49, 0.020) -(25.03, 1028.25, 0.020) -(28.77, 1028.75, 0.020) -(31.23, 1029.35, 0
-(31.23, 1031.15, 0.020) -(32.23, 1031.15, 0.020) -(32.23, 1034.15, 0.020) -(33.23, 1034.15, 0.020) -(33.23, 1037.15, 0.020) -(52.65, 1037.47, 0.020)

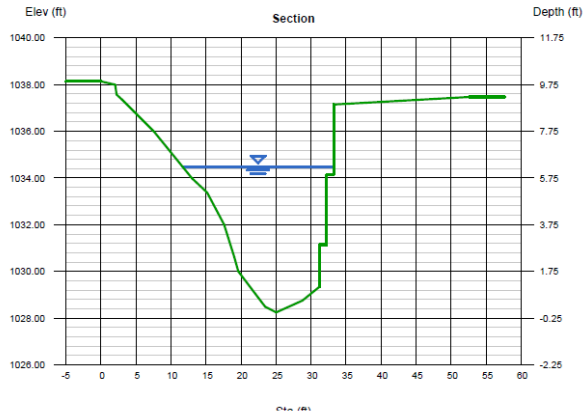

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Figure 4: Proposed Channel Section B

During construction, the environmental impacts will be minimal. A small amount of sediment could potentially travel downstream during the placement of the gabion baskets. Once the gabion baskets and geotextile are installed, the placement of fill to reconstruct the streambank will be filtered by the barrier created by the geotextile and gabion baskets. The placement of the gabion baskets will not protrude into the original stream; therefore, flow characteristics of the stream will not be altered. Live stakes of native tree species will be placed on 3-foot centers between rows of the gabion baskets following USACE guidelines for streambank and lakeshore stabilization. This will help to reestablish a vegetative buffer on the stream bank providing stability and shade to the channel.

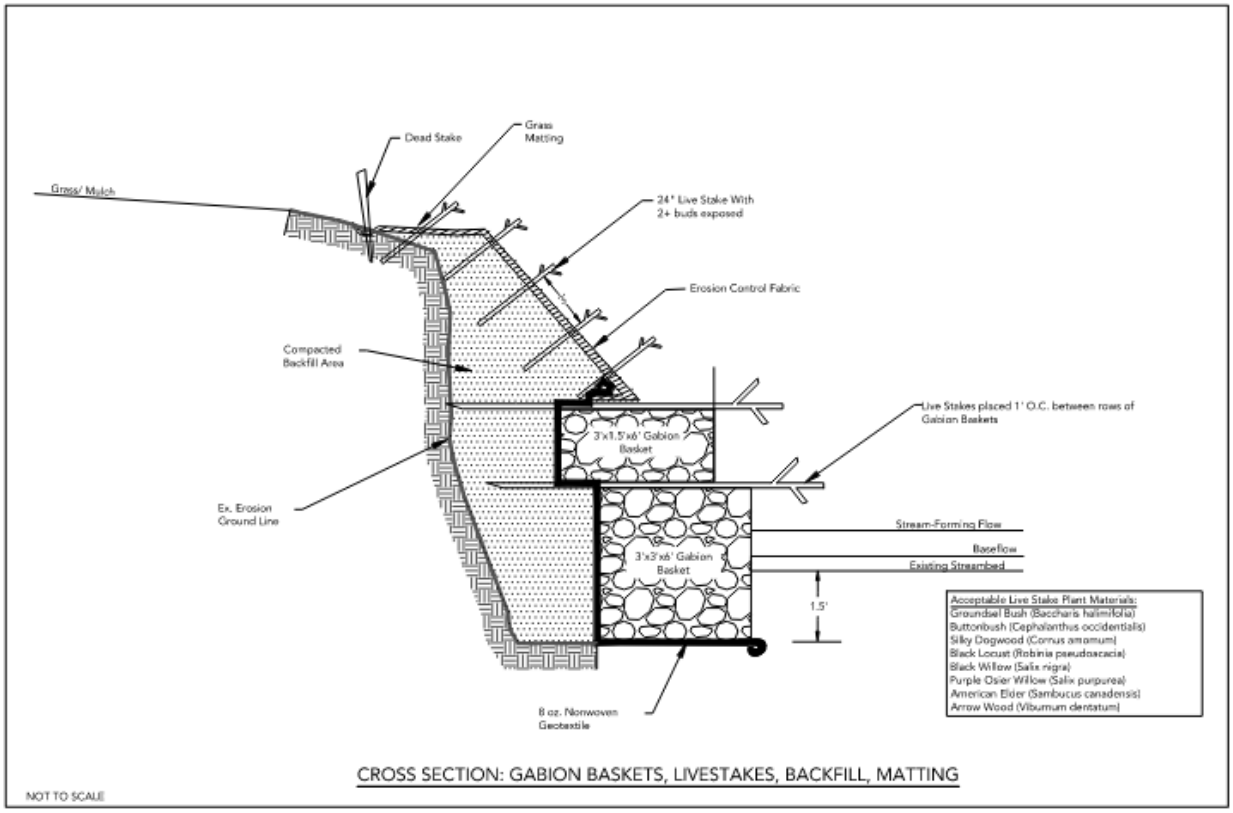


Figure 5: Live Stakes Detail

APPENDIX

CARTER ENGINEERING

LOCATION MAP

1 inch = 417 feet

AGARWAL RESIDNECE
CITY OF ALPHARETTA
FULTON COUNTY, GA

STREAMBANK STABILIZATION PLANS

FOR

AGARWAL RESIDENCE

PROJECT CONSULTANTS AND CONTACT INFORMATION

OWNER / DEVELOPER
SAMEER & DIVYA AGARWAL
115 LAMBDIN LANE
ALPHARETTA, GA 30022
CONTACT: 203-919-3188
24-HOUR CONTACT: DIVYA AGARWAL
AGARWAL.FMLY@GMAIL.COM

CIVIL ENGINEER
CARTER ENGINEERING CONSULTANTS, INC.
1010 COMMERCE DRIVE
BOGART, GA 30622
CONTACT: 770.725.1204
BRIAN KIMSEY
BRIAN@CARTERENGINEERING.COM

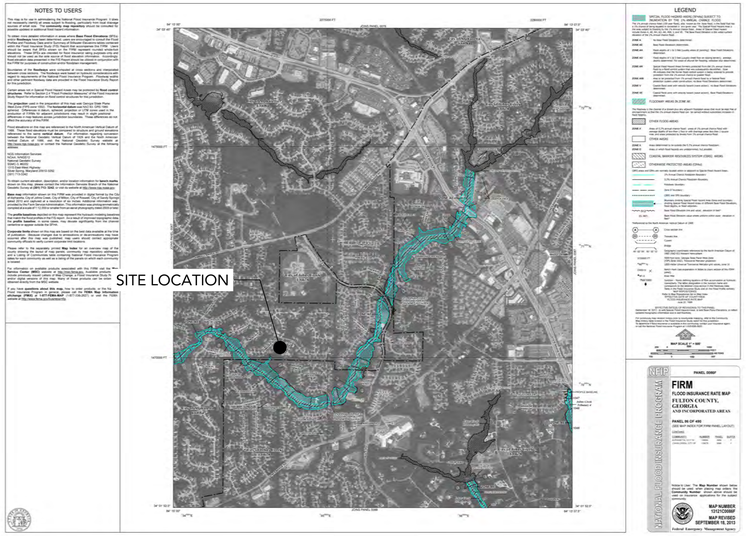
SURVEYOR
CARTER ENGINEERING CONSULTANTS, INC
1010 COMMERCE DRIVE
BOGART, GA 30622
CONTACT: 770.725.1200
MICHAEL FOLEY, GA #3346

CITY OF ALPHARETTA NOTES

1. NARRATIVE: THE PURPOSE OF THIS PROJECT IS TO STABILIZE THE STREAMBANK AT A RESIDENTIAL LOT.
2. PERCENT IMPERVIOUS OF PROJECT AREA: 37%
3. THIS PROJECT IS LOCATED WITHIN FEMA FIRM NUMBER 13121C0086F DATED 09/18/2013. THE SHADED ZONE X REFLECTS AREAS OF 1% ANNUAL CHANCE FLOOD WITH DRAINAGE AREA LESS THAN 1 SQUARE MILE.
4. SURVEY COMPLETED BY CARTER ENGINEERING CONSULTANTS IN 9/2023.
5. THERE ARE NO FLOODPLAINS LOCATED ON THE PROJECT SITE

UTILITY CONTACTS

NAME	PROVIDER	PHONE NUMBER
SEWER	FULTON COUNTY	(404) 612-3061
WATER	FULTON COUNTY	(770) 640-3040
ELECTRICAL	GEORGIA POWER	(888) 891-0938
INTERNET / TELEPHONE	UNKNOWN	UNKNOWN



DESIGN BENCHMARK 50% DD OWNER REVIEW
DRAWING STATUS NOT FOR CONSTRUCTION

CARTER ENGINEERING

PROJECT LOCATION

115 LAMBDIN LANE
ALPHARETTA, GA 30022

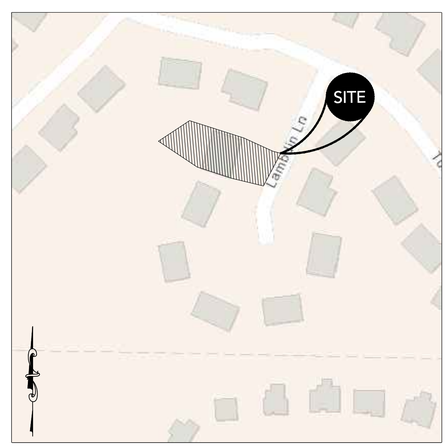
CONSTRUCTION ENTRANCE

34.22978 NORTH
-84.142773 WEST

PARCEL ID NUMBER

11017200951037

PROJECT TRACT 0.2837 ACRES | DISTURBED AREA 0.1 ACRES



SITE LOCATION MAP
NOT TO SCALE

GEORGIA811
Utilities Protection Center, Inc.
Know what's below
Call before you dig

SITE DESIGN & ENGINEERING SHEET INDEX

SHEET NUMBER	SHEET TITLE
C 1.0	COVER SHEET
C 2.0	GENERAL NOTES
C 3.0	EXISTING SITE PLAN
C 4.0	PROPOSED SITE PLAN
C 4.1	CROSS SECTION PROFILES
C 4.2	CHANNEL REPORT
C 4.3	STANDARD DETAILS
C 5.0	E&SC NOTES
C 5.1	E&SC PLAN
C 5.2	E&SC DETAILS
C 6.0	TREE PROTECTION PLAN

REVISION BLOCK

REVISION NUMBER	REVISION DATE & DESCRIPTION
ISSUE 1	11.08.23 - INITIAL SUBMITTAL
ISSUE 2	2.29.24
ISSUE 3	----
ISSUE 4	----
ISSUE 5	----
ISSUE 6	----
ISSUE 7	----
ISSUE 8	----
ISSUE 9	----
ISSUE 10	----

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GENERAL PLAN SET NOTES

1. THE ENGINEER IS NOT RESPONSIBLE FOR COST CHANGES DURING CONCEPTUAL, PRELIMINARY, OR DESIGN PHASE.
2. BIDS & QUOTES SHALL BE BASED ON PLAN SETS LABELED "ISSUE FOR BID" ON THE REVISION BLOCK.
3. BIDS & QUOTES SHALL BE REVISED BASED ON PLANS LABELED "ISSUE FOR CONSTRUCTION" ON THE REVISION BLOCK.
4. IF DISCREPANCIES ARE ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE DEVIATION FROM THIS PLAN SET, THE ENGINEER SHOULD BE NOTIFIED FOR UPDATED PLANS AND/ OR FIELD CHANGES.
5. THE ENGINEER IS NOT RESPONSIBLE FOR DESIGN OR CONSTRUCTION COST ASSOCIATED WITH FIELD CHANGES OR DEVIATION FROM THIS PLAN SET DUE TO UNFORESEEN SITE CONDITIONS, CLIENT MODIFICATION REQUEST AND/ OR CONTRACTOR CHANGES.
6. THE ENGINEER IS NOT RESPONSIBLE FOR THE EFFICACY OF FIELD CHANGES OR DEVIATION FROM THIS PLAN SET IN ANYWAY, UNLESS CHANGES ARE DIRECTED BY THE ENGINEER.

CARTER ENGINEERING

CARTER ENGINEERING
3651 MARS HILL ROAD
SUITE 2000
WATKINSVILLE, GA 30677

P: 770.725.1200
F: 770.725.1204
www.carterengineering.com

GEORGIA REGISTERED NO. 26703 PROFESSIONAL ENGINEER J. BRIAN KIMSEY
GSWCC Level II Certification
No. 000000003007

SITE DEVELOPMENT PLANS
FOR
AGARWAL RESIDENCE
115 LAMBDIN LANE - ALPHARETTA, GA 30022

SHEET TITLE: COVER

SHEET NUMBER: C 1.0

PROJECT NUMBER: 23001SDA

DATE: 2/29/24

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE | LAND PLANNING | LAND SURVEYING | MUNICIPAL SERVICES

CONSTRUCTION NOTES

1. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO COVER A COMPLETE PROJECT, READY TO USE, AND ALL ITEMS NECESSARY FOR A COMPLETE AND WORKABLE JOB SHALL BE FURNISHED AND INSTALLED. ANY DISCREPANCY SHALL BE IMMEDIATELY REPORTED TO THE OWNER OR HIS REPRESENTATIVE.
2. NOTIFY THE INSPECTOR OF THE LOCAL GOVERNING AUTHORITY 24 HOURS BEFORE EVERY PHASE OF CONSTRUCTION.
3. ALL WORK SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR, AT HIS EXPENSE, UNLESS ALREADY OBTAINED BY THE OWNER.
4. THE CONTRACTOR SHALL COORDINATE LOCATION AND INSTALLATION OF ALL UNDERGROUND UTILITIES AND APPURTENANCES TO MINIMIZE DISTURBING CURBING, PAVING, AND ALL OTHER UTILITIES.
5. THE EXISTING UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE DRAWINGS. THE UTILITIES SHOWN ARE THOSE LOCATED BY THE SURVEYOR OF RECORD. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF THE UTILITIES SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
6. DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR CONSENT OF THE ENGINEER AND THE MUNICIPALITY MAY CAUSE FOR THE WORK TO BE UNACCEPTABLE.
7. ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER.
8. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES AROUND THE WORK AND SHALL PROVIDE PROTECTION AGAINST WATER DAMAGE AND SOIL EROSION.
9. ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
10. THE CONTRACTOR SHALL PROVIDE SHEETING AND SHORING FOR ALL TRENCH CONSTRUCTION IN ACCORDANCE WITH OSHA GUIDELINES.
11. ALL PIPE LENGTHS SHOWN ARE TO THE CENTERLINE OF THE STRUCTURES UNLESS SPECIFICALLY NOTED.
12. PIPES (STORM AND SANITARY SEWER) SHALL BE LAID ON SMOOTH, CONTINUOUS GRADES WITH NO VISIBLE BENDS AT THE JOINTS.
13. BEDDING REQUIREMENTS SPECIFIED HEREIN ARE TO BE CONSIDERED AS MINIMUM REQUIRED FOR RELATIVELY DRY STABLE EARTH CONDITIONS. ADDITIONAL BEDDING SHALL BE REQUIRED FOR ROCK TRENCHES TO PROVIDE SUCH ADDITIONAL BEDDING AS REQUIRED TO PROPERLY CONSTRUCT WORK.
14. ALL STORM DRAINAGE INLET STRUCTURES SHALL HAVE METAL RING AND COVER FOR ACCESS.
15. ALL ANGLES SHOWN ARE 90 DEGREES UNLESS SHOWN OTHERWISE.
16. ALL GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY DIMENSIONS, GRADES, AND EXISTING ELEVATIONS PRIOR TO CONSTRUCTION.
17. CONCRETE CURBS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS SHOWN ON PLANS. MATERIALS, EQUIPMENT, METHODS OF CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO STATE D.O.T. STANDARD SPECIFICATIONS.
18. ALL CONCRETE SHALL HAVE 3000 PSI COMPRESSIVE STRENGTH AFTER 28 DAYS, WITH A MAXIMUM SLUMP OF FOUR (4) INCHES, UNLESS SPECIFIED OTHERWISE.
19. ALL EXPOSED CONCRETE SHALL HAVE A FINE HAIR BROOMED FINISH.
20. PARKING AND DRIVEWAY BASE COURSE AND ASPHALTIC CONCRETE SURFACE AND PRIME MATERIALS, EQUIPMENT, METHODS FOR CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO STATE D.O.T. STANDARD SPECIFICATIONS.
21. CONTRACTOR TO FIELD VERIFY ALL STORM, SANITARY, WATER AND OTHER UTILITIES LOCATIONS AND INVERTS PRIOR TO INSTALLATION OF ANY UTILITIES. NOTIFY ENGINEER PRIOR TO PROCEEDING WITH ANY WORK IF DISCREPANCIES FOUND.
22. THE USE OF CONCRETE THRUST BLOCKS FOR THE INSTALLATION OF WATER MAINS IS STRICTLY PROHIBITED. PRESSURE PIPE FITTINGS AND OTHER ITEMS REQUIRING RESTRAINT SHALL BE RESTRAINED USING METHODS SPECIFIED AND APPROVED BY COUNTY/CITY TECHNICAL STANDARDS, SPECIFICATIONS AND REGULATIONS. THE PREFERRED METHOD OF RESTRAINT IS THROUGH THE USE OF "MEGA-LUGS" OR "MJR" DEVICES.
23. ALL DIMENSIONS ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

EARTHWORK SPECIFICATIONS

CLEARING AND GRUBBING

1. CLEARING AND GRUBBING SHALL CONSIST OF CLEARING THE SURFACE OF THE GROUND OF THE DESIGNATED AREAS OF ALL TREES, LOGS, SNAGS, BRUSH, UNDERGROWTH, HEAVY GROWTH OF GRASS, WEEDS, FENCE STRUCTURES, DEBRIS AND RUBBISH OF ANY NATURE, NATURAL OBSTRUCTIONS SUCH AS OBJECTIONABLE SOIL MATERIAL UNSATISFACTORY FOR FOUNDATIONS. IT SHALL ALSO CONSIST OF GRUBBING OF STUMPS, ROOTS FOUNDATIONS AND DISPOSAL OF ALL SUCH MATERIAL. ALL HOLES REMAINING AFTER THE GRUBBING OPERATION IN EMBANKMENT AREAS AND IN EXCAVATION AREAS LESS THAN TWO (2) FEET IN DEPTH, SHALL HAVE SIDES BROKEN DOWN AND LEVELED IF NECESSARY TO FLATTEN OUT SLOPES, REFILLED WITH ACCEPTABLE MATERIAL THAT IS PROPERLY COMPACTED IN LAYERS BY TAMPERS, ROLLERS OR CONSTRUCTION EQUIPMENT.
2. BURNING ON SITE IS NOT PERMITTED WITHOUT WRITTEN APPROVAL OF THE LOCAL GOVERNING AUTHORITIES HAVING JURISDICTION.

EXISTING TREES OUTSIDE OF GRADING LIMITS LINE:

1. TREES AND VEGETATION TO BE SAVED SHALL BE PROTECTED FROM DAMAGE BY A FENCE BARRICADE PRIOR TO, OR DURING, CLEARING OPERATIONS. TREES TO BE REMOVED FROM THE AREA OUTSIDE THE LIMITS OF GRADING OR FROM SPECIFICALLY DESIGNATED AREAS WITHIN THE CONSTRUCTION AREAS. IF, IN THE OPINION OF THE ENGINEER, A CONTRACTOR DAMAGES A TREE NOT TO BE REMOVED, THE CONTRACTOR WILL BE FINED A PREDETERMINED AMOUNT FOR EACH DAMAGED TREE. THE CONTRACT SHALL ALSO BE RESPONSIBLE FOR ALL COSTS ASSOCIATED IN REMOVING THE DAMAGED TREE FROM THE SITE.

FILL:

1. ALL VEGETATION SUCH AS ROOTS, BRUSH, HEAVY GROWTH OF GRASS, TOPSOIL, ALL DECAYED VEGETABLE MATTER, RUBBISH, AND OTHER UNSUITABLE MATERIAL WITHIN THE AREA UPON WHICH FILL IS TO BE PLACED SHALL BE STRIPPED OR BE OTHERWISE REMOVED BEFORE THE FILL OPERATION IS STARTED. IN NO CASE SHALL UNSUITABLE MATERIAL REMAIN IN OR UNDER THE FILL AREA. SLOPED GROUND SURFACE STEEPER THAN ON VERTICAL TO FOUR HORIZONTAL, ON WHICH FILL IS TO BE PLACED, SHALL BE PLACED, STEPPED OR BENCHED IN SUCH A MANNER THAT THE FILL TO BE PLACED SHALL BE 97 PERCENT OF THE MAXIMUM LABORATORY DRY DENSITY ACCORDING TO STANDARD PROCTOR (AASHTO T99, ASTM D-698). MOISTURE CONTENT SHALL BE WITHIN 3 PERCENT OF THE OPTIMUM MOISTURE CONTENT. PROOF ROLL THE AREAS TO BE FILLED OR ON WHICH STRUCTURES ARE TO BE PLACED. A LOADED DUMP TRUCK OR OTHER RUBBER TIRED EQUIPMENT SHALL BE USED FOR PROOF ROLLING. OVERLAPPING PASSES OF A VEHICLES SHOULD BE MADE ACROSS THE SITE IN ONE DIRECTION AND THEN PERPENDICULAR TO THE ORIGINAL DIRECTION OF ROLLING.
2. ANY YIELDING, PUMPING OR SOFT AREAS SHOULD BE CUT OUT AND REPLACED WITH FILL COMPACTED AS DESCRIBED HEREIN.
3. THE PROPOSED FILL SHOULD BE LIMITED TO SOILS CLASSIFIED IN ACCORDANCE WITH ASTM D-2487 AS GM, GC, SW, SM, SC, ML AND CL. SOIL CLASSIFIED AS PT, OH, OL, CH AND MH ARE NOT SATISFACTORY AS COMPACTED FILL.
4. FILLS AND EMBANKMENTS SHALL BE CONSTRUCTED AT THE LACTATIONS AND TO THE LINES AND GRADES INDICATED ON CONSTRUCTION PLANS. THE SLOPE SHALL NOT EXCEED 2 FOOT HORIZONTAL TO 1 FOOT VERTICAL (3 FOOT HORIZONTAL TO 1 FOOT VERTICAL IN THE PUBLIC RIGHT OF WAY). THE COMPLETED FILL SHALL CORRESPOND TO THE SHAPE OF THE TYPICAL SECTIONS INDICATED ON THE CONSTRUCTION PLANS. MATERIAL REMOVED FROM THE EXCAVATION SHALL BE USED IN FORMING THE FILL. FILL MATERIAL SHALL BE REASONABLY FREE FROM ROOTS, OTHER ORGANIC MATERIAL, TRASH AND STONES HAVING MAXIMUM DIMENSIONS GREATER THAN 6 INCHES (4 INCHES IN TRENCHES FOR UTILITIES). NO FROZEN MATERIAL WILL BE PERMITTED IN THE FILL. STONES HAVING A MAXIMUM DIMENSION OF 4 INCHES WILL NOT BE PERMITTED IN THE UPPER SIX INCHES OF FILL OR EMBANKMENT OR UTILITY TRENCH. THE MATERIAL SHALL BE PLACED IN SUCCESSIVE HORIZONTAL LAYERS NOT MORE THAN 8 INCHES THICK, UNLESS OTHERWISE NOTED, IN LOOSE DEPTH FOR THE WIDTH OF THE CROSS-SECTION AND SHALL BE COMPACTED TO AT LEAST 97 PERCENT OF THE MAXIMUM LABORATORY DRY DENSITY ACCORDING TO STANDARD PROCTOR (ASTM D-698, AASHTO T-99). MOISTURE SHALL BE WITHIN 3 PERCENT OF THE OPTIMUM MOISTURE CONTENT. THE TOP 12 INCHES OF THE PAVING, PARKING AND/OR ROADWAY SUB-GRADE SHALL BE COMPACTED TO 97 PERCENT OF THE MAXIMUM DRY DENSITY (STANDARD PROCTOR). EACH LIFT SHALL BE ROLLED WITH A VIBRATORY ROLLER, A SHEEPSFOOT ROLLER, OR A LOADED RUBBER TIRED DUMP TRUCK, SCRAPER OR LOADER. IF THE SOIL IS TOO DRY, A WATER TRUCK WITH SPREADER BAR OR SPRAY HOSE SHALL BE USED TO BRING THE SOIL TO THE PROPER MOISTURE RANGE. THE WATER SHALL BE THOROUGHLY AND PROPERLY MIXED WITH THE SOIL PRIOR TO COMPACTION.
5. STORM DRAIN PIPES SHALL BE PLACED ON FIRM BOTTOM AND HAND TAMPED TO SAFE UP THE PIPE. A CUSHION OF SOIL SHALL BE TAMPED ABOVE THE CROWN OF THE PIPE IN ACCORDANCE WITH THE PIPE MANUFACTURER'S RECOMMENDATIONS SO THAT THE HEAVIER COMPACTION EQUIPMENT CAN THEN BE USED TO BRING THE SOIL TO A DENSITY AS DESCRIBED ABOVE FOR FILL AREAS.
6. IF SOILS INVESTIGATION REPORT IS PROVIDED, THEN FOLLOW THE RECOMMENDATIONS OF THE REPORT IF THEY EXCEED THE RECOMMENDATIONS OF THESE SPECIFICATIONS.

TOPSOIL:

1. UNLESS OTHERWISE SPECIFIED, AREAS DESIGNATED FOR GRADING OPERATIONS THAT CONTAIN A BLANKET OF TOPSOIL SHALL BE STRIPPED AND PLACED IN CONVENIENT STOCKPILES FOR LATER USE AS A TOPSOIL BLANKET ON THE NEW GRADED AREAS SPECIFIED HEREIN, OR AS DESIGNATED. TOPSOIL SHALL BE STRIPPED FROM ALL AREAS DESIGNATED TO RECEIVE FILL. THE STRIPPING OF MATERIAL FOR TOPSOIL SHALL BE CAREFULLY DETERMINED AND ONLY THE QUANTITY REQUIRED SHALL BE STOCKPILED. MATERIAL STOCKPILED SHALL BE STORED IN A SATISFACTORY MANNER TO AFFORD PROPER DRAINAGE. WHEN GRADING OPERATIONS PERMIT, INSTEAD OF STOCKPILING, THE TOPSOIL SHALL BE HAULED AND SPREAD DIRECTLY ON THE AREAS DESIGNATED TO RECEIVE TOPSOIL.

ROCK EXCAVATION:

1. IF ROCK IS ENCOUNTERED, CLEAR AWAY EARTH TO EXPOSE MATERIAL. NOTIFY OWNER AND RECEIVE WRITTEN INSTRUCTIONS PRIOR TO EXCAVATION. REMOVE ROCK TO A DEPTH OF 6 INCHES BELOW AND 8 INCHES ON EACH SIDE OF PIPES IN TRENCHES. A MEASUREMENT OF EXTENT OF ROCK TO BE REMOVED SHALL BE MADE. ROCK EXCAVATION SHALL BE PAID FOR IN ACCORDANCE WITH AGREEMENT WITH THE OWNER.

DEMOLITION NOTES

EXISTING STRUCTURES & FACILITIES:

1. THE LOCATIONS OF ALL EXISTING FACILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER / LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON-SITE LOCATIONS OF EXISTING UTILITIES.
2. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, SUPERVISION AND EQUIPMENT REQUIRED FOR THE ORDERLY DEMOLITION AND REMOVAL OF EXISTING STRUCTURES, PAVEMENT, AND UTILITIES AS SHOWN ON THE DRAWINGS AND DESCRIBED HEREIN.
3. THE CONTRACTOR IS REQUIRED TO FAMILIARIZE HIM/HERSELF WITH THE STRUCTURES TO BE DEMOLISHED. A BRIEF DESCRIPTION OF THE STRUCTURES PROPOSED TO BE INSTALLED AND DEMOLISHED ARE INCLUDED FOR THE CONTRACTOR'S CONVENIENCE ONLY.
4. THE FOLLOWING LIST OF STRUCTURES REQUIRING DEMOLITION IS INCLUDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE DRAWINGS INDICATE THE SCOPE OF THE DEMOLITION WHERE DEMOLITION IS REQUIRED (SEE CORRESPONDING PLANS):

4.1. DEMOLITION AND REMOVAL OF EXISTING ON-SITE ASPHALT, CONCRETE, PAVING, AND CURBING TO LIMITS OF DISTURBANCE/DEMOLITION AS SHOWN ON THE CORRESPONDING PLANS. CONTRACTOR TO VERIFY AND COORDINATE ANY DISCREPANCIES AND/OR CONCERNS WITH ENGINEER/LANDSCAPE ARCHITECT ACCORDINGLY.

5. ALL ON-SITE UNDERGROUND STRUCTURES AND PIPING MUST BE COMPLETELY REMOVED AND OVER-EXCAVATED BY A MINIMUM OF 12" BENEATH THE STRUCTURES. CONTRACTOR SHALL USE APPROVED FILLING MATERIAL FOR FILLING THESE AREAS. FILL SHALL BE CLEAN WITH LESS THAN 50% PASSING THE #200 SIEVE, PLASTICITY INDEX LESS THAN 10, WITH MAXIMUM PARTICLE SIZE OF 1.25 INCHES, AND SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8 INCHES IN THICKNESS AND COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (AASHTO T99).
6. ALL EXISTING STRUCTURES, PAVEMENTS, SLABS, FOUNDATIONS, STEPS AND OTHER EXISTING FEATURES INDICATED ON THE DRAWINGS TO BE REMOVED SHALL BE DEMOLISHED AND REMOVED BY THE CONTRACTOR. REMOVE NO STRUCTURE SUBSTANTIALLY AS A WHOLE. DEMOLISH COMPLETELY ON THE PREMISES.
7. ALL EXISTING SEWERS, PIPING, UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. CONTRACTOR SHALL GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK.
8. CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR PERSON AND PROPERTY AT ALL TIMES. HE OR SHE SHALL EXECUTE THE WORK IN A MANNER THAT AVOIDS HAZARDS TO PERSONS AND PROPERTY AND THAT PREVENTS INTERFERENCE WITH THE USE AND ACCESS TO ADJACENT PROPERTIES, BUILDINGS, AND ADJACENT STREETS. STREETS AND SIDEWALKS SHALL NOT BE BLOCKED BY DEBRIS AND EQUIPMENT.
9. CONTRACTOR MUST STOP OPERATION AND NOTIFY THE OWNER FOR PROPER DIRECTION IF ANY ENVIRONMENTAL OR HEALTH RELATED CONTAMINATE IS ENCOUNTERED DURING THE DEMOLITION AND/OR EXCAVATION PROCESS.

DISPOSAL:

10. REMOVE AND LEGALLY DISPOSE OF ALL OTHER RUBBISH, RUBBLE, AND DEBRIS. ALL REFUSE AND MISCELLANEOUS ITEMS TO BE REMOVED, THAT ARE NOT TO BE STOCKPILED FOR LATER USE ON THE PROJECT OR DELIVERED TO THE OWNER, SHALL BE LEGALLY DIPOSED OF OFF-SITE BY THE CONTRACTOR IN ACCORDANCE WITH ANY AND ALL APPLICABLE LAWS, STANDARDS, AND REGULATIONS SET FORTH BY LOCAL, STATE, AND FEDERAL OFFICIALS THAT GOVERN THE DISPOSAL OF WASTE AND DEBRIS.

PAVEMENT REMOVAL:

11. WHERE EXISTING PAVEMENT IS TO BE REMOVED, CONTRACTOR SHALL SAW-CUT THE SURFACING LEAVING A UNIFORM AND STRAIGHT EDGE WITH THE MINIMAL DISTURBANCE POSSIBLE TO THE REMAINING ADJACENT SURFACING. IF CONSTRUCTION RESULTS IN RAVELING OF THE SAW-CUT SURFACE, RECUT BACK FROM THE RAVELED EDGE PRIOR TO RESTORATION.
12. WHERE EXISTING PAVEMENT, CURB, CURB AND GUTTER, SIDEWALK, DRIVEWAY OR VALLEY GUTTER IS TO BE REMOVED FOR THE PURPOSE OF CONSTRUCTION OR REMOVING BOX CULVERTS, PIPE, INLETS, MANHOLES, APPURTENANCES, FACILITIES OR STRUCTURES, SAID PAVEMENT, ETC., THE SAID OR PROPOSED STRUCTURE SHALL BE REPLACED AND RESTORED IN EQUAL OR BETTER CONDITION THAN THE ORIGINAL. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY LABOR, MATERIALS, EQUIPMENT, TOOLS, SUPPLIES, AND ANY OTHER NECESSARY EQUIPMENT AS REQUIRED BY PROJECT AND SITE REQUIREMENTS.

ACCESS:

13. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING THE DEMOLITION PROCESS OF THE EXISTING FACILITIES AND SITE.

PERMITTING:

14. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY REQUIRED PERMITTING FOR DEMOLITION FROM THE RESPONSIBLE AUTHORITIES AND REGULATIONS AND FULLY ACKNOWLEDGE AND COMPLY WITH ALL REQUIREMENTS PRIOR TO COMMENCING OF DEMOTION WORK.
15. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE EXTENT OF DEMOLITION REQUIRED IN ORDER TO PERFORM THE CONTRACT WORK FOR THIS PROJECT. THE CONTRACTOR SHALL CONDUCT SITE VISITS AND SHALL EXAMINE ALL OF THE INFORMATION WITHIN THESE DOCUMENTS AND ALL DISCREPANCIES AND/OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LEAD ENGINEER/ARCHITECT PRIOR TO BID SUBMITTAL.
16. CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITY TO THAT AREA DELINEATED IN THE DRAWING AND APPROVED BY OFFICIALS.
17. ALL OTHER EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO STORM DRAINAGE, GAS, ELECTRIC, TELEPHONE, AND WATER & SEWER SHALL BE PRESERVED AND PROTECTED AT ALL TIMES AS NEEDED AND AS REQUIRED.

STAKING AND SURVEYING NOTES

STAKING:

1. THE CONTRACTOR SHALL PERFORM ALL CONSTRUCTION STAKING AND CONSTRUCTION ACTIVITIES BASED ON THE LATEST APPROVED DESIGN PLANS AND/OR DESIGN FILE(S) AS PROVIDED AND AS WARRANTED BY CLIENT AND PROJECT NEEDS.
2. PRIOR TO COMMENCING CONSTRUCTION STAKING OR CONSTRUCTION ACTIVITIES, THE CONTRACTOR AND/OR STAKING SURVEYOR SHALL CONFIRM WITH THE PROJECT LEAD ENGINEER/ARCHITECT, WHO'S RESPONSIBLE FOR THIS PROJECT, THAT THE LATEST PLANS AND/OR DESIGN FILE(S) ARE BEING UTILIZED.
3. THE ENGINEER/LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR OWNERS, CONTRACTORS OR SURVEYORS STAKING OR PERFORMING CONSTRUCTION ACTIVITIES BASED ON OUT-OF-DATE DESIGN PLANS AND/OR DESIGN FILES.
4. CONSTRUCTION STAKING SHALL ADHERE TO THE HORIZONTAL AND VERTICAL DATUM LISTED IN THIS CONSTRUCTION SET AND AS PROVIDED IN THE CORRESPONDING FILES, NOTES, AND/OR DRAWINGS.

TOLERANCES & DISCREPANCIES:

5. IF, DURING CONSTRUCTION STAKING OR CONSTRUCTION ACTIVITIES, SURVEY DISCREPANCIES ARE ENCOUNTERED WITH REGARD TO THE DESIGN PLANS OR DESIGN FILE, WORK SHOULD CEASE AND THE LEAD ENGINEER/LANDSCAPE ARCHITECT SHOULD BE NOTIFIED IMMEDIATELY TO RESOLVE THE ISSUE OR ISSUES. THE ENGINEER / LANDSCAPE ARCHITECT CAN NOT BE HELD RESPONSIBLE OR LIABLE FOR ISSUES THAT THEY HAVE NOT RECEIVED NOTIFICATION.
6. THE CONSTRUCTION TOLERANCES SHOWN IN THE CORRESPONDING DRAWINGS, NOTES, AND/OR FILES, IN GENERAL, REPRESENT INDUSTRY STANDARDS. HOWEVER, EXCEPTIONS CAN BE MADE IF IT DETERMINED THAT CERTAIN DEVIATED CONSTRUCTION ACTIVITIES DO NOT ADVERSELY AFFECT THE DESIGN REQUIREMENTS OR FUNCTIONALITY. THE LEAD ENGINEER/LANDSCAPE ARCHITECT WILL EVALUATE CONSTRUCTION ACTIVITIES THAT DEVIATE FROM THE DESIGN PLANS ON A CASE-BY-CASE BASIS. IF IT IS DETERMINED THAT THE CERTAIN DEVIATED CONSTRUCTION ACTIVITIES DO ADVERSELY AFFECT THE DESIGN REQUIREMENTS, FUNCTIONALITY, AND INTENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING OR REPAIRING ALL ITEMS TO THE PLANS AND SPECIFICATIONS AS DETERMINED AND REQUIRED BY DESIGN PROFESSIONAL, AT THE CONTRACTOR'S EXPENSE.

CIVIL ENGINEERING DESIGN TOLERANCES FOR PROJECT:

GENERAL GRADING:	±0.10 FEET	RETAINING WALLS:	±0.05 FEET
ALL PIPE/CONDUITS:	±0.05 FEET	SITE FEATURES (SPOT ELEV., ETC.)	±0.05 FEET
DRAINAGE STRUCTURES:	±0.05 FEET	UTILITY ELEVATIONS:	±0.10 FEET
SANITARY SEWER STRUCTURES:	±0.05 FEET	EROSION CONTROL BMPS:	±0.05 FEET
STORMWATER POND FEATURES:	±0.05 FEET		

AS-BUILT & SPECIFICATIONS:

7. THE ENGINEER/LANDSCAPE ARCHITECT SHOULD BE PROVIDED WITH AN AS-BUILT SURVEY OF THE PROJECT FOR REVIEW AND APPROVAL AFTER THE PROJECT IS COMPLETE. CONTRACTOR IS RESPONSIBLE FOR COORDINATING EFFORTS WITH DESIGN PROFESSIONAL.
8. SEE THE PROJECT SPECIFICATIONS FOR ADDITIONAL SITE SPECIFIC REQUIREMENTS REGARDING CONSTRUCTION, MATERIALS, TESTING, AND CERTIFICATIONS.

PROJECT GEOGRAPHICAL INFORMATION

PROJECT PROJECTION & DATUM:

HORIZONTAL DATUM: NAD83 GEORGIA STATE PLANES, WEST ZONE, US FOOT
VERTICAL DATUM: NORTH AMERICAL VERTICAL DATUM OF 1988 (NAVD88)

BOUNDARY SURVEY:

SURVEYOR NAME: MICHAEL FOLEY, GA RLS #3346
DATE OF SURVEY: 2023
TRACT OR PARCEL: 11017200951037
HORIZONTAL DATUM: NAD83 GEORGIA STATE PLANES, WEST ZONE, US FOOT
VERTICAL DATUM: NORTH AMERICA VERTICAL DATUM OF 1988 (NAVD88)

TOPOGRAPHIC SURVEY:

SURVEYOR NAME: MICHAEL FOLEY, GA #3346
DATE OF SURVEY: 2023
TRACT OR PARCEL: 11017200951037
HORIZONTAL DATUM: NAD83 GEORGIA STATE PLANES, WEST ZONE, US FOOT
VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

GEOGRAPHICAL INFORMATION SYSTEMS (GIS) DATA UTILIZED:

TOPOGRAPHIC DATA: USGS LIDAR DATASET
PARCEL DATA: 11017200951037

GEORGIA COMP. R. & REGS. R. 180-6-.09:

THE TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON WAS OBTAINED FROM SURVEYOR & USGS LIDAR AND IS NOT CERTIFIED AS CORRECT BY THIS ENGINEER. USERS OF THIS DATA DO SO AT THEIR OWN RISK.

SEQUENCE& INSPECTION NOTES

CONSTRUCTION SEQUENCE:

1. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF THE STRUCTURAL FILL MATERIAL REQUIRED FOR THIS PROJECT. THE GEOTECHNICAL EOR SHALL PERFORM STANDARD PROCTORS TESTS AND CLASSIFICATION OF THE FILL MATERIAL TO ENSURE MATERIAL MEETS THE EARTHWORK SPECIFICATIONS.
2. CONTRACTOR SHALL INSTALL ALL INITIAL BMPs (Sd1-S, Rd, Sd1-BB) PER THE EROSION AND SEDIMENT CONTROL PLAN. THE CONTRACTOR SHALL MAINTAIN ALL BMPs THROUGHOUT CONSTRUCTION. ADDITIONAL BMPs MAY BE REQUIRED TO PREVENT SEDIMENT MIGRATION FROM DAM SITE AND BORROW AREA(S). ULTIMATELY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE NO SEDIMENT LEAVES THE PROJECT SITE DURING AND AFTER CONSTRUCTION.
3. ALL UTILITIES SHALL BE CLEARLY MARKED AND IDENTIFIED. POTHOLE TO DETERMINE DEPTHS IS REQUIRED PRIOR TO COMMENCING ANY WORK.
4. CLEAR AND GRUB ALL TREES AND VEGETATION WITHIN THE CLEARING LIMITS PER DEMO PLAN AND SPECIFICATIONS.
5. COMMENCE EARTHWORK GRADING TO THE ELEVATIONS AND HORIZONTAL LIMITS SHOWN ON THE GRADING PLAN AND PER THE EARTHWORK SPECIFICATIONS.
6. INSTALL THE PRINCIPAL SPILLWAY SIPHON SYSTEM, OUTLET SUPPORT AND PLUNGE POOL PER PLANS AND SPECIFICATIONS.
7. FINISH GRADE ALL SECTIONS OF THE EMBANKMENT PER THE PLANS AND SPECIFICATIONS.
8. FINISH GRADE AND DRESS ALL BORROW AREAS PER SPECIFICATIONS.
9. CONTRACTOR SHALL INSTALL FINAL STABILIZATION ON ALL DISTURBED AREAS. THE BMPs Sd1-S, Rd AND Sd1-BB SHALL REMAIN IN PLACE UNTIL 100% OF THE DISTURBED AREAS IS COVERED WITH PERMANENT STABILIZATION WITH A DENSITY OF 75%. AFTER APPROPRIATE PERMANENT STABILIZATION HAS BEEN ACHIEVED, THE CONTRACTOR WILL BE REQUIRED TO REMOVE ALL REMAINING BMP'S PRIOR TO FINAL PAYMENT OR RETAINER PAYMENT.
10. ALL CONSTRUCTION AND WORK PERFORMED ON THE PROJECT SITE SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS.
11. SEE REQUIRED CONSTRUCTION INSPECTIONS.

REQUIRED CONSTRUCTION INSPECTION BY EOR:

1. PRE-CONSTRUCTION MEETING REQUIRED WITH ENGINEER A MINIMUM OF 14-DAYS BEFORE CONSTRUCTION IS PLANNED TO COMMENCE.
2. CARTER ENGINEERING CONSULTANTS AND THE GEOTECHNICAL ENGINEER SHALL BE NOTIFIED WHERE THE PROJECT STRUCTURAL FILL IS LOCATED. STANDARD PROCTOR TESTING OF THE EARTHFILL MATERIAL IS REQUIRED PRIOR TO COMMENCING WORK ON THE DAM.
3. THE GEOTECHNICAL ENGINEER SHALL DELINEATE THE LIMITS OF DAM FOUNDATION UNDERCUTTING AND SUPERVISE ALL FILL MATERIAL PLACEMENT.
4. THE GEOTECHINCAL ENGINEER SHALL INSPECT AND APPROVE ALL MATERIAL TO BE UTILIZED DURING CONSTRUCTION. CHANGES IN MATERIAL OR MATERIAL NOT MEETING THE EARTHWORK SPECIFICATIONS WILL RESULT IN PROJECT SHUTDOWN.
5. ENGINEER SHALL INSPECT SIPHON SYSTEM PRIOR TO INSTALLING THRUST BLOCKING AND CONCRETE COLLAR. PRESSURE TESTING THE SIPHON SYSTEM IS REQUIRED FOR HIGH HAZARD DAMS. ENGINEER SHALL BE PRESENT FOR ALL PRESSURE TESTING.
6. ENGINEER SHALL INSPECT FINAL CONSTRUCTION PRIOR TO PERMANENT VEGETATION INSTALLATION.
7. ENGINEER SHALL INSPECT SITE AFTER FINAL VEGETATION HAS ACHIEVED COVERAGE STATED IN CONSTRUCTION SEQUENCE UNDER ITEM #9.
8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ENGINEER A MINIMUM OF 48 HOURS PRIOR TO REQUESTED SITE INSPECTION. ENGINEER WILL MAKE EVERY EFFORT TO MEET THE INSPECTION SCHEDULE REQUEST, HOWEVER LEAD TIMES MAY VARY.
9. THE ABOVE REQUIRED INSPECTIONS ARE MEANT TO REPRESENT TIMES WHEN THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND REQUEST A SPECIFIC SITE INSPECTION. IT SHOULD BE NOTED THAT CONTINUOUS CONSTRUCTION MONITORING AND INSPECTION SHALL BE PROVIDED BY THE ENGINEER THROUGHOUT CONSTRUCTION.

IMPERVIOUS AREA	
EXISTING IMPERVIOUS AREA (IN SQFT) TO REMAIN:	
HOME	2271
DRIVEWAY	1609
DECK	752
TOTAL ON SITE AT END	4632

NO ADDITIONAL IMPERVIOUS AREA IS PROPOSED AS PART OF THIS PROJECT. NO IMPERVIOUS AREA WILL BE REMOVED AS PART OF THE STREAMBANK STABILIZATION.

CITY OF ALPHARETTA NOTES

1. TWO COPIES OF THE NPDES NOTICE OF INTENT MUST BE PROVIDED TO THE LAND DISTURBANCE INSPECTOR PRIOR TO INITIATING CONSTRUCTION.
2. IF PRIMARY PERMITEE CHANGES DURING THE COURSE OF A PROJECT, THE NEW PRIMARY PERMITEE MUST SUBMIT COPIES OF THE NEW NOI TO THE CITY OF ALPHARETTA LAND DISTURBANCE INSPECTOR.
3. 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 CLEAN 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 DECELERATION LANE) CONTACT LAND DISTURBANCE ACTIVITY INSPECTOR PRIOR TO CONSTRUCTION FOR FURTHER TESTING REQUIREMENTS.
4. 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 UDC 3.1.1.F.2.D.
5. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE THE RESPONSIBILITY OF THE OWNER.
6. ALL DISTURBED AREAS MUST BE VEGETATED WITHIN 14 DAYS OF FINAL GRADE.
7. ALL FILL SLOPES SHALL HAVE SILT FENCE AT THE TOE OF THE SLOPE.
8. THIS SITE DOES CONTAIN STATE WATERS.
9. 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.
10. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
11. THE CONTRACTOR SHALL REMOVE SEDIMENT ONCE IT HAS ACCUMULATED TO HALF THE ORIGINAL HEIGHT OF THE SILT FENCE USED FOR EROSION CONTROL.
12. MAXIMUM CUT OR FILL SLOPES ARE 2 HORIZONTAL : 1 VERTICAL.
13. ANY DISTURBED AREA LET EXPOSED FOR 14 DAYS SHELL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
14. ALL SILT FENCE SHALL BE TYPE S
15. 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.
16. ALL STORM DRAINS AND DROP INLETS WILL HAVE 4" PERMANENT POLLUTION PREVENTION MARKERS INSTALLED PRIOR TO INSPECTION. MARKERS ARE AVAILABLE AT CITY OF ALPHARETTA COMMUNITY DEVELOPMENT DEPARTMENT 678-297-6070
17. THE OWNER WILL MAINTAIN STORM WATER RUNOFF CONTROLS AT ALL TIMES. ADDITIONAL CONTROLS WILL BE INSTALLED IF DETERMINED NECESSARY BY CITY INSPECTION.
18. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY.
19. AT LEAST ONE PERSON ON A PROJECT OR SITE MUST HAVE COMPLETED THE LEVEL 1A EROSION EDUCATION & TRAINING COURSE AND BE CERTIFIED BY GSWCC.
20. SUBCONTRACTORS MUST COMPLETE EITHER LEVEL 1A EROSION EDUCATION & TRAINING COURSE OR ATTEND SUBCONTRACTOR AWARENESS SEMINAR.
21. LANDSCAPING, FENCING OR SAFETY BENCHES PER GEORGIA STORMWATER MANAGEMENT MANUAL REQUIRED AROUND STORMWATER MANAGEMENT FACILITIES.
22. THE CITY WILL REQUIRE A MAINTENANCE BOND TO REMAIN IN PLACE ON ALL PUBLIC IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO CURB AND GUTTER, SIDEWALK, PAVEMENT AND BASE,PAVEMENT MARKINGS AND STREET SIGNS OR SIGNALIZATION, THE ENTIRE PROJECT STORM SYSTEM BOTH INSIDE AND OUTSIDE OF RIGHT-OF-WAY, DETENTION AND WATER QUALITY DEVICES) FOR A MINIMUM OF ONE (1) YEAR AFTER FINAL PLAT SIGN-OFF OR UNTIL THE FINAL CERTIFICATION OF OCCUPANCY IS ISSUED, WHICHEVER IS LONGER. THIS BOND SHOULD BE GRANTED FOR ONE-YEAR AND RENEWED UNTIL THE FINAL CERTIFICATE OF OCCUPANCY IS ISSUED.
23. NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE.
24. A SEPARATE BUILDING PERMIT WILL BE REQUIRED. ALL WALLS OVER 4'-0" REQUIRE FENCING OR ACCEPTABLE DENSE VEGETATION AT THE TOP PER UDC ARTICLE IV 4.4.5J.
25. ALL METAL PIPES TO BE FULLY BITUMINOUS, ASPHALT, OR ALUMINUM COATED WITH PAVED INVERTS. ALL STORM STRUCTURES IN RIGHT-OF-WAY TO HAVE PAVED INVERTS.
26. CONTRACTOR MUST ATTEND CITY OF ALPHARETTA PRE-CONSTRUCTION CLASS PRIOR TO SITE INITIATION.
27. EROSION CONTROL MATTING SHALL BE INSTALLED ON ALL SLOPES 3:1 AND STEEPER.
28. APPROVED PLANS MUST BE KEPT ON SITE AT ALL TIMES.
29. SEDIMENT STORAGE VOLUME MUST BE IN PLACE PRIOR TO AND DURING ALL LAND DISTURBING ACTIVITIES UNTIL FINAL STABILIZATION OF THE SITE HAS BEEN ACHIEVED.
30. THERE ARE NO FEMA OR ALPHARETTA FLOODPLAINS LOCATED ON SITE.

RESIDENTIAL NOTES

31. SIDEWALK CROSS SLOPE SHOULD NOT EXCEED 2%, INCLUDING DRIVEWAY CROSSING.
32. RETAINING WALLS 4 FEET OR TALLER REQUIRE A STRUCTURAL DESIGN SIGNED, DATED, AND SEALED BY A GEORGIA P.E. A SEPARATE CITY BUILDING PERMIT IS REQUIRED
33. ALL MATERIAL SPILLED, DROPPED, OR TRACKED FROM VEHICLES FROM SITE ONTO ROADWAY MUST BE REMOVED IMMEDIATELY BY SWEEPING. EXCESSIVE OFFSITE TRACKING MAY WARRANT THE INSTALLATION OF A CONSTRUCTION EXIT AT THE DISCRETION OF THE CITY OF ALPHARETTA INSPECTOR. THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND.
34. EROSION CONTROL MEASURES MUST BE MAINTAINED AT ALL TIMES. SEDIMENT SHALL BE PREVENTED FROM LEAVING THE SITE. FAILURE TO MAINTAIN EROSION CONTROL MEASURES MAY LEAD TO VIOLATIONS INCLUDING STOP WORK ORDERS.
35. BURIAL OF CONSTRUCTION DEBRIS IS NOT PERMITTED.

REVISION BLOCK

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1	11.08.23 - INITIAL SUBMITTAL
2	2.29.24
3	----
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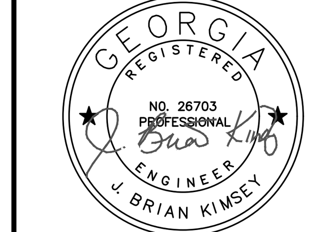

GSWCC Level II Certification
No. 000000003007

CARTER
ENGINEERING

CARTER ENGINEERING
3651 MARS HILL ROAD
SUITE 2000
WATKINSVILLE, GA 30677

P: 770.725.1200
F: 770.725.1204
www.carterengineering.com

SITE DEVELOPMENT PLANS
FOR
AGARWAL RESIDENCE
115 LAMBDIN LANE - ALPHARETTA, GA 30022

SHEET TITLE:
GENERAL NOTES

PROJECT NAME:
AGARWAL RESIDENCE

SHEET NUMBER:
C 2.0

PROJECT NUMBER:
23001SDA

DATE:
2/29/24

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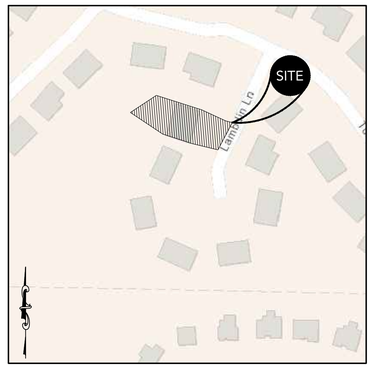

LOCATION MAP
SCALE: N.T.S.

PROJECT INFORMATION

DRAWING SET PREPARED BY:	OWNER/DEVELOPER:
CARTER ENGINEERING CONSULTANTS, INC.	SAMEER & DIVYA AGARWAL
1010 COMMERCE DRIVE	115 LAMBDIN LANE
BOGART, GA 30622	ALPHARETTA, GA 30022
CONTACT: BRIAN KIMSEY	CONTACT: DIVYA AGARWAL
PHONE: 770.725.1204	203-919-3188
BRIAN@CARTERENGINEERING.COM	AGARWAL.FMLY@GMAIL.COM

SITE INFORMATION

JURISDICTION	CITY OF ALPHARETTA
PROPERTY LOCATION	115 LAMBDIN LANE ALPHARETTA, GA 30022
PARCEL NUMBER	11017200951037
CURRENT ZONING	R3
PROPOSED ZONING	R3
OVERLAY DISTRICT	NONE
EXISTING USE	RESIDENTIAL
PROPOSED USE	RESIDENTIAL
BUFFERS REQUIRED	N/A
REQUIRED BUILDING SETBACKS	FRONT: N/A SIDE: N/A REAR: N/A
MAXIMUM LOT COVERAGE	N/A%
MINIMUM LANDSCAPE	N/A%
MAXIMUM BUILDING HEIGHT	N/A
SANITARY SEWER SERVICE	N/A
WATER SERVICE	N/A
FEMA FLOOD INSURANCE RATE MAP NO.	13121C0086F
FEMA FIRM DATE	09/18/2013
FEMA SFHA ZONE	X

UNDERGROUND UTILITY DISCLAIMER:
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD INFORMATION AND/OR EXISTING DRAWINGS. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE OWNER, HIS/HER EMPLOYEES, CONSULTANTS AND CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE CARTER ENGINEERING IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION REGARDING THE UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD LOCATE ALL UTILITIES PRIOR TO COMMENCING WORK AND NOTIFY ENGINEER IF A DISCREPANCY IS FOUND. SPECIFICALLY, THE CONTRACTOR SHALL VERIFY THE INVERT ELEVATIONS OF ALL EXISTING STORM AND SANITARY SEWER STRUCTURES PRIOR TO COMMENCEMENT OF STORM AND SANITARY SEWER CONSTRUCTION.

REVISION BLOCK

ISSUE	REVISION DATE & DESCRIPTION
1	11.08.23 - INITIAL SUBMITTAL
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GEORGIA REGISTERED PROFESSIONAL ENGINEER NO. 26703 H. BRIAN KIMSEY

GSWCC Level II Certification
No. 000000003007

CARTER ENGINEERING

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SUITE 2000
WATKINSVILLE, GA 30677

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www.carterengineering.com

SITE DEVELOPMENT PLANS
FOR
AGARWAL RESIDENCE
115 LAMBDIN LANE - ALPHARETTA, GA 30022

SHEET TITLE:
EXISTING SITE PLAN

PROJECT NAME:
AGARWAL RESIDENCE

SHEET NUMBER:
C 3.0

PROJECT NUMBER:
23001SDA

DATE:
2/29/24

ENGINEER/DESIGNER NOT RESPONSIBLE FOR COST CHANGES DURING PRELIMINARY PHASE. BIDS & QUOTES SHALL BE BASED ON PLAN SETS LABELED "ISSUE FOR BID". BIDS & QUOTES SHALL BE REVISED BASED ON PLANS LABELED "ISSUE FOR CONSTRUCTION".

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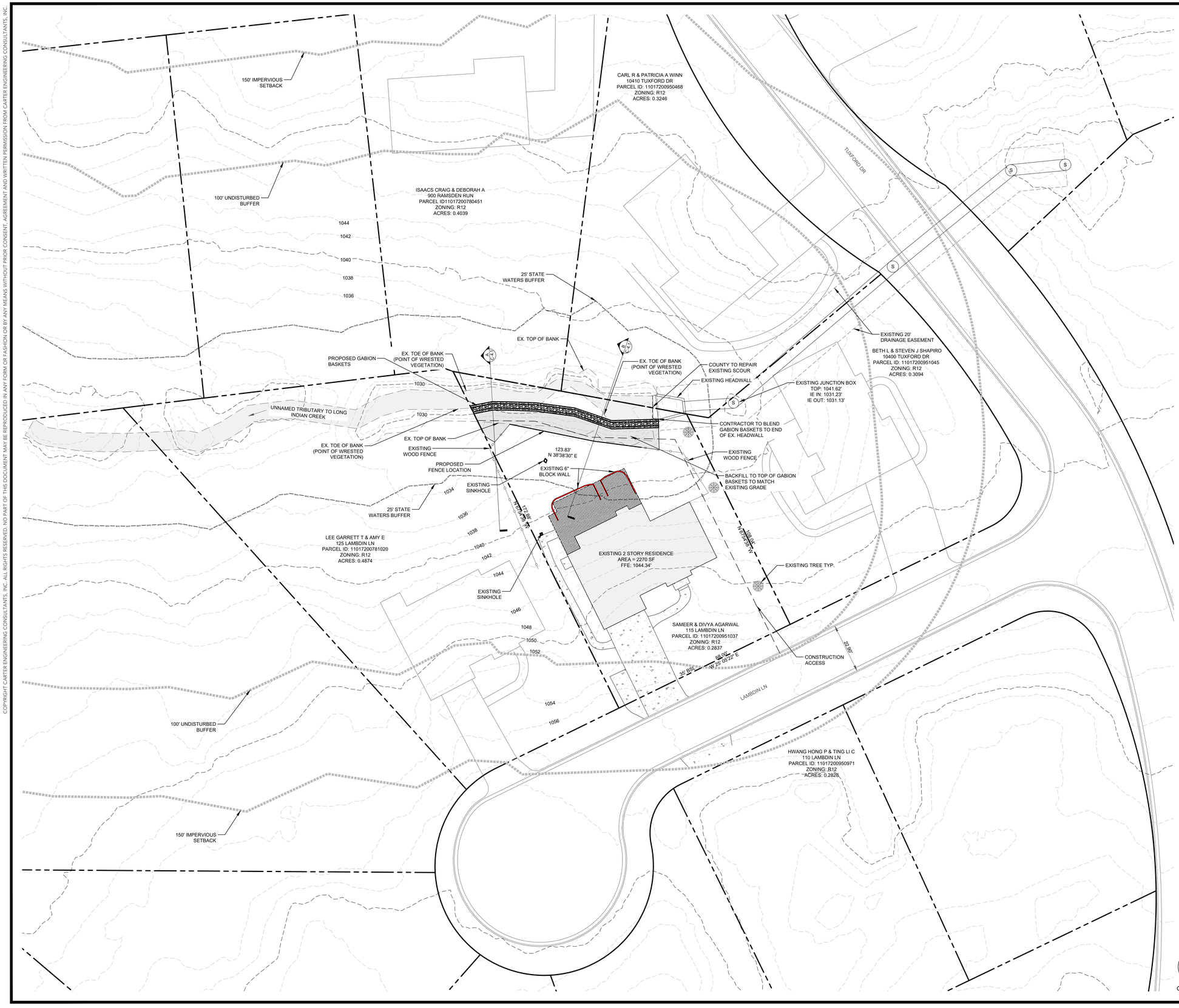

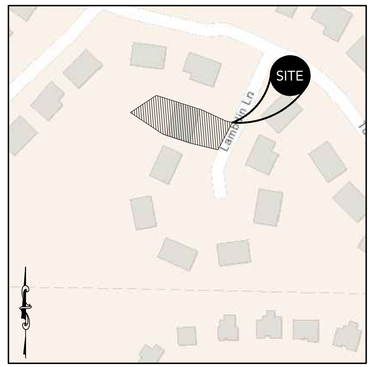

LOCATION MAP
SCALE: N.T.S.

PROJECT INFORMATION

DRAWING SET PREPARED BY:	OWNER/DEVELOPER:
CARTER ENGINEERING CONSULTANTS, INC.	SAMEER & DIVYA AGARWAL
1010 COMMERCE DRIVE	115 LAMBDIN LANE
BOGART, GA 30622	ALPHARETTA, GA 30022
CONTACT: BRIAN KIMSEY	CONTACT: DIVYA AGARWAL
PHONE: 770.725.1204	203-919-3188
BRIAN@CARTERENGINEERING.COM	AGARWAL.FMLY@GMAIL.COM

SITE INFORMATION

JURISDICTION	CITY OF ALPHARETTA
PROPERTY LOCATION	115 LAMBDIN LANE ALPHARETTA, GA 30022
PARCEL NUMBER	11017200951037
CURRENT ZONING	R3
PROPOSED ZONING	R3
OVERLAY DISTRICT	NONE
EXISTING USE	RESIDENTIAL
PROPOSED USE	RESIDENTIAL
BUFFERS REQUIRED	N/A
REQUIRED BUILDING SETBACKS	FRONT: N/A SIDE: N/A REAR: N/A
MAXIMUM LOT COVERAGE	N/A%
MINIMUM LANDSCAPE	N/A%
MAXIMUM BUILDING HEIGHT	N/A
SANITARY SEWER SERVICE	N/A
WATER SERVICE	N/A
FEMA FLOOD INSURANCE RATE MAP NO.	13121C0086F
FEMA FIRM DATE	09/18/2013
FEMA SFHA ZONE	X

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GRID NORTH

20' 10' 0 20' 40' 60'
GRAPHIC SCALE
SCALE: 1" = 20'

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GEORGIA REGISTERED PROFESSIONAL ENGINEER
NO. 26703
J. BRIAN KIMSEY

GSWCC Level II Certification
No. 00000003007

CARTER ENGINEERING

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www.carterengineering.com

SITE DEVELOPMENT PLANS
FOR
AGARWAL RESIDENCE
115 LAMBDIN LANE - ALPHARETTA, GA 30022

SHEET TITLE:
PROPOSED SITE PLAN

PROJECT NAME:
AGARWAL RESIDENCE

SHEET NUMBER:
C 4.0

PROJECT NUMBER:
23001SDA

DATE:
2/29/24

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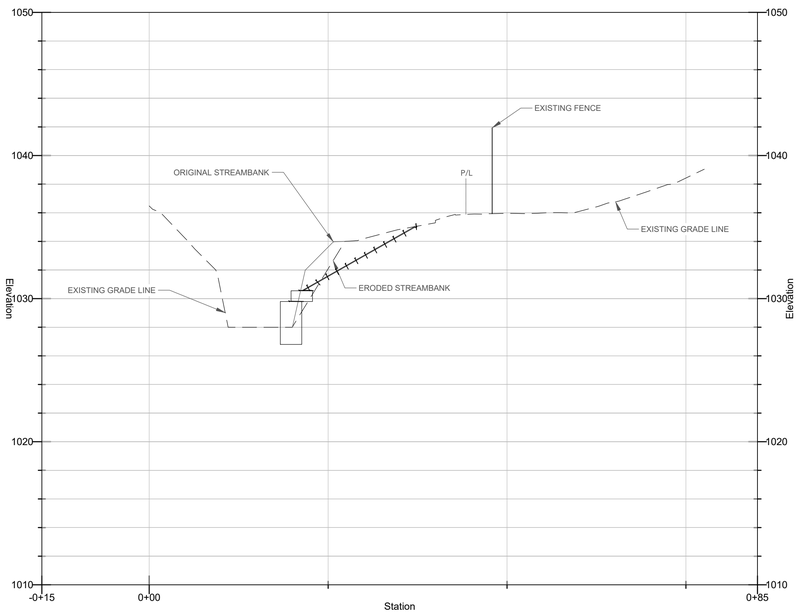
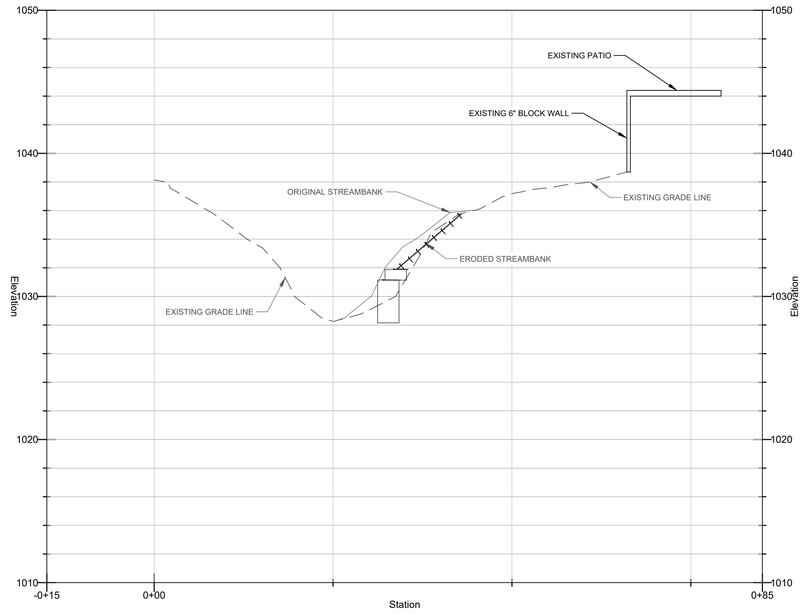
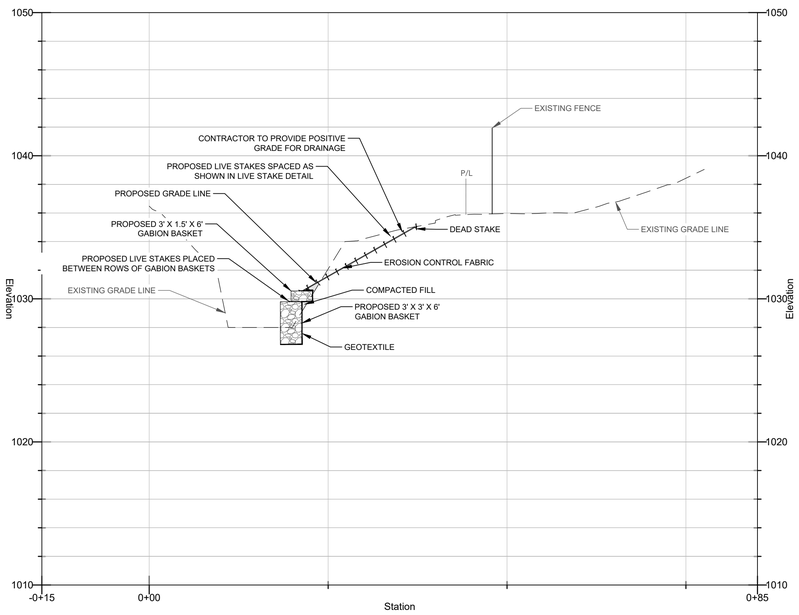


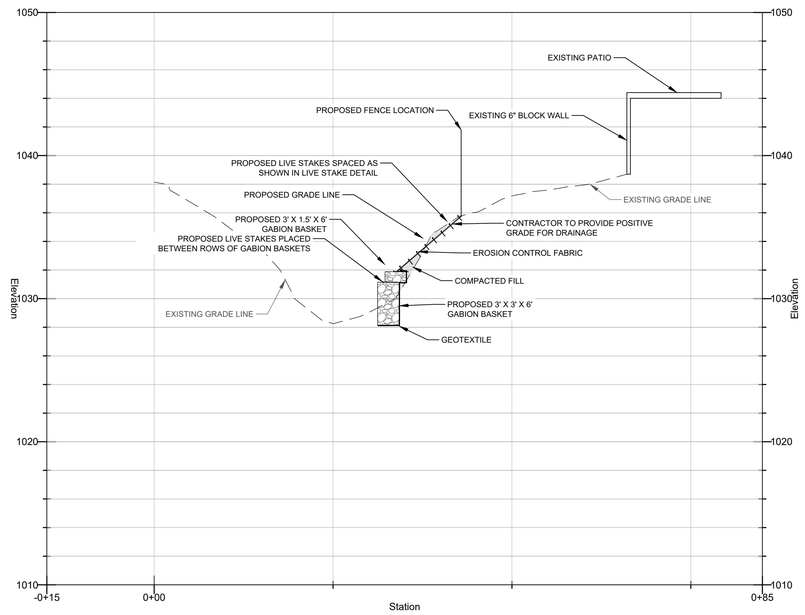
STREAM SECTION A
SCALE: 1" = 10' H, 1" = 5' V



STREAM SECTION B
SCALE: 1" = 10' H, 1" = 5' V



STREAM SECTION A
SCALE: 1" = 10' H, 1" = 5' V



STREAM SECTION B
SCALE: 1" = 10' H, 1" = 5' V

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GEORGIA REGISTERED NO. 26703 PROFESSIONAL ENGINEER J. BRIAN KIMSEY

GSWCC Level II Certification
No. 000000003007

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www.carterengineering.com

SITE DEVELOPMENT PLANS
FOR
AGARWAL RESIDENCE
115 LAMBDIN LANE - ALPHARETTA, GA 30022

SHEET TITLE:
CROSS SECTION PROFILES

PROJECT NAME:
AGARWAL RESIDENCE

SHEET NUMBER:
C 4.1

PROJECT NUMBER:
23001SDA

DATE:
2/29/24

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Channel Report

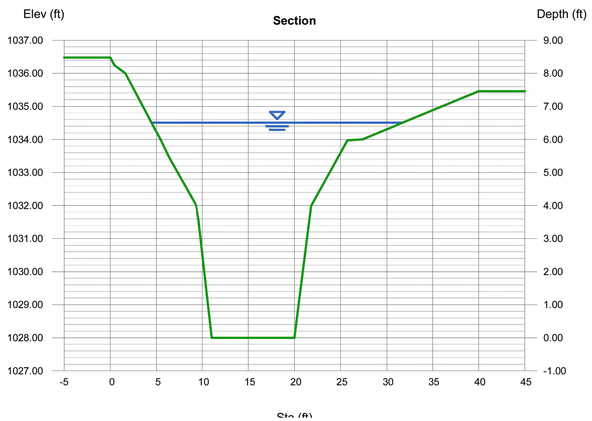
Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Monday, Jan 15 2024

Origninal Streambank Section A

User-defined		Highlighted	
Invert Elev (ft)	= 1028.00	Depth (ft)	= 6.51
Slope (%)	= 0.01	Q (cfs)	= 125.00
N-Value	= 0.020	Area (sqft)	= 88.32
		Velocity (ft/s)	= 1.42
Calculations		Wetted Perim (ft)	= 33.65
Compute by:	Known Q	Crit Depth, Yc (ft)	= 1.77
Known Q (cfs)	= 125.00	Top Width (ft)	= 27.32
		EGL (ft)	= 6.54

(Sta, El, n)-(Sta, El, n)...

(0.00, 1036.48) -(0.44, 1036.25, 0.020) -(1.61, 1036.00, 0.020) -(4.82, 1034.32, 0.020) -(5.43, 1034.00, 0.020) -(6.37, 1033.46, 0.020) -(9.31, 1032.00, 0.020) -(9.60, 1031.52, 0.020) -(10.49, 1029.33, 0.020) -(11.03, 1028.00, 0.020) -(18.32, 1028.00, 0.020) -(20.00, 1028.00, 0.020) -(21.80, 1031.99, 0.020) -(25.73, 1033.97, 0.0
-(27.36, 1034.00, 0.020) -(40.00, 1035.46, 0.020)



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Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Monday, Jan 15 2024

Original Streambank Section B

User-defined		Highlighted	
Invert Elev (ft)	= 1028.25	Depth (ft)	= 6.18
Slope (%)	= 0.01	Q (cfs)	= 125.00
N-Value	= 0.020	Area (sqft)	= 83.63
		Velocity (ft/s)	= 1.49
Calculations		Wetted Perim (ft)	= 29.29
Compute by:	Known Q	Crit Depth, Yc (ft)	= 2.39
Known Q (cfs)	= 125.00	Top Width (ft)	= 25.92
		EGL (ft)	= 6.21

(Sta, El, n)-(Sta, El, n)...

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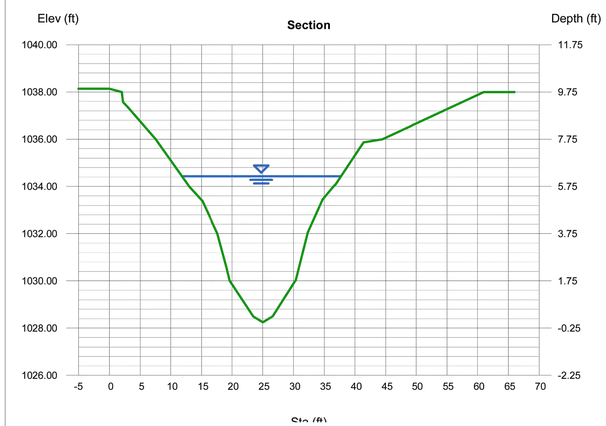
-(17.60, 1032.00, 0.020) -(19.03, 1030.62, 0.020) -(19.61, 1030.00, 0.020) -(23.45, 1028.49, 0.020) -(25.03, 1028.25, 0.020) -(26.60, 1028.50, 0.020) -(30.39, 1030.04, 0
-(32.33, 1032.06, 0.020) -(34.72, 1033.45, 0.020) -(36.54, 1034.00, 0.020) -(36.86, 1034.10, 0.020) -(41.37, 1035.86, 0.020) -(44.44, 1036.00, 0.020) -(60.99, 1038.00, 0



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Channel Report

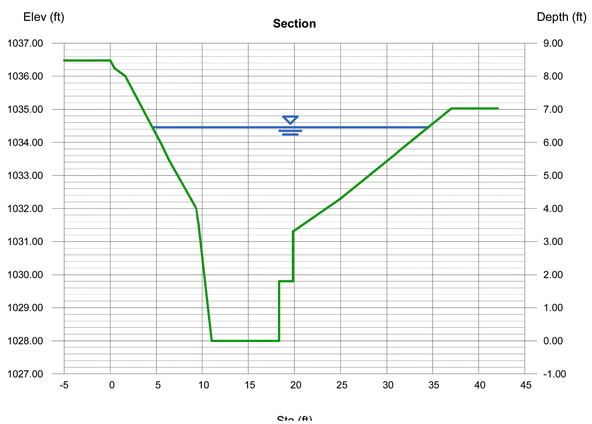
Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Wednesday, Feb 14 2024

Proposed Streambank Section A

User-defined		Highlighted	
Invert Elev (ft)	= 1028.00	Depth (ft)	= 6.46
Slope (%)	= 0.01	Q (cfs)	= 125.00
N-Value	= 0.020	Area (sqft)	= 91.67
		Velocity (ft/s)	= 1.36
Calculations		Wetted Perim (ft)	= 36.88
Compute by:	Known Q	Crit Depth, Yc (ft)	= 2.11
Known Q (cfs)	= 125.00	Top Width (ft)	= 30.01
		EGL (ft)	= 6.49

(Sta, El, n)-(Sta, El, n)...

(0.00, 1036.48) -(0.44, 1036.25, 0.020) -(1.61, 1036.00, 0.020) -(4.82, 1034.32, 0.020) -(5.43, 1034.00, 0.020) -(6.37, 1033.46, 0.020) -(9.31, 1032.00, 0.020)
-(9.60, 1031.52, 0.020) -(10.49, 1029.33, 0.020) -(11.03, 1028.00, 0.020) -(18.32, 1028.00, 0.020) -(18.32, 1029.80, 0.020) -(19.82, 1029.80, 0.020) -(19.82, 1031.30, 0.0
-(25.00, 1032.30, 0.020) -(37.07, 1035.03, 0.020)



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Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Wednesday, Feb 14 2024

Proposed Streambank Section B

User-defined		Highlighted	
Invert Elev (ft)	= 1028.49	Depth (ft)	= 5.97
Slope (%)	= 0.01	Q (cfs)	= 125.00
N-Value	= 0.020	Area (sqft)	= 86.58
		Velocity (ft/s)	= 1.44
Calculations		Wetted Perim (ft)	= 31.97
Compute by:	Known Q	Crit Depth, Yc (ft)	= 1.97
Known Q (cfs)	= 125.00	Top Width (ft)	= 26.69
		EGL (ft)	= 6.00

(Sta, El, n)-(Sta, El, n)...

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-(17.60, 1032.00, 0.020) -(19.03, 1030.62, 0.020) -(19.61, 1030.00, 0.020) -(23.45, 1028.49, 0.020) -(28.32, 1028.68, 0.020) -(31.23, 1029.35, 0.020) -(31.23, 1031.15, 0
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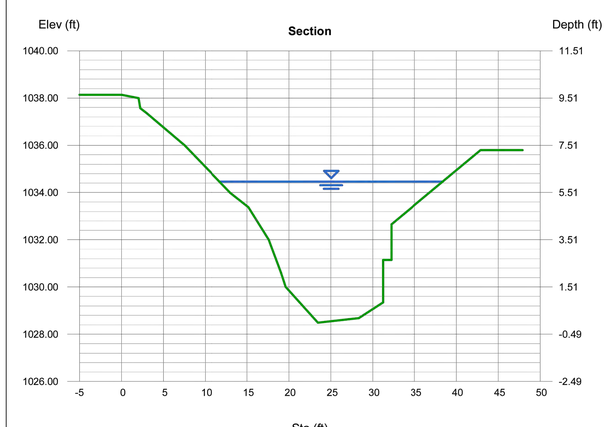

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GEORGIA REGISTERED PROFESSIONAL ENGINEER NO. 26703 H. BRIAN KIMSEY

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SITE DEVELOPMENT PLANS
FOR
AGARWAL RESIDENCE
115 LAMBDIN LANE - ALPHARETTA, GA 30022

SHEET TITLE:
CHANNEL REPORT

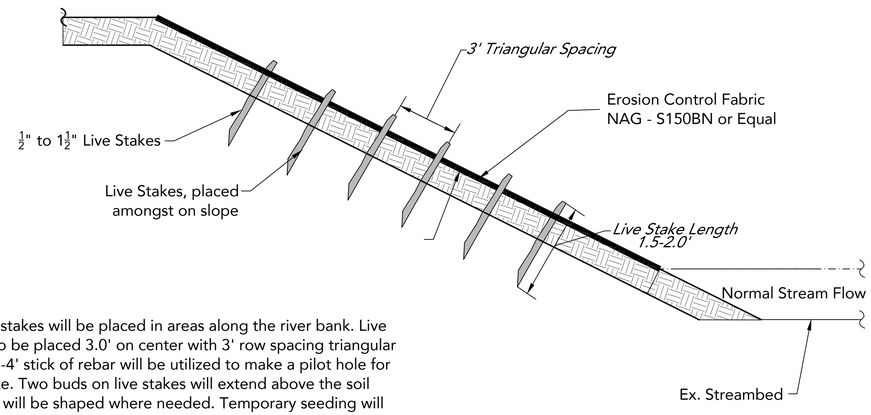
PROJECT NAME:
AGARWAL RESIDENCE

SHEET NUMBER:
C 4.2

PROJECT NUMBER:
23001SDA

DATE:
2/29/24

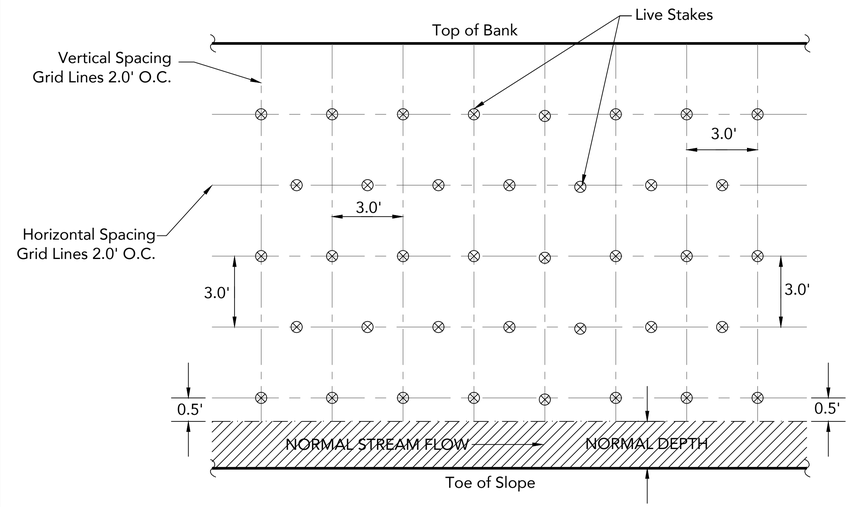
ENGINEER/DESIGNER NOT RESPONSIBLE FOR COST CHANGES DURING PRELIMINARY PHASE. BIDS & QUOTES SHALL BE BASED ON PLAN SETS LABELED "ISSUE FOR BID". BIDS & QUOTES SHALL BE REVISED BASED ON PLANS LABELED "ISSUE FOR CONSTRUCTION".



NOTE: Live stakes will be placed in areas along the river bank. Live stakes are to be placed 3.0' on center with 3' row spacing triangular pattern. A 3-4' stick of rebar will be utilized to make a pilot hole for the live stake. Two buds on live stakes will extend above the soil level. Banks will be shaped where needed. Temporary seeding will be applied before erosion control matting is installed. Live stakes are to be driven through the matting per specified spacing.

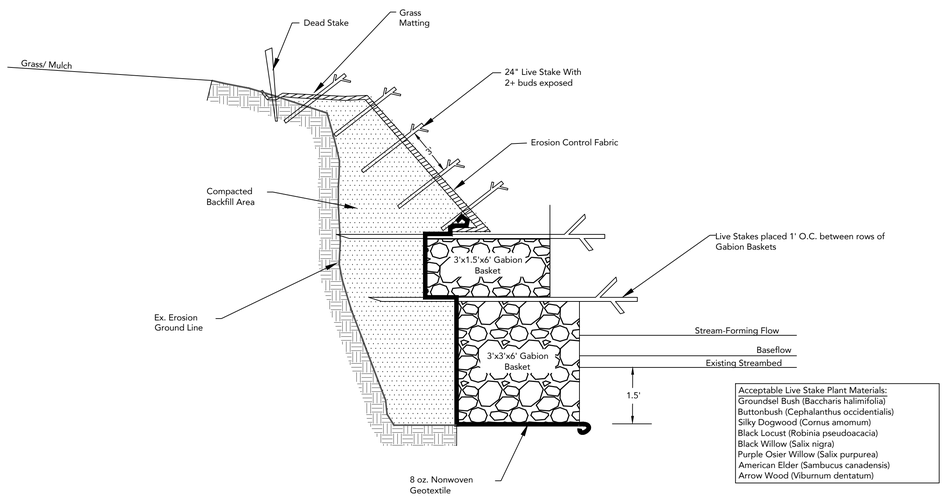
NOT TO SCALE

STREAMBANK STABILIZATION
SIDE VIEW



NOT TO SCALE

STREAMBANK STABILIZATION
FRONT VIEW



Acceptable Live Stake Plant Materials:
Groundsel Bush (Baccharis halimifolia)
Buttonbush (Cephalanthus occidentialis)
Silky Dogwood (Cornus amomum)
Black Locust (Robinia pseudoacacia)
Black Willow (Salix nigra)
Purple Osier Willow (Salix purpurea)
American Elder (Sambucus canadensis)
Arrow Wood (Viburnum dentatum)

CROSS SECTION: GABION BASKETS, LIVESTAKES, BACKFILL, MATTING

NOT TO SCALE

REVISION BLOCK

ISSUE	REVISION DATE & DESCRIPTION
1	11.08.23 - INITIAL SUBMITTAL
2	2.29.24
3	----
4	----
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GEORGIA REGISTERED PROFESSIONAL ENGINEER NO. 26703 H. BRIAN KIMSEY

GSWCC Level II Certification
No. 00000003007

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SITE DEVELOPMENT PLANS
FOR
AGARWAL RESIDENCE
115 LAMBDIN LANE - ALPHARETTA, GA 30022

SHEET TITLE:
STANDARD DETAILS

PROJECT NAME:
AGARWAL RESIDENCE

SHEET NUMBER:
C 4.3

PROJECT NUMBER:
23001SDA

DATE:
2/29/24

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#4

24 HOUR CONTACT:
Divya Agarwal
Phone: 203-919-3188

#5 TERTIARY PERMITTEE
Divya Agarwal
115 Lambdin Ln
Alpharetta, GA 30022
Phone: 203-919-3188

#6 Total Property Area: 0.28 ACRES, Total Disturbed Area: 0.01 ACRES

#7 GPS Location of Construction Exit:

Latitude: 34.22978° N Longitude: -84.142773° W

#9 DESCRIPTION OF THE CONSTRUCTION ACTIVITY

Existing land is comprised of a developed lot for a single-family residence. The proposed construction consists of rehabilitation of an existing stream bank along Johns Creek .

#11 PROJECT RECEIVING WATERS

The receiving waters for this project is Long Indian Creek.

#12

I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION

J. BRIAN KIMSEY, P.E. DATE: 2/14/2024
P.E.# 26703

E&SC CERTIFICATION NUMBER 000000003007

13

I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR 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" (MANUAL) PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO GAR 100003.".

J. BRIAN KIMSEY, P.E. DATE: 2/14/2024
P.E.# 26703

E&SC CERTIFICATION NUMBER 000000003007

#15

NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

#16 BUFFER STATEMENT

CONSTRUCTION ACTIVITY DOES ENCROACH IN A BUFFER.

#19

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.

#20

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

#21

ALL DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAT 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

#25

Petroleum Based Products – Containers for products such as fuels, lubricants and tars will be inspected daily for leaks and spills. This includes on-site vehicle and machinery daily inspections and regular preventative maintenance of such equipment. Equipment maintenance areas will be located away from state water, natural drains and storm water drainage inlets. In addition, temporary fueling tanks shall have a secondary containment liner to prevent/minimize site contamination. Discharge of oils, fuels and lubricants is prohibited. Proper disposal methods will include collection in a suitable container and disposal as required by local and State regulations.

Paints/Finishes/Solvents – All products will be stored in tightly sealed original containers when not in use. Excess product will not be discharged to the storm water collection system. Excess product, materials used with these products and product containers will be disposed of according to manufacturer's specifications and recommendations.

Concrete Washing – Concrete wash down of tools, concrete mixer chutes, hoppers and the rear of vehicles will be allowed at the designated area on this site. Washout of the drum at the construction site is prohibited.

Fertilizer/Herbicides – These products will be applied at rates that do not exceed the manufacturer's specifications or above the guidelines set forth in the crop establishment or in the GSWCG Manual for Erosion and Sediment Control in Georgia. Any storage of these materials will be under roof in sealed containers.

Building materials – No building or construction materials will be buried or disposed of onsite. All such material will be disposed of in proper waste disposal procedures.

Spill Cleanup and Control Practices

– Local, State, and manufacturer's recommended methods for spill cleanup will be clearly posted and procedures will be made available to site personnel.
– Material and equipment, necessary of spill cleanup will be kept in the material storage areas. Typical materials and equipment includes, but is not limited to, brooms, dustpans, mops, rags, gloves, goggles, cat litter, sand, sawdust and properly labeled plastic and metal waste containers.
– Split prevention practices and procedures will be reviewed after a spill and adjusted as necessary to prevent future spills.
– All spills will be cleaned up immediately upon discovery. All spills will be reported as required by local, State and Federal regulations.
– FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER). THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1 – 800 –424 – 8802.
– FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL CENTER (NRC) WILL BE CONTACTED WITH 24 HOURS AT 1 – 800 – 424 – 8802.
– FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS. THE GEORGIA EPD WILL BE CONTACTED WITHIN 24 HOURS.
–FOR SPILLS LESS THAT 25 GALLONS AND NO SURFACE WATER IMPACTS. THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED.

The contractor shall notify the licensed professional who prepared this plan if more than 1320 gallons of OIL is stored onsite (this includes capacities of equipment).The Contractor will need a Spill Prevention Containment and Countermeasures Plan prepared by that licensed professional.

#28 STORM WATER POLLUTION

The proposed silt fence is proposed to help reduce pollutants in storm water discharges. No adverse impacts are expected due to the nature of this construction activity.

#42 STATE WATERS BUFFER

THERE ARE STATE WATERS LOCATED ON OR WITHIN 200FT OF THE PROJECT SITE AND THEY ARE SHOWN ON PLANS WITH THE APPLICABLE 25-FOOT OR 50-FOOT UNDISTURBED BUFFERS.

#45 RUNOFF COEFFICIENT

Project site weighted curve number (AMC II) prior to construction is 70.1
Project site weighted curve number (AMC II) after construction is completed is 70.1

#29 ACTIVITY SCHEDULE

TASK DESCRIPTION:	MONTHS (2024)							
		MARCH	APRIL					
PERIMETER TREE SAVE FENCE								
PERIMETER SILT FENCE								
INITIAL SEDIMENT STORAGE BMPs								
CLEARING & GRUBBING								
STREAMBANK STABILIZATION								
TEMPORARY STABILIZATION (GRASSING)								
FINAL GRADING								
FINAL STABILIZATION								
MAINTENANCE								

START DATE: MARCH 1, 2024 END: APRIL 31, 2024

REVISION BLOCK

ISSUE	REVISION DATE & DESCRIPTION
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SITE DEVELOPMENT PLANS
FOR
AGARWAL RESIDENCE
115 LAMBDIN LANE - ALPHARETTA, GA 30022

SHEET TITLE:
E&SC NOTES

PROJECT NAME:
AGARWAL RESIDENCE

SHEET NUMBER:
C 5.0

PROJECT NUMBER:
23001SDA

DATE:
2/29/24

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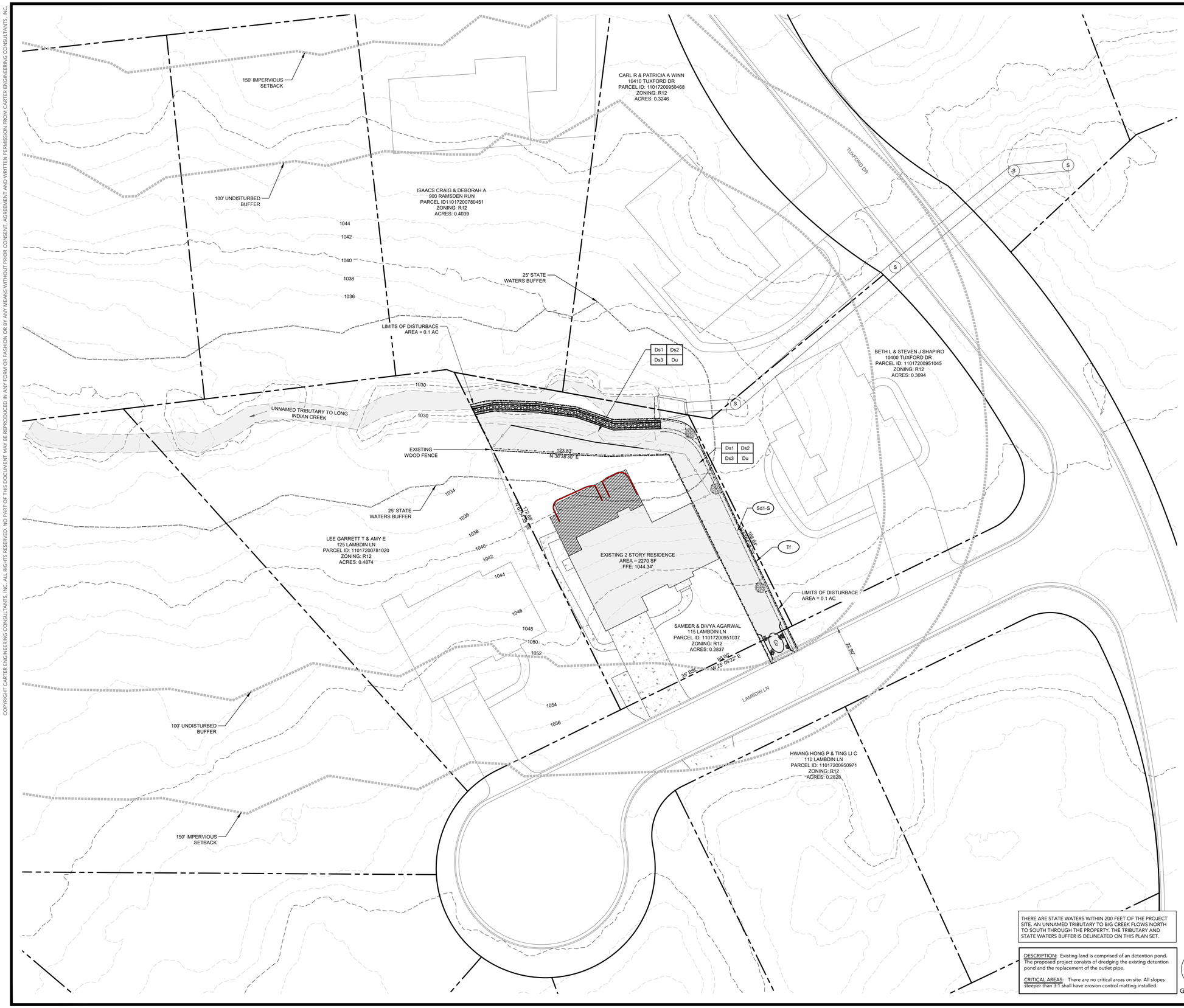

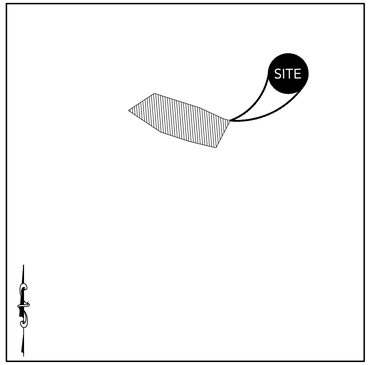

LOCATION MAP
SCALE: N.T.S.

SOIL AND EROSION CONTROL NOTES

DEVELOPER/OWNER	SAMEER & DIVYA AGARWAL
	115 LAMBDIN LANE
	ALPHARETTA, GA 30022
24-HOUR CONTACT	DIVYA AGARWAL
	203-919-3188

PROJECT DESCRIPTION:
THE PROJECT INCLUDES THE CONSTRUCTION AND INSTALLATION OF A COMMERCIAL RESTAURANT WITH ALL ASSOCIATED AND WARRANTED PARKING, UTILITIES, AND SITE ENHANCEMENTS

EXISTING CONDITIONS:
EXISTING LAND IS COMPRISED OF A VACANT COMMERCIAL PROPERTY WITH NO IMPERVIOUS MATERIAL. THE LOT SLOPES TO THE SOUTH AND WEST WITH STORMWATER LEAVING THE SITE PRIMARILY BY SHEET FLOW.

TOTAL TRACT:	0.2837 AC
DISTURBED AREA:	0.1 AC

CRITICAL AREAS: THERE ARE NO CRITICAL AREAS ON SITE. ALL SLOPES STEEPER THAN 3:1 SHALL HAVE EROSION CONTROL MATTING INSTALLED. THERE ARE NO STATE WATERS WITHIN 200 FEET OF THE PROJECT SITE. THERE ARE NO WETLANDS LOCATED ON OR WITHIN THE PROJECT LIMITS.

1. ADDITIONAL MEASURES WILL BE ADDED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
2. 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.
3. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. PRACTICES WILL BE CHECKED DAILY.
4. STANDARD AND SPECIFICATIONS: ALL DESIGN WILL CONFORM TO AND ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE STATE APPROVED EROSION CONTROL DESIGN MANUAL.
5. THE CONTRACTOR SHALL OBSERVE THE PROJECT SCHEDULE SHOWN ON THE PLANS. THE CONTRACTOR SHALL MAINTAIN CAREFUL SCHEDULING AND PERFORMANCE TO INSURE THAT LAND STRIPPED OF ITS NATURAL COVER IS EXPOSED ONLY IN SMALL TIME PERIODS.
6. PRIOR TO COMMENCING LAND DISTURBING ACTIVITY, THE LIMITS OF LAND DISTURBANCE AND ALL STREAM BUFFERS SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, AND/OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION AND NO LAND DISTURBANCE SHALL OCCUR OUTSIDE APPROVED LIMITS.
7. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT EACH POINT OF ENTRY/EXIT FROM THE SITE ONTO ANY PUBLIC ROADWAY PRIOR TO ANY OTHER CONSTRUCTION.
8. AS INDICATED ON THE ACTIVITY SCHEDULE ON THE SHEET LABELED 'EROSION CONTROL NOTES', SEDIMENT CONTROLS AT THE PERIMETER AND THE CONSTRUCTION EXITS WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY PORTION OF THE SITE.
9. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 7 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
10. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED WITH PERMANENT SEED AND MULCH. AFTER THE ENTIRE SITE IS STABILIZED, ALL ACCUMULATED SEDIMENT WILL BE REMOVED AND DISPOSED OF PROPERLY AND ALL PERIMETER SEDIMENT CONTROLS WILL BE REMOVED.
11. ALL DRAIN INLET PROTECTION DEVICES ARE TO BE REMOVED WITHIN 30 DAYS AFTER THE SITE HAS BEEN STABILIZED, OR WHEN INLET PROTECTION IS NO LONGER NEEDED. THE AREA AROUND THE INLET IS TO BE CLEANED AND RE-GRADED. IN ADDITION, THE INSIDE OF THE STORM DRAIN INLET MUST BE CLEARED AND BE FREE OF SEDIMENT AND DEBRIS AT THE TIME OF FINAL INSPECTION.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TEMPORARY BMPS.

LANDSCAPE LEGEND

EXISTING TREE — TPF — TREE PROTECTION FENCE

EROSION CONTROL LEGEND

VEGETATIVE MEASURES

- Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)
- Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
- Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
- Du DUST CONTROL

STRUCTURAL MEASURES

- Co CONSTRUCTION EXIT
- Sd1-S SILT FENCE TYPE SENSITIVE
- Tr TREE PROTECTION FENCE

PROJECT CONSTRUCTION AREA

SEDIMENT STORAGE CALCULATIONS:

Disturbed area = 0.1 Ac
Required Sed. Storage = 0.1 Ac * 67 CY/Ac = 6.7 CY

Sed. Storage Provided by the following BMPs (See notes for calculation formulas):

- Silt Fence Storage = Length of silt fence * 0.216 CY/LF = 247.8 LF * 0.216 CY/LF = 53.5 CY

Total Volume of BMPs = 53.5 CY

NOTE:
CONSTRUCTION DISTURBED AREA SHOWN ON E&SC PLAN. ALL ADDITIONAL DISTURBED AREAS SHALL BE UP GRADIENT OF THE PROPOSED BMP'S. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ALL BMP'S THROUGHOUT CONSTRUCTION AND PREVENT SEDIMENT FROM MIGRATING DOWN GRADIENT AT ALL TIMES.

THERE ARE STATE WATERS WITHIN 200 FEET OF THE PROJECT SITE. AN UNNAMED TRIBUTARY TO BIG CREEK FLOWS NORTH TO SOUTH THROUGH THE PROPERTY. THE TRIBUTARY AND STATE WATERS BUFFER IS DELINEATED ON THIS PLAN SET.

DESCRIPTION: Existing land is comprised of an detention pond. The proposed project consists of dredging the existing detention pond and the replacement of the outlet pipe.

CRITICAL AREAS: There are no critical areas on site. All slopes steeper than 3:1 shall have erosion control matting installed.

GRID NORTH

20' 10' 0 20' 40' 60'
GRAPHIC SCALE
SCALE: 1" = 20'

REVISION BLOCK

ISSUE	REVISION DATE & DESCRIPTION
1	11.08.23 - INITIAL SUBMITTAL
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115 LAMBDIN LANE - ALPHARETTA, GA 30022

SHEET TITLE:
E&SC CONTROL PLAN

PROJECT NAME:
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C 5.1

PROJECT NUMBER:
23001SDA

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MULCHING RATES — Ds1

USE DRY STRAW OR DRY HAY OF GOOD QUALITY AND FREE OF WEEDS SEEDS. DRY STRAW OR HAY SHALL BE APPLIED AT THE RATE OF 2.5 TONS PER ACRE. MULCHING SHALL BE USED MULCH WILL BE SPREAD UNIFORMLY WITHIN 24-HOURS AFTER SEEDING. MULCH SHALL BE USED DURING MONTHS THAT GRASSING SOULD NOT BE APPLIED BASED ON THE SCHEDULE BELOW.

TEMPORARY AND PERMANENT VEGETATION SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 6 OF "THE MANUAL FOR EROSION AND SEDIMENTATION CONTROL IN GEORGIA".

TEMPORARY GRASSING — Ds2

TEMPORARY GRASSES SHALL CONSIST OF SOWING A QUICK GRASS SUCH AS RYE, BROWN TOP MILLET, OR GRASS SUITABLE TO THE AREA AND SEASON. LIME AND FERTILIZER RATES PER SOILS TEST. MULCH IS NOT REQUIRED BUT SHOULD BE USED AS DICTATED BY SITE CONDITIONS. TEMPORARY GRASSING IS REQUIRED WHEN DISTURBED AREA IS LEFT EXPOSED MORE THAN 14 DAYS.

SPECIES	RATE	PLANTING DATES
BROWN MILLET	40#/ACRE	APRIL - JUNE
	3 bu./ACRE	AUGUST-DECEMBER
WEEPING LOVEGRASS	5#/ACRE	FEBRUARY-JUNE
ANNUAL LESPEDEZA	40#/ACRE	FEBRUARY-APRIL
SUDAN GRASS	60#/ACRE	APRIL-AUGUST
WHEAT	3bu./ACRE	SEPTEMBER-DECEMBER

PERMANENT GRASSING — Ds3

PERMANENT GRASSING SHALL CONSIST OF GROUND PREPARATION, LIMING, FERTILIZATION, MULCHING AND SEEDING. THE GROUND SHALL BE PREPARED BY PLOWING AND DISKING TO A DEPTH NOT LESS THAN 4". FERTILIZER AND LIME SHALL BE UNIFORMLY MIXED INTO THE GROUND, WITH FERTILIZER AT THE RATE OF 1500#/ACRE AND LIME AT THE RATE OF 2000#/ACRE. THE GROUND SHALL BE FINISHED OFF SMOOTH AND UNIFORM AND BE FREE OF ROCKS, CLODS, ROOTS AND WEEDS. FERTILIZER SHALL BE APPLIED PER THE TABLE BELOW. WEATHER PERMITTING, SEEDING SHALL BE DONE WITHIN 24 HOURS OF FERTILIZER APPLICATION. SEED SHALL BE UNIFORMLY SPREAD AT THE RATES SHOWN BELOW. MULCHING IS REQUIRED AND SHALL BE DONE IMMEDIATELY AFTER SEEDING. MULCH SHALL BE UNIFORMLY APPLIED OVER SEEDED AREAS AND SHALL ACHIEVE 75% TO 100% SOIL COVER. THE RATE OF APPLICATION SHALL BE DOUBLED ON SLOPES STEEPER THAN 4:1.

GRASSING RATES AND SCHEDULE

SPECIES	RATE	PLANTING DATES
TALL FESCUE	50#/ACRE	MARCH-APRIL/ AUGUST-OCTOBER
SERICEA LESPEDEZA (b)	60#/ACRE	MARCH-JUNE
WEEPING LOVE GRASS	5#/ACRE	MARCH-JUNE
UNHULLED BERMUDA	10#/ACRE	JAN-FEB/OCT-DEC
HULLED BERMUDA	10#/ACRE	MARCH-JUNE
BAHIA	60#/ACRE	APRIL-MARCH

(a) USE A MINIMUM OF 40# SCARIFIED SEED. REMAINDER MAY BE UNSCARIFIED, CLEAN HULLED SEED.
(b) USE EITHER COMMON SERALA, OR INTERSTATE SERICEA LESPEDEZA.

LIMING RATES

Agricultural lime is required at the rate of one to two tons per acre unless soil tests indicate otherwise. Graded areas require lime application. If lime is applied within six months of planting permanent perennial vegetation, additional lime is not required. Agricultural lime shall be within the specifications of the Georgia Department of Agriculture.

FERTILIZER REQUIREMENTS

TYPES OF SPECIES	YEAR	ANALYSIS OR EQUIVALENT N-P-K	RATE	N TOP DRESSING RATE
1. Cool season grasses	First Second Maintenance	6-12-12 6-12-12 10-10-10	1500 lbs./ac. 1000 lbs./ac. 400 lbs./ac.	50-100 lbs./ac/ 1/2/ - 30
2. Cool season grasses and legumes	First Second Maintenance	6-12-12 0-10-10 0-10-10	1500 lbs./ac. 1000 lbs./ac. 400 lbs./ac.	0-50 lbs./ac. 1/ - -
3. Ground Covers	First Second Maintenance	10-10-10 10-10-10 10-10-10	1300 lbs./ac. 3/ 1300 lbx./ac. 3/ 1100 lbx./ac.	- - -
4. Shrub Lespedeza	First Maintenance	0-10-10 0-10-10	700 lbs./ac. 700 lbs./ac. 4/	-
5. Warm season grasses	First Second Maintenance	6-12-12 6-12-12 10-10-10	1500 lbs./ac. 800 lbs./ac. 400 lbs./ac.	50-100 lbs./ac. 2/ 6/ 50-100 lbs./ac. 2/ 30 lbs./ac.
6. Warm season grasses and legumes	First Second Maintenance	6-12-12 0-10-10 0-10-10	1500 lbs./ac. 1000 lbs./ac. 400 lbs./ac.	50 lbs./ac. 6/

Ds1_Ds2_Ds3.dwg

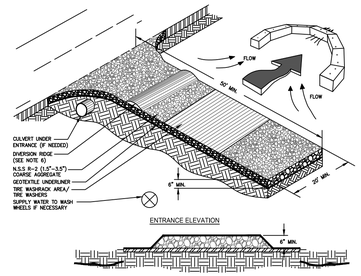
APPROVED TACKIFIERS AND BINDERS

PRODUCT OR TRADE NAME	RECOMMENDED APPLICATION RATE
Finn A500 HYDRO-STIK	40 lb./ac.
Agro Track MP	PMR
CONWED CON-TAC	40 lb./ac.
Eco Tak-OP/Eco Tak-SATII PMR	
Emulsified Asphalt	100 gal. of SS-1h or CSS-1h and 100 gal. of water per ton of mulch
Hercules Soiloc-E	PMR
HYDRO-BOND	35 lb/ac.
RMB-plus	80-120 lb./ac.
TACPAC GT	PMR
TERRA-MULCH	
TACKING AGENT III	PMR

Du

DUST CONTROL

EXIT DIAGRAM

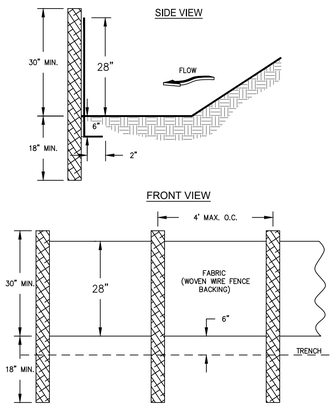


NOTES :
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

NOT TO SCALE

CRUSHED STONE CONSTRUCTION EXIT — **Co**

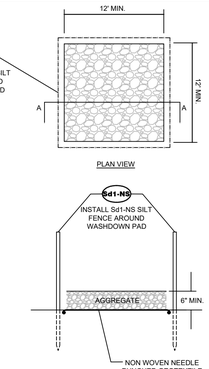
SILT FENCE-TYPE SENSITIVE — Sd1-S



NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

NOT TO SCALE

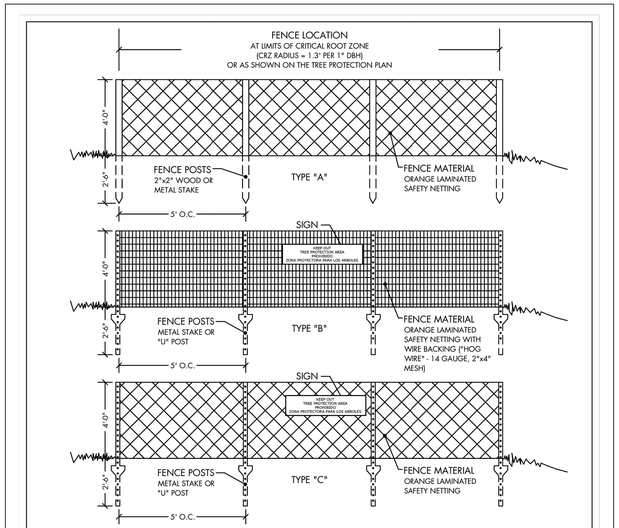
CONCRETE WASHDOWN AREA DETAIL



12'x12' CONCRETE WASHDOWN AREA GRAVEL PAD
1. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
2. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
3. INSTALL SILT FENCE AS SHOWN
4. REMOVE CONCRETE AND GRAVEL AFTER CONSTRUCTION IS COMPLETE AND STABILIZE AREA IN ACCORDANCE WITH Ds3 BMP SHOWN ON EROSION CONTROL DETAIL SHEET.

NOT TO SCALE

TREE PROTECTION / L.O.D. FENCING — STD. L-6



NOTES:
1. ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED. NO PARKING, STORAGE OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN THE TREE PROTECTION AREA.
2. PROVIDE 4" DEEP WOOD CHIP MULCH OVER ANY UNPROTECTED ROOT ZONE.
3. MAKE CLEAN CUTS ON ROOTS EXPOSED BY GRADING AND BACKFILL IMMEDIATELY.
4. INSTALLATION SHALL INVOLVE NO TRENCHING.
5. SIGNS TO BE PLACED AT 50' INTERVALS ALONG FENCING. SIGNS TO BE A MINIMUM OF 8½" X 11". SIGNS TO READ:

KEEP OUT
TREE PROTECTION AREA
PROHIBIDO
ZONA PROTECTORA PARA LOS ARBOLES

31.2'
CRZ
24" DBH TREE

ACCESS POINT
ALL TREE PROTECTION/LOD FENCING MUST HAVE A MINIMUM OF ONE ACCESS POINT EVERY 200' OF FENCING. ACCESS POINT SHALL BE CONSTRUCTED AS BELOW.

FENCE — 5' — ACCESS POINT 3' — 5' — FENCE

THE CITY OF ALPHARETTA GEORGIA

BY	REVISION	DATE

STD. L-6 — 08/01/2015

GRID NORTH

0 ### ###
GRAPHIC SCALE
SCALE: 1" = ###

REVISION BLOCK

ISSUE	REVISION DATE & DESCRIPTION
1	11.08.23 - INITIAL SUBMITTAL
2	2.29.24
3	----
4	----
5	----
6	----
7	----
8	----

GEORGIA REGISTERED PROFESSIONAL ENGINEER — NO. 26703 — J. BRIAN KIMSEY

GSWCC Level II Certification No. 00000000003007

CARTER ENGINEERING

CARTER ENGINEERING
3651 MARS HILL ROAD
SUITE 2000
WATKINSVILLE, GA 30677

P: 770.725.1200
F: 770.725.1204
www.carterengineering.com

SITE DEVELOPMENT PLANS FOR AGARWAL RESIDENCE
115 LAMBDIN LANE - ALPHARETTA, GA 30022

SHEET TITLE: E&SC DETAILS

PROJECT NAME: AGARWAL RESIDENCE

SHEET NUMBER: C 5.2

PROJECT NUMBER: 23001SDA

DATE: 2/29/24

ENGINEER/DESIGNER NOT RESPONSIBLE FOR COST CHANGES DURING PRELIMINARY PHASE. BIDS & QUOTES SHALL BE BASED ON PLAN SETS LABELED "ISSUE FOR BID". BIDS & QUOTES SHALL BE REVISED BASED ON PLANS LABELED "ISSUE FOR CONSTRUCTION".

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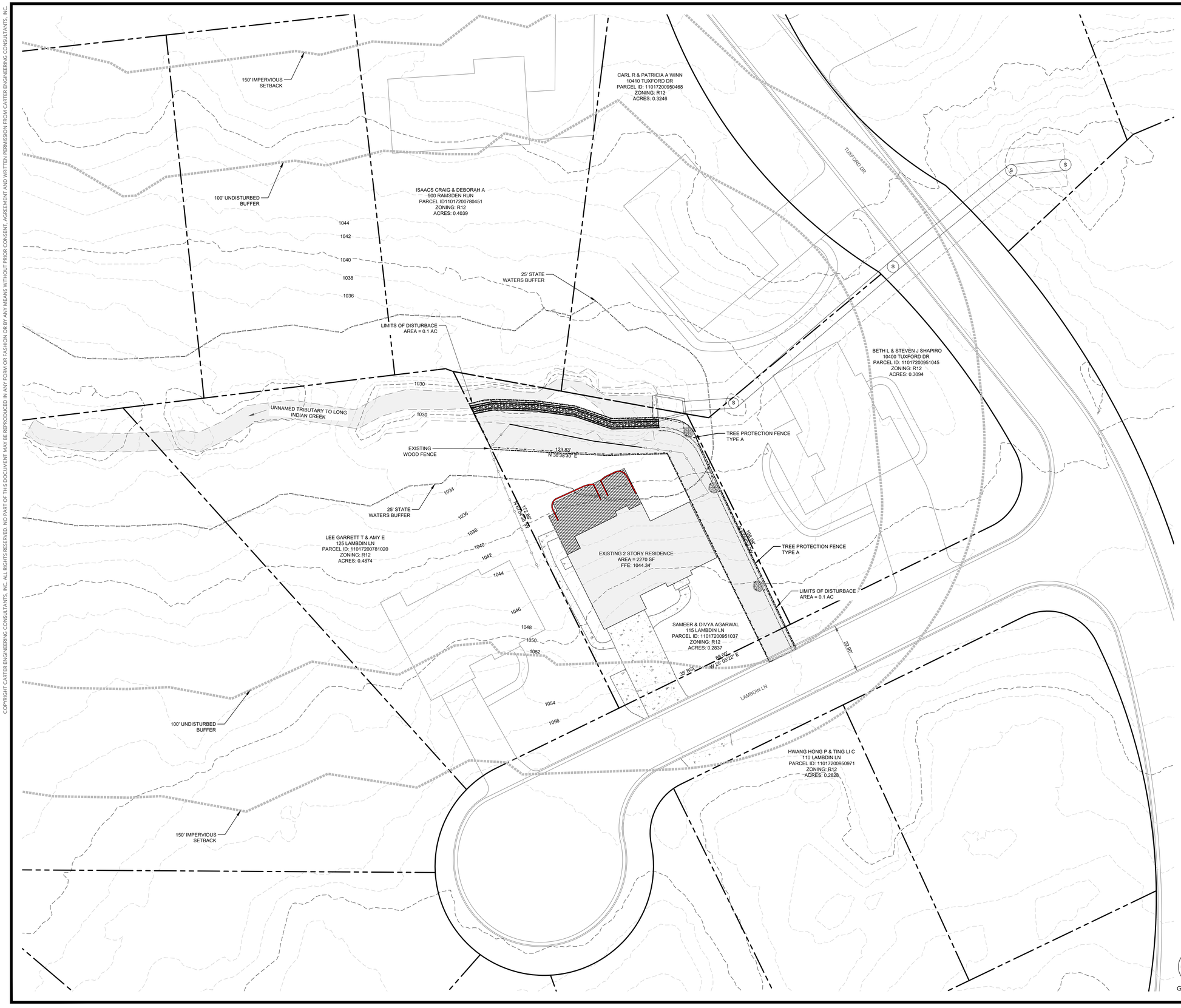

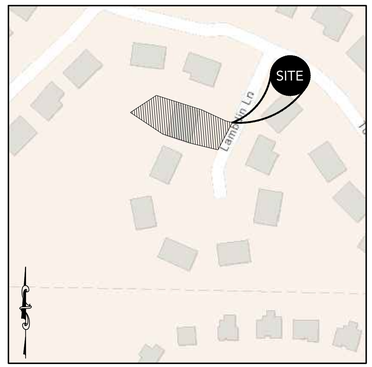

LOCATION MAP
SCALE: N.T.S.

PROJECT INFORMATION

DRAWING SET PREPARED BY:	OWNER/DEVELOPER:
CARTER ENGINEERING CONSULTANTS, INC.	SAMEER & DIVYA AGARWAL
1010 COMMERCE DRIVE	115 LAMBDIN LANE
BOGART, GA 30622	ALPHARETTA, GA 30022
CONTACT: BRIAN KIMSEY	CONTACT: DIVYA AGARWAL
PHONE: 770.725.1204	203-919-3188
BRIAN@CARTERENGINEERING.COM	AGARWAL.FMLY@GMAIL.COM

SITE INFORMATION

JURISDICTION	CITY OF ALPHARETTA
PROPERTY LOCATION	115 LAMBDIN LANE ALPHARETTA, GA 30022
PARCEL NUMBER	11017200951037
CURRENT ZONING	R3
PROPOSED ZONING	R3
OVERLAY DISTRICT	NONE
EXISTING USE	RESIDENTIAL
PROPOSED USE	RESIDENTIAL
BUFFERS REQUIRED	N/A
REQUIRED BUILDING SETBACKS	FRONT: N/A SIDE: N/A REAR: N/A
MAXIMUM LOT COVERAGE	N/A%
MINIMUM LANDSCAPE	N/A%
MAXIMUM BUILDING HEIGHT	N/A
SANITARY SEWER SERVICE	N/A
WATER SERVICE	N/A
FEMA FLOOD INSURANCE RATE MAP NO.	13121C0086F
FEMA FIRM DATE	09/18/2013
FEMA SFHA ZONE	X

UNDERGROUND UTILITY DISCLAIMER:
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD INFORMATION AND/OR EXISTING DRAWINGS. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE OWNER, HIS/HER EMPLOYEES, CONSULTANTS AND CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE CARTER ENGINEERING IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION REGARDING THE UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD LOCATE ALL UTILITIES PRIOR TO COMMENCING WORK AND NOTIFY ENGINEER IF A DISCREPANCY IS FOUND. SPECIFICALLY, THE CONTRACTOR SHALL VERIFY THE INVERT ELEVATIONS OF ALL EXISTING STORM AND SANITARY SEWER STRUCTURES PRIOR TO COMMENCEMENT OF STORM AND SANITARY SEWER CONSTRUCTION.

REVISION BLOCK

ISSUE	REVISION DATE & DESCRIPTION
1	11.08.23 - INITIAL SUBMITTAL
2	2.29.24
3	----
4	----
5	----
6	----
7	----
8	----

GEORGIA REGISTERED PROFESSIONAL ENGINEER NO. 26703 H. BRIAN KIMSEY

GSWCC Level II Certification
No. 000000003007

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SITE DEVELOPMENT PLANS
FOR
AGARWAL RESIDENCE
115 LAMBDIN LANE - ALPHARETTA, GA 30022

SHEET TITLE:
TREE PROTECTION PLAN

PROJECT NAME:
AGARWAL RESIDENCE

SHEET NUMBER:
C 6.0

PROJECT NUMBER:
23001SDA

DATE:
2/29/24

ENGINEER/DESIGNER NOT RESPONSIBLE FOR COST CHANGES DURING PRELIMINARY PHASE. BIDS & QUOTES SHALL BE BASED ON PLAN SETS LABELED "ISSUE FOR BID". BIDS & QUOTES SHALL BE REVISED BASED ON PLANS LABELED "ISSUE FOR CONSTRUCTION".

CITY COUNCIL STAFF REPORT

Department: Community Development
Submitted By: Kathi Cook
Prepared By: Michael Woodman
Meeting Date: May 20, 2024

AGENDA ITEM: MP-24-03 COSTCO/OXFORD GREEN MASTER PLAN

The applicant, Costco, is requesting a master plan amendment to increase the maximum developable square footage in the Oxford Green Master Plan Tract A from 138,500 square feet to 152,000 square feet. Costco proposes an expansion of the sales area and relocation of the loading dock. The subject property is located at 2855 Jordan Court at the northwest corner of Jordan Court and Westfield Drive.

This item was considered at the May 2, 2024 Planning Commission meeting. There was one (1) public comment in support, but with concerns over traffic blocking ADA spaces near the entrance. Some Planning Commissioners asked that the applicant look at the parking spaces along the main entrance driveway adjacent to the building as they tend to hold up the flow of traffic, as well as traffic control devices (stop signs and pavement markings) at realigned secondary ingress/egress. After discussion, Planning Commission recommended approval subject to staff's recommended conditions. Vote 6-0

STAFF RECOMMENDATION:

Approve MP-24-03 Costco/Oxford Green Master Plan, subject to the following conditions:

1. Site shall be developed substantially similar to the site plan prepared by AEC, dated 3/1/2024.
2. Maximum gross developable square footage shall not exceed 152,000 square feet in the Oxford Green Master Plan Tract A.
3. Building additions shall complement the existing exterior of the building.
4. Property owner shall assess landscaping in the areas in close proximity to the proposed development activity and shall replace missing, dead or dying landscape material, with final approval by Staff.
5. A parking lot landscape tree shall be required in the landscape island adjacent to the proposed 1,525 square foot addition on the north side of the building.
6. A large canopy tree and shrubs shall be required in the newly created parking lot island near the entrance off Westfield Drive.
7. Loading dock shall be heavily screened with a wall and evergreen landscaping to complement the existing condition, as approved by Staff.
8. There shall be no outdoor storage on the property and semi tractor trailers shall only be parked in the loading dock area with the semi tractor attached to the trailer at all times.

ITEM DESCRIPTION:

The submitted request, if approved, would allow for an increase the maximum developable square footage in the Oxford Green Master Plan from 138,500 square feet to 152,000 square feet. Costco proposes an expansion of the sales area and relocation of the loading dock. The subject property is located at 2855 Jordan Court at the northwest corner of Jordan Court and Westfield Drive.

The 18.59-acre property is zoned O-I (Office-Institutional) and is subject to the Oxford Green Master Plan Tract A. The property is currently developed as a 1-story, approximately 138,500 square foot building. Surrounding properties are zoned O-I to the west, south and east, and C-1 (Neighborhood Commercial) to the north. Windward Pointe is located to the west and south, Connors Steak & Seafood, Bank of America, and a retail strip center are located to the east, and Windward Promenade is located to the north.

The Oxford Green Master Plan was approved in 1988 as an office park with incidental retail use and consists of approximately 255 acres along Windward Parkway and Westside Parkway. The applicant's request for master plan amendment relates to a condition of zoning approved for file# MP-99-11 Oxford Green/Pioneer Real Estate Development, which limited the maximum allowable square footage to 110,000 square feet. An administrative variance (AV2004007) was approved in 2004 to increase the allowable square footage to 132,000 square feet and a master plan amendment (MP-14-07) was approved in 2014 to further increase the allowable square foot to 138,500 square feet.

SITE PLAN

The site plan depicts expansion of the building adjacent to the liquor store (1,525 square foot addition) on the north side of the building and in the existing loading dock area (5,425 square foot addition) on the south side of the building. When accounting for the gross area of the building, the actual requested increase to the sales area of the building is 6,950 square feet. The loading dock is proposed to be pushed forward to accommodate the expansion. The proposal results in a reduction of parking from 691 to 673 spaces due to the relocation of the loading dock. The Unified Development Code (UDC) requires one (1) parking space/250 square feet for retail shopping centers between 50,000 square feet and 400,000 square feet, or 608 parking spaces, including the proposed expansion. Therefore, the proposal exceeds the City's minimum parking requirements.

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 applicant's proposal would be suitable as it relates to the use and development of adjacent or nearby properties. Properties in the immediate vicinity are developed with a mix of office, commercial and residential uses.

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

Response: The proposal should not adversely affect the existing use or usability of adjacent or nearby properties, which are primarily developed with a mix of office, commercial and residential uses. The proposal represents less than a five percent (5%) increase to the overall size of the building and would not have significant impacts on traffic. Including the proposed expansion, the property exceeds the City's minimum parking requirements.

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

Response: The proposal would not have significant impacts on the natural environment. The only impacts to trees would be to a few parking lot landscape island trees adjacent to the loading dock area.

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

Response: The proposal represents less than a five percent (5%) increase to the overall size of the building and would not have significant impacts on traffic. Including the proposed expansion, the property exceeds the City's minimum parking requirements.

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

Response: The proposal represents less than a five percent (5%) increase to the overall size of the building and would not have significant impacts on public facilities and services. Including the proposed expansion, the property exceeds the City's minimum parking requirements.

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 proposal reflects a reasonable balance. The proposal represents less than a five percent (5%) increase to the overall size of the building. The proposal would not have significant impacts on traffic and the property exceeds the City's minimum parking requirements.

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

Response: The proposal represents less than a five percent (5%) increase to the overall size of the building and would not have significant impacts on traffic. Including the proposed expansion, the property exceeds the City's minimum parking requirements.

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

Response: The proposal is consistent with the comprehensive land use plan designation of the property, which is 'Commercial'.

CONCURRENCES

Staff has reviewed the applicant's proposal against the review criteria for a master plan amendment. The proposal would allow for a relatively small addition to the sales areas of the retail wholesale club. When accounting for the gross area of the building, the actual requested increase to the sales area of the building is 6,950 square feet which represents less than a five percent (5%) increase to the overall building size. While a small number of parking spaces would be impacted by the proposal, the site will continue to exceed the City's minimum parking requirements.

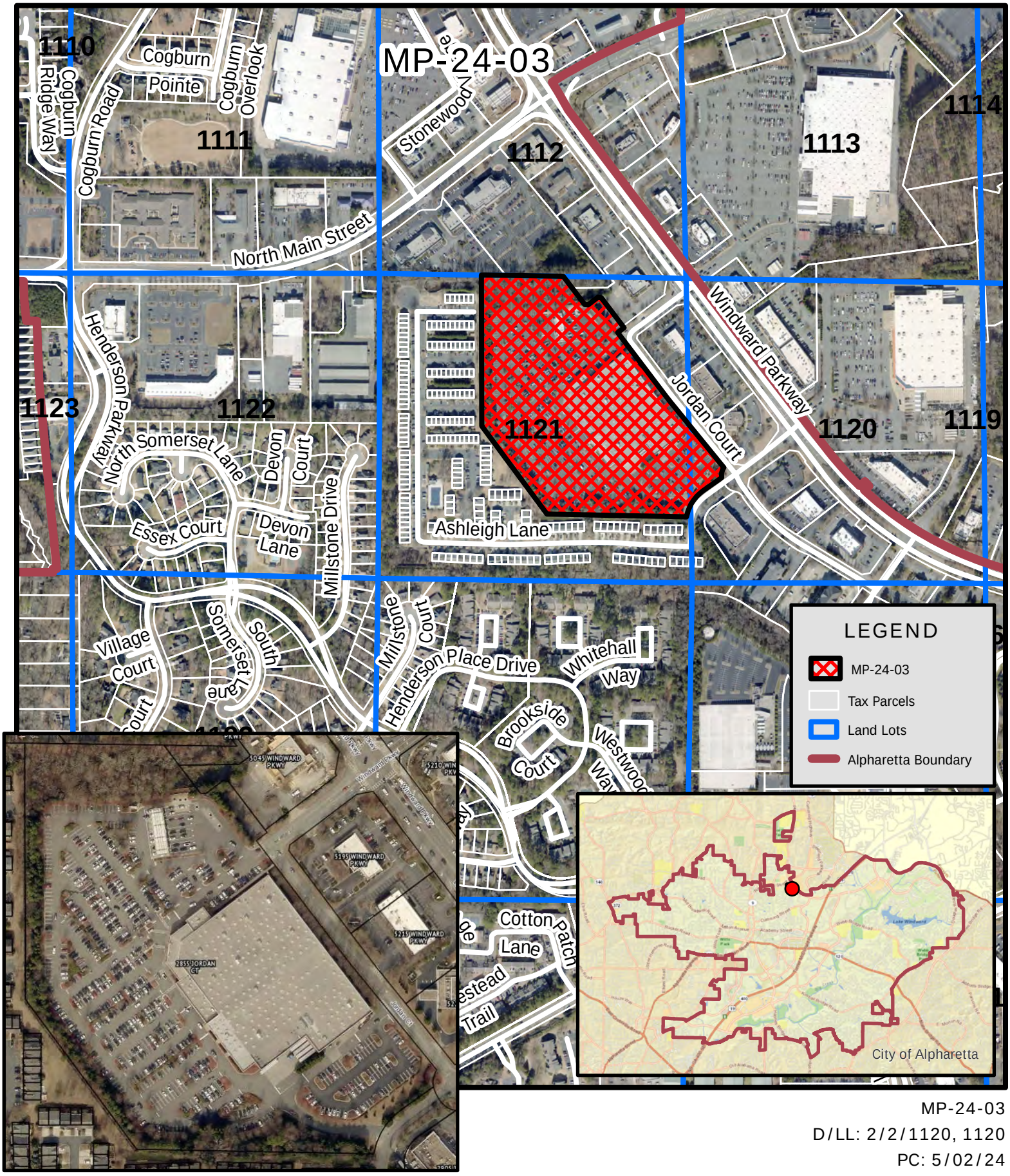
CITIZEN PARTICIPATION PLAN

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 received a public comment in support of the expansion, as well as a request for additional information from the Windward Pointe HOA President who also had concerns about traffic.

COMMUNITY ZONING INFORMATION MEETING

CZIM was held on April 10, 2024. There were no public comments.

ATTACHMENTS:
• Aerial Map • Zoning Map • Future Land Use Map • Location Map • CZIM • Citizen Part B • Application

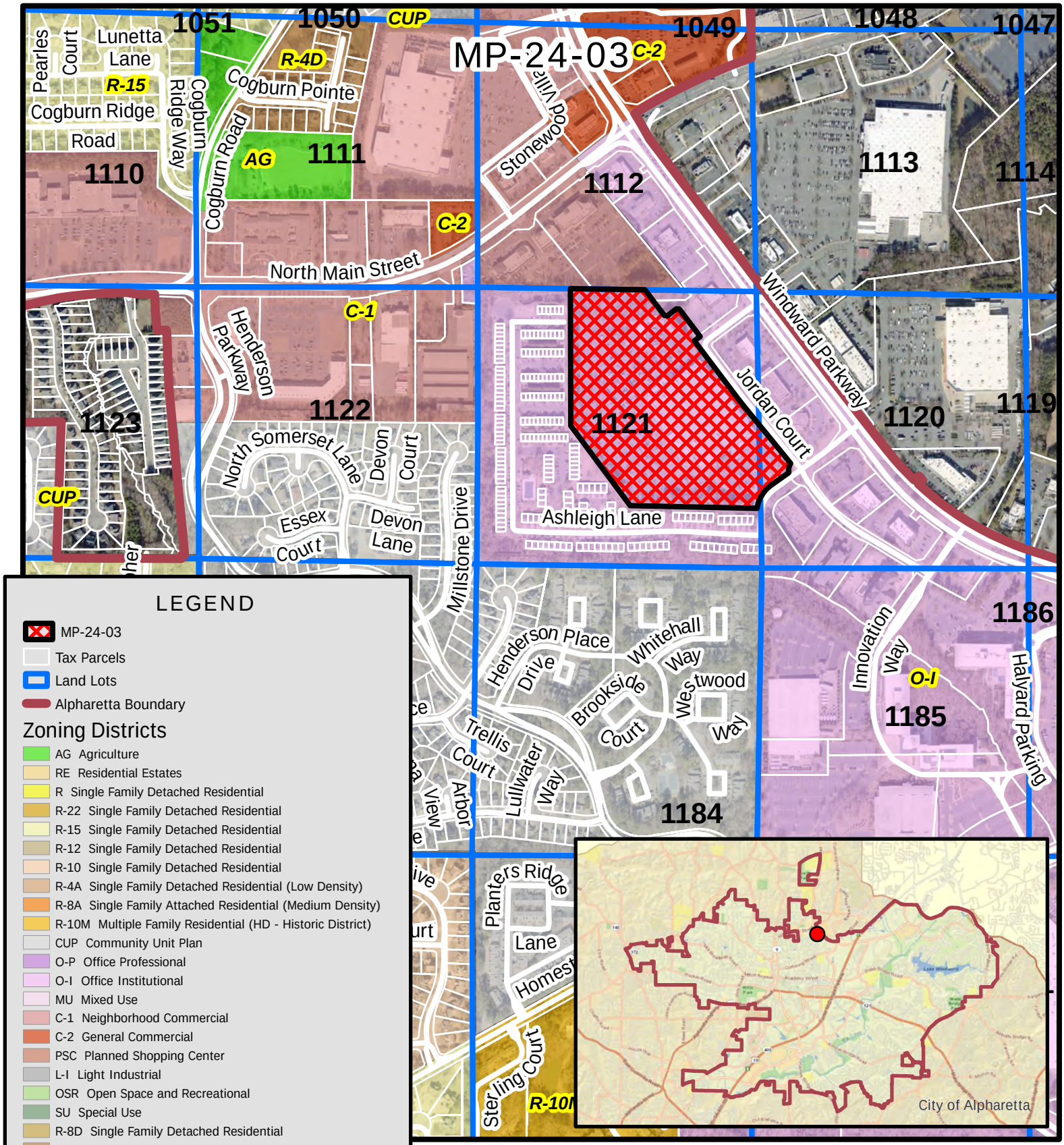


MP-24-03
D/LL: 2/2/1120, 1120
PC: 5/02/24
CC: 5/20/24

Aerial Map
Oxford Green Master Plan
Costco Wholesale
2855 Jordan Court

THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS



LEGEND

- MP-24-03
- Tax Parcels
- Land Lots
- Alpharetta Boundary

Zoning Districts

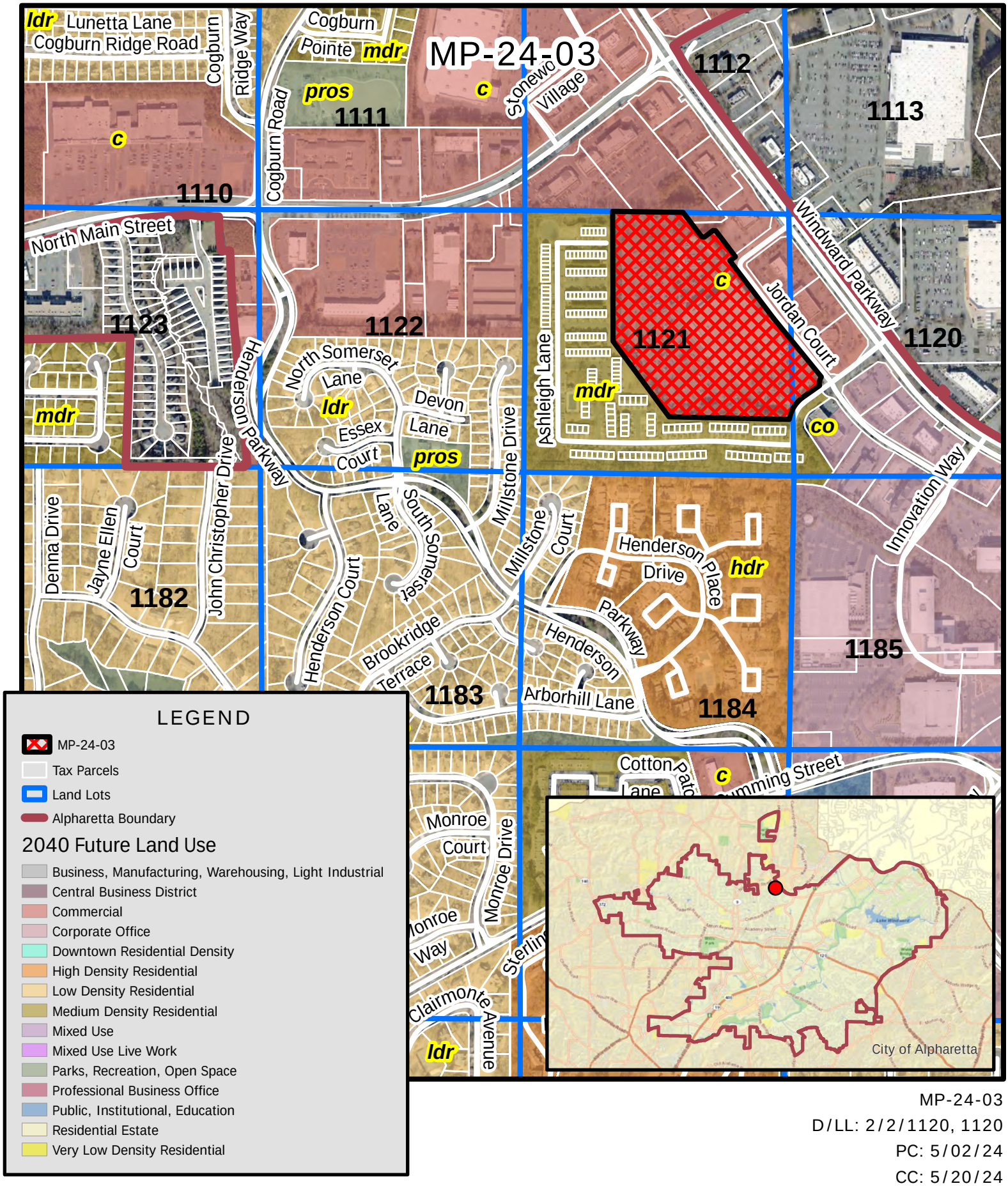
- AG Agriculture
- RE Residential Estates
- R Single Family Detached Residential
- R-22 Single Family Detached Residential
- R-15 Single Family Detached Residential
- R-12 Single Family Detached Residential
- R-10 Single Family Detached Residential
- R-4A Single Family Detached Residential (Low Density)
- R-8A Single Family Attached Residential (Medium Density)
- R-10M Multiple Family Residential (HD - Historic District)
- CUP Community Unit Plan
- O-P Office Professional
- O-I Office Institutional
- MU Mixed Use
- C-1 Neighborhood Commercial
- C-2 General Commercial
- PSC Planned Shopping Center
- L-I Light Industrial
- OSR Open Space and Recreational
- SU Special Use
- R-8D Single Family Detached Residential
- R-4D Single Family Detached Residential (Medium Density)
- R-8A/D Single Family Attached/Detached Residential
- DT-C Downtown Core
- DT-MU Downtown Mixed-Use
- DT-LW Downtown Live-Work
- DT-R Downtown Residential

MP-24-03
D/LL: 2/2/1120, 1120
PC: 5/02/24
CC: 5/20/24

Zoning Map
Oxford Green Master Plan
Costco Wholesale
2855 Jordan Court

THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS

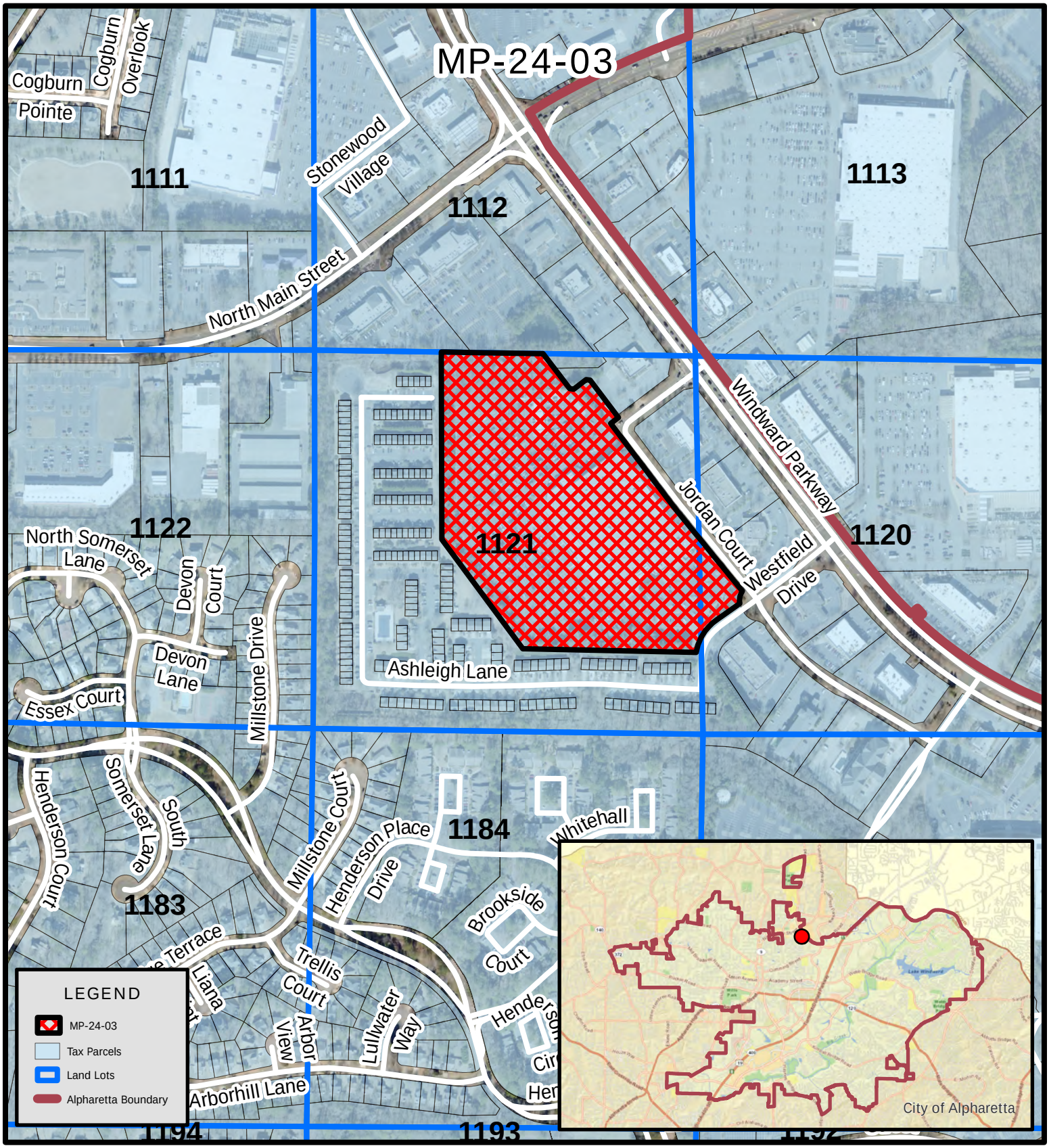


MP-24-03
D/LL: 2/2/1120, 1120
PC: 5/02/24
CC: 5/20/24

Future Land Use Map
Oxford Green Master Plan
Costco Wholesale
2855 Jordan Court

THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS



MP-24-03

D/LL: 2/2/1120, 1120

PC: 5/02/24

CC: 5/20/24

Location Map

Oxford Green Master Plan

Costco Wholesale

2855 Jordan Court

THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS

Community Zoning Information Meeting (CZIM) **April 10, 2024**

Please sign-in and leave your comments and/or concerns.

MP-24-03 / Costco Wholesale/Oxford Green Master Plan

NAME	ADDRESS	COMMENTS
	No	Comment

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: Costco Alpharetta Master Plan Amendment

Contact Name: Julie Miller / Nick Tosé Telephone: 678-990-2408 / 703-885-4006

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.

3/27/24 via Phone: Nancy Johnson (5041 Brookside Ct) said she was in support of the expansion

3/28/24 via Email: Greg Harding (President of Windward Pointe HOA) requested information to view and expressed concerns about traffic.

4/10/24 CZIM: no attendees

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: Nick Tosé Date: 02/28/24

Print Form

50 Warm Springs Circle
Roswell, Georgia 30075-4937
Main: 770.641.1942
Fax: 770.998.6924

March 18, 2024

RE: **PH-24-0009 / Costco Alpharetta Master Plan Amendment**

Dear Property Owner:

We are representing the applicant, Costco Wholesale Corporation, in the above referenced case located at 2855 Jordan Court.

Please allow this letter to serve as public notice for consideration of a master plan amendment to allow for a 13,500 square foot expansion of the Costco building. A master plan amendment is requested to Oxford Green Master Plan Tract A to increase the maximum allowable square footage of the building from 138,500 to 152,000 square feet. The property is located at 2855 Jordan Court and is legally described as being located in Land Lots 1120 & 1121, 2nd District, 2nd Section, Fulton County, Georgia. This will be a minimal change to the building and overall site development and will require no additional parking or other changes to the property.

The Community Zoning Information Meeting (CZIM) for this request will be held on Wednesday, April 10, 2024, at 6:00 p.m. This meeting will take place in Council Chambers at Alpharetta City Hall, which is located at 2 Park Plaza, Alpharetta, Georgia 30009. 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 City Council on Monday, May 20, 2024, 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 jwm@aecatl.com or (770) 641-1942.

Sincerely,
AEC, Inc.

Julia Miller, PE
Vice President

JWM/slr
Attachments

M:\2023 JOBS\23-4886 Costco Alpharetta Liquor Expansion\Zoning Amendment\CZIM Neighbor Letter- Costco Alpharetta.docx

PRG INVESTMENT EQUITIES LP
9454 WILSHIRE BLVD STE 220
BEVERLY HILLS CA 90212-2903

LEUNG WAI PONG
RM 2409 OI YAN HOUSE
KOWLOON 000000 HONG KONG

PACHECO CHEROKEE & PACHECO VANESSA SUE
4058 WHITEHALL WAY
ALPHARETTA GA 30004

MUBARAK REAL ESTATE LLC
5225 FIVE FORKS TRICKUM RD
LILBURN GA 30047

LN REALTY LLC
330 WELWYN WALK
ALPHARETTA GA 30022

DE CARLO DENISE
4051 WHITEHALL WAY
ALPHARETTA GA 30004

EXTRA SPACE PROPERTIES TWO LLC
2795 E COTTONWOOD PKWY # 300
SALT LAKE CITY UT 84121

ALFONSO EUGENIO MANUEL JR
4084 WHITEHALL WAY
ALPHARETTA GA 30004

SHIPPEY GWEN E & EDWARD A
4053 WHITEHALL WAY
ALPHARETTA GA 30004-7410

SPIDALIERI ANDREA T
4092 WHITEHALL WAY
ALPHARETTA GA 30004

LEGUIZAMON GISELLE A
4086 WHITEHALL WAY
ALPHARETTA GA 30004

MAGUIRE GREGORY JAMES
4055 WHITEHALL WAY
ALPHARETTA GA 30004

FORTIER SHARON P & CAFFEY LYNDA P
4094 WHITEHALL WAY
ALPHARETTA GA 30004

KIEVER CAROL R & WILLIAM R CO TR
4087 WHITEHALL WAY
ALPHARETTA GA 30004

HOLLINGSWORTH CARSON J
4057 WHITEHALL WAY
ALPHARETTA GA 30004

MISCH LESLIE J
4096 WHITEHALL WAY
ALPHARETTA GA 30004

CONSOR ROBIN & BRUCE JAY
4083 WHITEHALL WAY
ALPHARETTA GA 30004

ROE DONNA L
4042 WHITEHALL WAY
ALPHARETTA GA 30004-7410

BENDIAK MARIA & DUBELTMAN OLGA
4155 BIG CREEK OVERLOOK
ALPHARETTA GA 30005

HARRIS EARL & IOLA
4085 WHITEHALL WAY
ALPHARETTA GA 30004

KCHBS HOLDINGS LLC
4 E LEXINGTON LN #D
WEST PALM BEACH FL 33418

CARSWELL GAYLE CHARLENE
4091 WHITEHALL WAY
ALPHARETTA GA 30004

IBR LEASE MANAGEMENT LLC
160 STONE ORCHARD CT
ALPHARETTA GA 30004

SPILLMAN MINNIE JO
4044 WHITEHALL WAY
ALPHARETTA GA 30004

WOOD CINDY H
4093 WHITEHALL WAY
ALPHARETTA GA 30004

BEARD JERRY W
P O BOX 932
ALPHARETTA GA 30009

DONAHUE KELSEY A
4043 WHITEHALL WAY
ALPHARETTA GA 30004

DE CARLO NATHAN ROBERT & HOPE
4095 WHITEHALL WAY
ALPHARETTA GA 30004

HILTON PATRICIA ANNETTE
4056 WHITEHALL WAY
ALPHARETTA GA 30004-7410

CLATER TOMMY
4046 WHITEHALL WAY
ALPHARETTA GA 30004

LATEN MELANIE A
4045 WHITEHALL WAY
ALPHARETTA GA 30004

HACKMON OFIR & INBAL
4024 WHITEHALL WAY
ALPHARETTA GA 30004

JOHN A GIANOLA REVOCABLE TRUST THE
4063 WHITEHALL WAY
ALPHARETTA GA 30004-7411

WOODRUFF JENNIFER LEIGH
4048 WHITEHALL WAY
ALPHARETTA GA 30004

678 INVESTMENTS LLC
1010 SIGNAL PTE
ALPHARETTA GA 30005

CABRERA PEDRO NEL & CABRERA JONATH
AN FERNANDO
245 KAOLIN CT
ALPHARETTA GA 30022

BUSTINZA MARIA J & MENDOZA DELQUIS
R
4047 WHITEHALL WAY
ALPHARETTA GA 30004

STANLEY ANDREW
4027 WHITEHALL WAY
ALPHARETTA GA 30004

PERLIN MICHAEL & PERLIN DIANE M
4061 WHITEHALL WAY
ALPHARETTA GA 30004-7411

HAMEL RHONDA D
4031 WHITEHALL WAY
ALPHARETTA GA 30004

HOPKINS BETTY S
4025 WHITEHALL WAY
ALPHARETTA GA 30004-3866

GEMASSIST LLC
407 NOTTAWAY LN
ALPHARETTA GA 30009

BADEJO GLORIA L C
4034 WHITEHALL WAY
ALPHARETTA GA 30004

THOMPSON CLIVE & CHELLIS COLLEEN
4023 WHITEHALL WAY
ALPHARETTA GA 30004

PARK MI
4074 WHITEHALL WAY
ALPHARETTA GA 30004

APEX INVESTORS LLC
700 CHAMPIONS CLOSE
ALPHARETTA GA 30004

ALDRICH DANIEL H & ALDRICH SANDRA R
556 OAKSIDE PL
ACWORTH GA 30102

BROWNING PAMELA J
4073 WHITEHALL WAY
ALPHARETTA GA 30004

RYAN ERIC
4036 WHITEHALL WAY UNIT 4036
ALPHARETTA GA 30004

ADAMS DAVIE E.
4067 WHITEHALL WAY
ALPHARETTA GA 30004

PINA ANNA
4076 WHITEHALL WAY
ALPHARETTA GA 30004

BATES JOE N JR
4035 WHITEHALL WAY
ALPHARETTA GA 30004

NAJARIAN ENTERPRISES LLC
12110 LAURELWOOD FARM DR
ALPHARETTA GA 30004

SHACKELFORD JON DEREK
4075 WHITEHALL WAY
ALPHARETTA GA 30004

BREEN JUDITH
86 WINDCHIME WAY
FREEPORT FL 32439

HAMEL RHONDA D
4065 WHITEHALL WAY
ALPHARETTA GA 30004

GANTA SUDHA R
4077 WHITEHALL WAY
ALPHARETTA GA 30004

COMEAU JUNYE Z & COMEAU ERICH C
4025 SCHOONER RDG
ALPHARETTA GA 30005

POLITE GINA
255 TRIPLE OAKS DR
TUCKER GA 30084

SARABI NAZANINE GERAMI
290 FRANCYNE CT
ATLANTA GA 30328

QUEEN OPAL N
4106 WHITEHALL WAY
ALPHARETTA GA 30004

LIN JENNY C
18 JACKIE DR
MORGANVILLE NJ 07751

GRAY ALICIA LOUISE
3087 WESTWOOD WAY
ALPHARETTA GA 30004

CATO DONALD E
4105 WHITEHALL WAY
ALPHARETTA GA 30004

BRADLEY CHARLES
4017 WHITEHALL WAY
ALPHARETTA GA 30004

ALEX BYJU K
11855 MORNING MIST DR
ALPHARETTA GA 30005

MURPHY ROBERT & HARRIS MATTIE M
4104 WHITEHALL WAY
ALPHARETTA GA 30004

CONSOR BRUCE JAY & CONSOR ROBIN
4015 WHITEHALL WAY
ALPHARETTA GA 30004

HICKEY SANDRA
3085 WESTWOOD WAY
ALPHARETTA GA 30004

BASSETT PATRICIA A & BLALOCK SHANN
AN JEAN
4103 WHITEHALL WAY
ALPHARETTA GA 30004

HANBERRY MACKENZIE R
4014 WHITEHALL WAY
ALPHARETTA GA 30004

SUPINSKI ALEXANDER D
3072 WESTWOOD WAY
ALPHARETTA GA 30004

KAPLE MARION H & DONALD
4101 WHITEHALL WAY
ALPHARETTA GA 30004

ELLIOTT PETER B & DIANA L
4011 WHITEHALL WAY
ALPHARETTA GA 30004

IBR LEASE MANAGEMENT LLC
160 STONE ORCHARD CT
ALPHARETTA GA 30004

PONSELLA B JANET LIVING TRUST THE
4117 WHITEHALL WAY
ALPHARETTA GA 30004

POPESCU FLORIN & BASIMAH
9015 MOOR PARK RUN
DULUTH GA 30097

GLOVER PETER D
3074 WESTWOOD WAY
ALPHARETTA GA 30004

BRADLEY ELIZABETH M
4116 WHITEHALL WAY
ALPHARETTA GA 30004

FOROOZANDEH RAD FAMILY TRUST THE
6250 SHILOH RD STE 20
ALPHARETTA GA 30005

OAKLEY ROBIN S & OAKLEY BILL M
14695 TIMBER PT
ALPHARETTA GA 30004

CLARK LLOYD G & ANDREW S
4114 WHITEHALL WAY
ALPHARETTA GA 30004

GARRIDO LAURA
3081 W WOOD WAY
ALPHARETTA GA 30004

NORTON CATHERINE
3076 WESTWOOD WAY
ALPHARETTA GA 30004-7409

CRAIL C FRANK & MONICA J
4111 WHITEHALL WAY
ALPHARETTA GA 30004

MARBURGER ELIZABETH A
3084 WESTWOOD WAY
ALPHARETTA GA 30004

DOSS DAVID CARL
155 BAXTER RD
ULM AR 72170

MURRAY NANCIE
4115 WHITEHALL WAY
ALPHARETTA GA 30004

WATERS JEFFREY L ET AL
3086 WESTWOOD WAY
ALPHARETTA GA 30004

VAUCHER JEANETTE L
3078 WESTWOOD WAY
ALPHARETTA GA 30004-7409

JONES ELEANOR M
3077 WESTWOOD WAY
ALPHARETTA GA 30004-7409

ROBERT EUGENE BAIRD REVOCABLE LIVI
NG TRUST
11887 BIG CANOE
JASPER GA 30143-5151

BRANHUT CECILIA
5017 BROOKSIDE CT
ALPHARETTA GA 30004

WILSON BRENDA
3062 WESTWOOD WAY
ALPHARETTA GA 30004

EBERT SUSAN
3096 WESTWOOD WAY
ALPHARETTA GA 30004

MENSE REVOCABLE TRUST THE
575 ESTATE CLUB CIR
ROSWELL GA 30075

LONG CHRIS S & BELT DARRYL W
3064 WESTWOOD WAY
ALPHARETTA GA 30004

NYAZEMA LOVEMORE & NYAZEMA ROSALIA
T
3220 WARBLER WAY
CUMMING GA 30041

DE CASTRO LEILA & DE CASTRO RHODER
ICK
5026 BROOKSIDE CT
ALPHARETTA GA 30004

WILDER TARA L
3066 WESTWOOD WAY
ALPHARETTA GA 30004

GRANT CHRISTINE A
3094 WESTWOOD WAY
ALPHARETTA GA 30004

LOTZE KENDAL
5024 BROOKSIDE CT
ALPHARETTA GA 30004

FOSTER CHRISTOPHER P
3068 WESTWOOD WAY
ALPHARETTA GA 30004

TURNER PAIGE M
3091 WESTWOOD WAY
ALPHARETTA GA 30004

DORSEY SANDRA
5021 BROOKSIDE CT
ALPHARETTA GA 30004

SULLIVAN KIMBERLY E
3061 WESTWOOD WAY
ALPHARETTA GA 30004

SIMMONS HAZEL
5011 BROOKSIDE CT
ALPHARETTA GA 30004

RIG CONSULTING INC
5023 BROOKSIDE CT
ALPHARETTA GA 30004

LE GRAND LINDA LOUISE
6185 PRISTINE DR
CUMMING GA 30040

ODEEN JUDITH P
5013 BROOKSIDE CT
ALPHARETTA GA 30004

HULETT STEPHEN B
5025 BROOKSIDE CT
ALPHARETTA GA 30004

MACFADYEN JILL E
3065 WESTWOOD WAY
ALPHARETTA GA 30004

GELMAN DAVELYN
5014 BROOKSIDE CT
ALPHARETTA GA 30004-3816

BURTON LISA
5037 BROOKSIDE CT
ALPHARETTA GA 30004

TAULET BALL NORMA
3067 WESTWOOD WAY
ALPHARETTA GA 30004

AKULA PRAVEEN
2720 GATLIN WAY
CUMMING GA 30041

CATIC FADILA
5036 BROOKSIDE CT
ALPHARETTA GA 30004

PRASKIEVICZ KATHRYN ANN
3097 WESTWOOD WAY
ALPHARETTA GA 30004

DUFFEY APRIL M ET AL
156 MAJESTIC EAGLE DR
PONTE VERDRA FL 32081

RANDAZZO SALVATORE
5034 BROOKSIDE CT
ALPHARETTA GA 30004

GUTIERREZ HUGO E
5031 BROOKSIDE CT
ALPHARETTA GA 30004

ANDERSON ALYSSA
5033 BROOKSIDE CT
ALPHARETTA GA 30004

JETER HENDRICK & JETER JUDY J
5035 BROOKSIDE CT
ALPHARETTA GA 30004

JOHNSON WYLENE C
5047 BROOKSIDE CT
ALPHARETTA GA 30004

BURDETTE SANDRA
5045 BROOKSIDE CT
ALPHARETTA GA 30004

OESTERLE CYNTHIA L
5046 BROOKSIDE CT
ALPHARETTA GA 30004-7414

MAGNIBLISS LLC
110 WENTWORTH TER
ALPHARETTA GA 30022

GIDEON ETHAN & JEANNETTE SINASOHN REVOCABLE LIVING
100 MT SHASTA LANE
JOHNS CREEK GA 30022

JOHNSON NANCY G
5041 BROOKSIDE CT
ALPHARETTA GA 30004

HOPKINS SARAH
5057 BROOKSIDE CT
ALPHARETTA GA 30004

PANAGIOTOPOULOS FRANCES
5056 BROOKSIDE CT
ALPHARETTA GA 30004

KLOTZ SHANE P
5054 BROOKSIDE CT
ALPHARETTA GA 30004-7414

VIRGINIA N BURGESS REVOCABLE LIVIN G TRUST THE
152 MARIETTA ST
ALPHARETTA GA 30004

MORRISON NANCY KEFFER
5055 BROOKSIDE CT
ALPHARETTA GA 30004

AL AZZAWI LAMYAA & RASHID MUSTAFA
5053 BROOKSIDE CT
ALPHARETTA GA 30004-7414

DORSEY CAROL
3017 WESTWOOD WAY
ALPHARETTA GA 30004

DESAI SHIVANI
3015 WESTWOOD WAY
ALPHARETTA GA 30004

PRICE RICHARD E HARRIS TRACIE ANN
270 WILDE GREEN DR
ROSWELL GA 30075

POLAVARAPU SRINIVASA B & PUVVADA T ANUJA
1720 PARAMORE PL
MARIETTA GA 30062

LUPER STEVEN
3014 WESTWOOD WAY
ALPHARETTA GA 30004

WATTS JAMES L
230 N MEETING AVE
GEORGIANA AL 36033

GOLDSCHMIDT HELENE
20 HIGH ST
SNYDER NY 14226

DADSON TENA & DADSON JAMES
2350 COBB PKWY SE APT 3C
SMYRNA GA 30080

CRAIG KATRECE
3056 WESTWOOD WAY
ALPHARETTA GA 30004

GREENBERG SHAWNA MARIE & MICHAEL S ETH
3057 WESTWOOD WAY
ALPHARETTA GA 30004

AGARWAL SANJEEV & GUPTA DIPTI
14275 CREEK CLUB DR
ALPHARETTA GA 30004

BROWN LATASIA D & COX DEREK ALEXAN DER
3054 WESTWOOD WAY
ALPHARETTA GA 30004

TANNER REBECCA L
3055 WESTWOOD WAY
ALPHARETTA GA 30004-3876

GAYLES CHENELLE
3058 WESTWOOD WAY
ALPHARETTA GA 30004

MORAN TIMOTHY C
3041 WESTWOOD WAY
ALPHARETTA GA 30004-3875

FINLEY JEREMY
5435 BRECKINRIDGE LANE
CUMMING GA 30040

PRICE FAMILY LIVING THE
1001 MORNINGSIDE PARK DR
ALPHARETTA GA 30022

NELSON MARION SR & ANITA FRANCEEN
2027 HENDERSON CIR
ALPHARETTA GA 30004

GROSSMAN JENNIFER M
3044 WESTWOOD WAY
ALPHARETTA GA 30004

FILIPSKY CARMEN & FILIPSKY MILAN
3070 WINDWARD PLZ F130
ALPHARETTA GA 30005

BRESHEARS KATHRYN E
2025 HENDERSON CIR
ALPHARETTA GA 30004

BURDETTE THOMAS C JR
3045 WESTWOOD WAY
ALPHARETTA GA 30004

VONTELA RAVINDER
3036 WESTWOOD WAY # 5
ALPHARETTA GA 30004

CALDWELL JACK IRBY III
2023 HENDERSON CIR
ALPHARETTA GA 30004

LYNCH MATT
3046 WESTWOOD WAY
ALPHARETTA GA 30004-3875

AYAN DUYGU
7380 JAMESTOWN DR
ALPHARETTA GA 30005

STURDY ERIC & NADENE
4904 VALLEY VIEW RD
BELLAIRE MI 49615

WYATT GLORIA M
3047 WESTWOOD WAY
ALPHARETTA GA 30004-3875

KATCHOURINE LIVING TRUST THE
3031 WESTWOOD WAY
ALPHARETTA GA 30004

BRASCH PAUL G & JOHN E
2015 HENDERSON CIR
ALPHARETTA GA 30004

STOCKMAN AMY E
3027 WESTWOOD WAY
ALPHARETTA GA 30004

MELA IXZY CRISTINA & ANA
825 BELLEMEADE PL
ALPHARETTA GA 30004

NELSON MARIO L SR & NELSON ANITA F
2016 HENDERSON CIR
ALPHARETTA GA 30004

THOMPSON TIMOTHY T
3025 WESTWOOD WAY
ALPHARETTA GA 30004

JOHNSON CHARLES T JR
3033 WESTWOOD WAY
ALPHARETTA GA 30004

TRAWICK SALLY G & MARVEL JEANNE A
10820 GRENADIER LANE
ALPHARETTA GA 30022

ZOLLER LINWOOD WILLIAM IV
3026 WESTWOOD WAY
ALPHARETTA GA 30004

SLOAN D R JR
820 SADDLE HILL RD
ROSWELL GA 30075-1237

LIBERMAN SERGEY & SAVCENCO NATALIA
2014 HENDERSON CIR
ALPHARETTA GA 30004

POINDEXTER DEBORAH
3023 WESTWOOD WAY
ALPHARETTA GA 30004

ALLEN ROBERT W
2024 HENDERSON CIR
ALPHARETTA GA 30004

THOMPSON JOHN C III & LAURIE A
2011 HENDERSON CIR
ALPHARETTA GA 30004

MONAVARTY RAVINDRA BABU & POLAVARA PU SRINIVASA
3024 WESTWOOD WAY
ALPHARETTA GA 30004

HARRIS CAROL ANN
2026 HENDERSON CIR
ALPHARETTA GA 30004

KNOBLOCK EDWARD & KNOBLOCK CAROL
7017 SOMERSET CIR
ALPHARETTA GA 30004

MITCHELL ROSANNA L & UREY TAMMY R
7015 SOMERSET CIR
ALPHARETTA GA 30004

YASHIN ALEKSANDR V
P O BOX 5696
ALPHARETTA GA 30023

WAGONER JIM
250 KENWOOD WAY
SAN FRANCISCO CA 94127

HARRIS ERROL ALWYN & NATALIE A
5325 LEXINGTON WOODS LANE
ALPHARETTA GA 30004

ATRACHE HAMIDEH R
5495 CALDORWOOD RD
CUMMING GA 30040

CALDWELL JOHN A & PAT A
6035 COVENTRY CIR
ALPHARETTA GA 30004

CARANAM LLC
7013 SOMERSET CIR
ALPHARETTA GA 30004

KENNEDY LYNDA J
7034 SOMERSET CIR
ALPHARETTA GA 30004-7416

CAMBRIDGE INVESTMENT MANAGEMENT
2560 HOPEWELL PLANTATION DR
ALPHARETTA GA 30004

MARKOPOULOS NIKOS
7014 SOMERSET CIR
ALPHARETTA GA 30004

LARKIN HELEN R ET AL
7033 SOMERSET CIR
ALPHARETTA GA 30004

LESEM DEBORAH
262 CUMMING ST
ALPHARETTA GA 30009

KONDREDDI BHAVANI C
1705 RUTLAND PKWY
CUMMING GA 30041

JOSEPH RALPH & JOSEPH STACY ANN R
7036 SOMERSET CIR
ALPHARETTA GA 30004

WRIGHT JOHNNIE M & JIMMIE L
6024 COVENTRY CIR
ALPHARETTA GA 30004

KRASAVINA MARIA
7027 SOMERSET CIR
ALPHARETTA GA 30004

JORDAN MICHAEL D
1055 AUTUMN CLOSE
ALPHARETTA GA 30004-4562

BARNES RONALD M
6025 COVENTRY CIR
ALPHARETTA GA 30004-3867

JONES KENNETH & DE OLIVEIRA ADRIANA
426 ROSE CREEK PL
WOODSTOCK GA 30189

STRICKLAND LATROY D
7037 SOMERSET CIR
ALPHARETTA GA 30004

BAILEY CHARLES W JR
6026 COVENTRY CIR
ALPHARETTA GA 30004

FRITZ BARBARA
7025 SOMERSET CIR
ALPHARETTA GA 30004

STANLEY MARIA STEPHEN JOSEPH
230 CROWN VETCH LANE
ALPHARETTA GA 30005

JONES AURREY W
6027 COVENTRY CIR
ALPHARETTA GA 30004

ZAIN AMBER
7024 SOMERSET CIR
ALPHARETTA GA 30004

DEBERNARDI SANTIAGO
6034 COVENTRY CIR
ALPHARETTA GA 30004

RYAN MARK D & RYAN MARY K
14530 CREEK CLUB DR
ALPHARETTA GA 30004

VIANI JOHN A & MARGARET E
7023 SOMERSET CIR
ALPHARETTA GA 30004

FELDMAN SHAUN
6031 COVENTRY CIR
ALPHARETTA GA 30004

NEWMAN LEWIS G
3032 BAKERS MDW
ATLANTA GA 30339

KIRCHNER JULIE F
2009 RALEIGH TAVERN DR
ROSWELL GA 30076

MUELLER MARILYN P
6041 COVENTRY CIR
ALPHARETTA GA 30004-7415

SADIG ELSAYED
1435 MILLSTONE DR
ALPHARETTA GA 30004

FULLER BARBARA
12 LONGSTREET CT
WEAVERVILLE NC 28787

FOSCO DOMINIC
6042 COVENTRY CIR
ALPHARETTA GA 30004

MANSELL ROAD HOLDINGS LLC
5200 BUFFINGTON RD
ATLANTA GA 30349

SHULL KENNETH E
6015 COVENTRY CIR
ALPHARETTA GA 30004

RAVINDRA BABU MONAVARTY & TANUJA P
UVVADA REVOCABLE
4465 HASTINGS DR
CUMMING GA 30041-5811

NORTHMARK WINDWARD LLC
P.O. BOX 570486
ATLANTA GA 30357

SHIPP ABIGAIL
6013 COVENTRY CIR
ALPHARETTA GA 30004

GIBBONS MICHAEL PETER & CAITLYN Y
5212 ROKEFIELD WAY
NORCROSS GA 30092

PIONEER REAL ESTATE DEV INC
4652 UNION HWY
GAFFNEY SC 29340

STRIBLING RALPH C & STRIBLING SUE C
6051 COVENTRY CIR
ALPHARETTA GA 30004

KURKOWSKI JOSEPH E
6046 COVENTRY CIR
ALPHARETTA GA 30004

SHUBERT & BOOTH WINDWARD 2 LLC
234 W 44TH ST
NEW YORK NY 10036

BARTOW JEROME R
6054 COVENTRY CIR
ALPHARETTA GA 30004

HERNDON CAROLYN W
6045 COVENTRY CIR
ALPHARETTA GA 30004

SHUBERT & BOOTH WINDWARD 1 LLC
234 W 44TH ST
NEW YORK NY 10036

BRIERE JEANETTE B
6053 COVENTRY CIR
ALPHARETTA GA 30004

TURNER FAMILY IRREVOCABLE TRUST THE
6047 COVENTRY CIR
ALPHARETTA GA 30004

OWEN MOTORS INC
16 INVERNESS DR
BLUFFTON SC 29910

FREELAND JONATHAN
170 MANNING DR
ALPHARETTA GA 30009

ZEVA MANAGEMENT LLC
10605 HAYNES VALLEY CT
ALPHARETTA GA 30022

BALCH ALPHARETTA LLC ET AL
6 SANTA BARBARA PL STE 250
LAGUNA BEACH CA 92677

BEKAROGLU NESIM
4564 TOVERO PASS
CUMMING GA 30040

KELLEY APRIL
6037 COVENTRY CIR
ALPHARETTA GA 30004

5325 WINDWARD PARKWAY LLC
5325 WINDWARD PKWY
ALPHARETTA GA 30004

SECHLER CONRAD J JR
P O BOX 1045
ALPHARETTA GA 30009

WARGO JUDY
1445 MILLSTONE DR
ALPHARETTA GA 30004

WINDWARD HOTEL LLC
400 GALLERIA PKWY SE SUITE 1200
ATLANTA GA 30339

SCOTT H LEE TR
P.O. BOX 8050 MS-0555
BENTONVILLE AR 72712-8050

ANGLADE FAMILY REVOCABLE LIVING TR
UST THE
435 PINE BOUGH CT
ALPHARETTA GA 30004

HASANI FARID & HASANI SHIDEH
2621 ASHLEIGH LANE
ALPHARETTA GA 30004

WINDWARD PROMENADE LLC
3350 RIVERWOOD PKY STE 450
ATLANTA GA 30339

LARSON MARIA
630 COPPER CREEK CIR
ALPHARETTA GA 30004

KANCHERLA KALYAN R
4365 GAVIRA CT
CUMMING GA 30040

CORBETT WILLIAM & ELENA
9280 HORSESHOE BEND
GAINESVILLE GA 30506

HARRISSON TEODORICO J & BERTHA C
2601 ASHLEIGH LN
ALPHARETTA GA 30004

CONSTANTINE YOLANDA
2625 ASHLEIGH LANE
ALPHARETTA GA 30004

FIDELITY BANK
3490 PIEDMONT RD NE STE 1550
ATLANTA GA 30305

JACOB JULIA M
2599 ASHLEIGH LANE
ALPHARETTA GA 30004

GALMANI ALMAS MOHAMMED A & DOSSANI
AMIN
2627 ASHLEIGH LANE
ALPHARETTA GA 30004

SUNTRUST BANK ATLANTA
PO BOX 26665 VA-RIC-8614
RICHMOND VA 23261-6665

IRREVOCABLE TRUST FOR THE BENEFIT
OF CHARLES BIRD
P.O.BOX 813218
SMYRNA GA 30081-3218

ANANTHU SARATH BABU
2629 ASHLEIGH LANE
ALPHARETTA GA 30004

WINDWARD EYE GROUP LLC
5315 F WINDWARD PKWY
ALPHARETTA GA 30004

BHAVSAR NIKI P ET AL
2611 ASHLEIGH LN
ALPHARETTA GA 30004

ROSHANAEI OMID & SHAKERI ZHALEH
2649 ASHLEIGH LN
ALPHARETTA GA 30004

ALLEN MICHELLE
2607 ASHLEIGH LANE
ALPHARETTA GA 30004

LEWIS BILLY NGAMDEE
2613 ASHLEIGH LANE
ALPHARETTA GA 30004

GUERRAK LEILA
2647 ASHLEIGH LANE
ALPHARETTA GA 30004

REAL HOPE PROPERTIES LLC
PO BOX 6715
MARIETTA GA 30065

FLETCHER KENYON B & FLETCHER ANNA
LYN
2615 ASHLEIGH LANE
ALPHARETTA GA 30004

OSMANBASIC AZUR & ABDURAHMAN
2645 ASHLEIGH LANE
ALPHARETTA GA 30004

LOWES HOME CENTERS INC
1000 LOWE'S BLVD
MOORESVILLE NC 28117

PETERSEN CALLIE LYNN & PETERSEN BR
IAN CHASE
2617 ASHLEIGH LANE
ALPHARETTA GA 30004

CALDWELL HILARY
2643 ASHLEIGH LANE
ALPHARETTA GA 30004

NEW CINGULAR WIRELESS PCS LLC
208 S AKARD ROOM 2941
DALLAS TX 75202

BANGWAL HEAMWANT
2619 ASHLEIGH LANE
ALPHARETTA GA 30004

DE AYANENDU & DE ANANYA
3395 RAYMOND DR
ATLANTA GA 30340

LESLIE ROSE HARPER WILLIAMS REVOCA
BLE TRUST THE
123 CALDER DR
ALPHARETTA GA 30009

INGERSOLL VANESSA NICOLE
2704 ASHLEIGH LANE
ALPHARETTA GA 30004

NIDAMARTI SANTOSH
2722 ASHLEIGH LN
ALPHARETTA GA 30004

JANAGARAJ VISHNUKUMAR
2637 ASHLEIGH LN
ALPHARETTA GA 30004-6179

ARMOUR CHERYL L
2702 ASHLEIGH LN
ALPHARETTA GA 30004

SABERMANESH BORHAN
2720 ASHLEIGH LANE
ALPHARETTA GA 30004

SUMMERS STEPHANIE RENE
2635 ASHLEIGH LANE
ALPHARETTA GA 30004

MOSHER NATALIE
2700 ASHLEIGH LANE
ALPHARETTA GA 30004

JOSHI JAIMIN & HEATHER
2718 ASHLEIGH LANE
ALPHARETTA GA 30004

FURR ALYSIA
2633 ASHLEIGH LANE
ALPHARETTA GA 30004

FREEPORT TITLE & GUARANTY INC
P O BOX 422622
ATLANTA GA 30342

AREVALO ANDRES F
2716 ASHLEIGH LANE
ALPHARETTA GA 30004

MC GOWAN GERARD DAVID & LEIGH ANNE
2631 ASHLEIGH LANE
ALPHARETTA GA 30004

NEDYALKOV VENELIN K
2734 ASHLEIGH LN
ALPHARETTA GA 30004

PREMKUMAR PETER & PETER MALATHY
2689 ASHLEIGH LANE
ALPHARETTA GA 30004

GESUALDI LOUIS F & GESUALDI VIVIAN
2714 ASHLEIGH LANE
ALPHARETTA GA 30004

BEHERA SUBRAT KUMAR & SENAPATI SALU
2732 ASHLEIGH LN
ALPHARETTA GA 30004

CULLEY PATRICK M
2687 ASHLEIGH LN
ALPHARETTA GA 30004

URBAN LOUIS J & URBAN CAROLYN J
2712 ASHLEIGH LANE
ALPHARETTA GA 30004

COXWELL AMBER L
2730 ASHLEIGH LN
ALPHARETTA GA 30004

SWEET WHITNEY LAUREN
2685 ASHLEIGH LANE
ALPHARETTA GA 30004

RAMALINGAM PARI & VARADARASSU CHIT
HRA
2710 ASHLEIGH LN
ALPHARETTA GA 30004

PARVATHANENI PRATIMA & KATRAGADDA
SRIDHAR
14460 EIGHTEENTH FAIRWAY
ALPHARETTA GA 30004-4395

KING COREY D
2683 ASHLEIGH LN
ALPHARETTA GA 30004

VYLKOVA ELENA
2708 ASHLEIGH LN
ALPHARETTA GA 30004

GENTRY YVONNE
2726 ASHLEIGH LN
ALPHARETTA GA 30004

TONG XIAO
2681 ASHLEIGH LANE
ALPHARETTA GA 30004

KAUR MEETA
2706 ASHLEIGH LN
ALPHARETTA GA 30004

NEELA JAYAKAR & GURINDAPALLI HADAS
SAH NIRUPAMA RAT
4430 GOLDEN SPARROW WAY
CUMMING GA 30041

MOMEN ROOZBEH
2679 ASHLEIGH LANE
ALPHARETTA GA 30004

ASHLEIGH REALTY LLC
425 LAFAYETTE CLOSE
ROSWELL GA 30075

KAZA SRIKIRAN
2663 ASHLEIGH LANE
ALPHARETTA GA 30004

TANG SHUNPING
2719 ASHLEIGH LANE
ALPHARETTA GA 30004

BATHAEI ALI
2675 ASHLEIGH LN
ALPHARETTA GA 30004

SURACE KRISTEN A
2665 ASHLEIGH LN
ALPHARETTA GA 30004

BAILEY KARI L
2717 ASHLEIGH LANE
ALPHARETTA GA 30004

SAYADI MARYAM
2673 ASHLEIGH LANE
ALPHARETTA GA 30004

NIFONG JAN & NIFONG JUDY
2667 ASHLEIGH LN UNIT 10
ALPHARETTA GA 30004

MARQUEZ HUGO A
2715 ASHLEY LANE
ROSWELL GA 30076

TRUONG THACH
2671 ASHLEIGH LANE
ALPHARETTA GA 30004

CAMPBELL HEATHER
2669 ASHLEIGH LN
ALPHARETTA GA 30004

VASQUEZ KEILA ALEXANDRA HERNANDEZ
2713 ASHLEIGH LANE
ALPHARETTA GA 30004

CLARK JOSHUA & LENZ ELIZABETH
2651 ASHLEIGH LANE
ALPHARETTA GA 30004

LASHKO ALEXANDER & LASHKO OXANA
2731 ASHLEIGH LANE
ALPHARETTA GA 30004

FLEURISTAL RUBBENS R
2711 ASHLEIGH LANE
ALPHARETTA GA 30004

PATEL PRAKASH D
2653 ASHLEIGH LANE
ALPHARETTA GA 30004

MOHAMMED HABIBA NESRU
2729 ASHLEIGH LANE
ALPHARETTA GA 30004

WILLIAMS LEIGH
2691 ASHLEIGH LANE
ALPHARETTA GA 30004

RUMNEY JONATHAN B & RUMNEY DANICA JONES
2655 ASHLEIGH LANE
ALPHARETTA GA 30004-6179

LABOSSIERE JULIE A
2727 ASHLEIGH LN
ALPHARETTA GA 30004

MASHUROVA RUSLANA
2693 ASHLEIGHT LANE
ALPHARETTA GA 30004

SEYFI SALMAN
2657 ASHLEIGH LANE
ALPHARETTA GA 30004

ARGUMEDO SARA ROXANA MONROY & MORALES MIGUEL QUIRO
2725 ASHLEIGH LN
ALPHARETTA GA 30004

MIR ABDUL WAJID & RAYEES ADEEBUNNISA
2695 ASHLEIGH LN
ALPHARETTA GA 30004

WILLIAMS DENISE
2659 ASHLEIGH LN
ALPHARETTA GA 30004

RAJAMANNAR BADRI NARAYANA KOTA & TAYEE PRIYANKA
2723 ASHLEIGH LANE
ALPHARETTA GA 30004

SVINYIN ANDREY
2697 ASHLEIGH LN
ALPHARETTA GA 30004

TATACURLY LLC
5055 THORNBURY WAY
ALPHARETTA GA 30005

KHOTLINA ANNA
303 S ESPLANADE
ALPHARETTA GA 30009

OLIVERA ZULMELLY D LUCAS
2699 ASHLEIGH LANE
ALPHARETTA GA 30004

DEORE VRUSHALI & DEORE PANKAJ
2701 ASHLEIGH LN
ALPHARETTA GA 30004

LIANG EUGENE Y
2351 N FOREST DR
MARIETTA GA 30062

ESTRADA GUSTAVO A
2747 ASHLEIGH LN
ALPHARETTA GA 30004

BHAVSAR ASHAKUMARI & NIKI P
2703 ASHLEIGH LANE
ALPHARETTA GA 30004

HOCKER MICHELLE A
2736 ASHLEIGH LANE
ALPHARETTA GA 30004

DODATHALE RAVIKANTH T & RAO KAVITH A T
4219 BLUEHOUSE LN
ALPHARETTA GA 30022

DOUGLIN FAMILY TRUST THE
2705 ASHLEIGH LANE
ALPHARETTA GA 30004

LOPEZ MARIA C
2764 ASHLEIGH LN
ALPHARETTA GA 30004

GREEN SEAN CONRAD
2749 ASHLEIGH LANE
ALPHARETTA GA 30004

CRUZ EDUARDO A ALVAREZ & FERNANDEZ CHARMAINE SILVA
2707 ASHLEIGH LN
ALPHARETTA GA 30004

BOUCHARD HENRY
2762 ASHLEIGH LANE
ALPHARETTA GA 30004

ROY NAGENDRA S
2771 ASHLEIGH LANE
ALPHARETTA GA 30004

SILAEVA OXANA
2709 ASHLEIGH LANE
ALPHARETTA GA 30004

HAIRSTON SHEREL
2760 ASHLEIGH LN
ALPHARETTA GA 30004

AMIRINENI VIDYA SAGAR
2751 ASHLEIGH LN
ALPHARETTA GA 30004

SHETE SHAM K & ARYA SHAM
2748 ASHLEIGH LANE
ALPHARETTA GA 30004

VEKSLER IRINA
1542 HARVEST PARK LN
SUWANEE GA 30024

DODATHALE RAVIKANTH T & RAO KAVITH A T
4219 BLUEHOUSE LN
ALPHARETTA GA 30022

GUILSHAN GRAYCEN JILL & GUILSHAN W ILLIAM
2746 ASHLEIGH LN
ALPHARETTA GA 30004

BROWN VELMA B & INGRAM DARRELL M
2756 ASHLEIGH LN
ALPHARETTA GA 30004

QUINTERO MARILYN & SHERET JAMES AL EXANDER
2753 ASHLEIGH LANE
ALPHARETTA GA 30004

PATEL TRUPTI R
3845 RUBY FALLS DR
DULUTH GA 30097

COCHRAN JONATHAN D & SCHMERSAL PAT RICIA G
112 PAUL WITTKE DR
HEALDSBURG CA 95448

KHOWAJA ABDUL KARIM
927 SETTLEMENT LN
STONE MOUNTAIN GA 30083

JABERI VAHEED
2742 ASHLEIGH LANE
ALPHARETTA GA 30004

SHARMA VINITA D & KUMAR PREM PRASA NNA
2752 ASHLEIGH LANE
ALPHARETTA GA 30004

DODATHALE RAVIKANTH T & RAO KAVITH A T
4219 BLUEHOUSE LN
ALPHARETTA GA 30022

GUPTA MANU & PRAKASH SHUCHI
810 RESERVE POINT PL
SUWANEE GA 30024

SWIDERSKI WILLIAM E
2750 ASHLEIGH LN
ALPHARETTA GA 30004

ANDRE ROSE
2765 ASHLEIGH LN
ALPHARETTA GA 30004

KHOTLINA ANNA
303 S ESPLANADE
ALPHARETTA GA 30009

HOUSTON ANGULA D
2739 ASHLEIGH LANE
ALPHARETTA GA 30004

GUJARATHI KAMLESHKUMAR V & GUJARATHI MEGHANA K
2779 ASHLEIGH LANE
ALPHARETTA GA 30004

EMIABATA ADEDOYIN T
P.O. BOX 4495
ALPHARETTA GA 30023

ROUSHANDEL SIAMAK
2737 ASHLEIGH LANE
ALPHARETTA GA 30004

ISHAAT SYED
2777 ASHLEIGH LANE
ALPHARETTA GA 30004

LAOWPEJARA SAOWALUCK ET AL
2761 ASHLEIGH LN
ALPHARETTA GA 30004

MORIN JENNIFER M
2735 ASHLEIGH LN
ALPHARETTA GA 30004

KNOWLES MALCOM WARD
2775 ASHLEIGH LN
ALPHARETTA GA 30004

VENDARASI GOPINATH
2759 ASHLEIGH LANE
ALPHARETTA GA 30004

GUTHULA SURENDER ET AL
2733 ASHLEIGH LANE
ALPHARETTA GA 30004

CHEUNG STEPHANIE MAN SAI & LEUNG TSZ HO
2795 ASHLEIGH LN
ALPHARETTA GA 30004

AVILA JAVIER HERNANDEZ
2776 ASHLEIGH LANE
ALPHARETTA GA 30004

NADUPALLI SATYA SAI RAVITEJA & BAB BEPALLI LAKSHMI
2741 ASHLEIGH LANE
ALPHARETTA GA 30004

RAHJOO REZA
2797 ASHLEIGH LANE
ALPHARETTA GA 30004

ROCHA NOA CORDEIRO
2774 ASHLEIGH LANE
ALPHARETTA GA 30004

VEERAPPAN KARTHIK
2743 ASHLEIGH LANE
ALPHARETTA GA 30004

ZEKAVATI IRAJ ET AL
2799 ASHLEIGH LN
ALPHARETTA GA 30004-6171

CHILDRESS MAKENNA L
2772 ASHLEIGH LANE
ALPHARETTA GA 30004

PHILLIPS JONATHAN P
70 N BILLY BRANCH RD
RABUN GAP GA 30568

MEISINGER MICHAEL J JR
2801 ASHLEIGH LANE
ALPHARETTA GA 30004

MC NANEY SCOTT P
2770 ASHLEIGH LN
ALPHARETTA GA 30004

HAMIDI MOHAMMAD A
2785 ASHLEIGH LN
ALPHARETTA GA 30004

FOSTER SOLERA C
2803 ASHLEIGH LN
ALPHARETTA GA 30004

CHAPMAN KIMBERLY ODELL & JEREMIAH
2768 ASHLEIGH LN
ALPHARETTA GA 30004

LOZO GORAN & GORDANA
2783 ASHLEIGH LANE
ALPHARETTA GA 30004

DEVARAPALLI SREENIVASULU
2787 ASHLEIGH LANE
ALPHARETTA GA 30004

MODUGULA VENKATA SUBBA REDDY & CHIRASANI VISALA
2766 ASHLEIGH LANE
ALPHARETTA GA 30004

GONZALEZ EMILITZA
2781 ASHLEIGH LN
ALPHARETTA GA 30004-6169

EU KHUAM L & HO ANNY JIE
2811 ASHLEIGH LANE
ALPHARETTA GA 30004

GANNARAPU AMARNATH & KASTURI SUCHI THRA LAXMI
2789 ASHLEIGH LANE
ALPHARETTA GA 30004

BAKER KIMBERLY V
2843 ASHLEIGH LN
ALPHARETTA GA 30004

KORNGOLD LINDA G
2833 ASHLEIGH LN
ALPHARETTA GA 30004

FASSIOLI ENZO & KOREDJIAN ALICIA
2809 ASHLEIGH LANE
ALPHARETTA GA 30004

2841 ASHLEIGH LANE LLC
1035 LAKE WINDWARD OVLK
ALPHARETTA GA 30005

PUJARI SHAILENDRA G & MANIK SHAILE NDRA
2831 ASHLEIGH LN
ALPHARETTA GA 30004

SHUTAKOVA OLGA & GRYGORIY
2791 ASHLEIGH LN
ALPHARETTA GA 30004

MIRANDA EDITH
2813 ASHLEIGH LANE
ALPHARETTA GA 30004

OVERSTREET ALICIA J
2823 ASHLEIGH LANE
ALPHARETTA GA 30004

KEARNEY BRYAN C JR
2807 ASHLEIGH LANE
ALPHARETTA GA 30004

GORDON SHELDON V & KIMBERLY M
2815 ASHLEIGH LN
ALPHARETTA GA 30004

RUIZ YASSMINA
2829 ASHLEIGH LN
ALPHARETTA GA 30004

CONRATH MICHAEL SEAN ET AL
2793 ASHLEIGH LN
ALPHARETTA GA 30004

MISTRY RAKESHKUMAR G & MISTRY PUSH PABEN R
2817 ASHLEIGH LANE
ALPHARETTA GA 30004

GROSSI ALEXANDER & ANNITA
2825 ASHLEIGH LN
ALPHARETTA GA 30004

HAN WEI
2805 ASHLEIGH LN
ALPHARETTA GA 30004

MAGGIRWAR RAJESH
2839 ASHLEIGH LANE
ALPHARETTA GA 30004

CHIROMO NICHOLAS TINASHE
2827 ASHLEIGH LANE
ALPHARETTA GA 30004

DOROODGAR JINA LOO
2851 ASHLEIGH LN
ALPHARETTA GA 30004

VISWANATH PRAJWAL DODDALA & RAMESH SHRUTHI PODALI
2837 ASHLEIGH LANE
ALPHARETTA GA 30004

GOLI JYOTHI
2415 SAXONY TRCE
ALPHARETTA GA 30005-1797

DAVIS FLORENCE
PO BOX 1204
ALPHARETTA GA 30009

HOFFMAN SYLVIA
2819 ASHLEIGH LN
ALPHARETTA GA 30004

JOHNSTON SHERMAN DEBORAH JEAN
14080 PROVIDENCE RD
ALPHARETTA GA 30004

MENCIAS JUAN C COMPRETTA CONSTANCE HALEY
2847 ASHLEIGH LN
ALPHARETTA GA 30004-6165

MADDELA PAVAN KUMAR
2835 ASHLEIGH LANE
ALPHARETTA GA 30004

ABDULHAMEED YASERARAFATH
2846 ASHLEIGH LANE
ALPHARETTA GA 30004

GODOY WALTER C
2845 ASHLEIGH LN
ALPHARETTA GA 30004

RUNNELS MARK
5840 KAYRON DR
ATLANTA GA 30328

GIBSON ALLAN R
120 SUMMERFIELD DR
ALPHARETTA GA 30022-4823

ST FLEUR GLENDA HILL & CATRESHA E
2844 ASHLEIGH LN
ALPHARETTA GA 30004

NANAVATI KAMLESH
2820 ASHLEIGH LN
ALPHARETTA GA 30004

GHOSH ANINDITA
2808 ASHLEIGH LANE
ALPHARETTA GA 30004

HAFIF DAWN
2850 ASHLEIGH LANE
ALPHARETTA GA 30004

ALEXANDER STEPHANIE
2822 ASHLEIGH LANE
ALPHARETTA GA 30004

JUNG CALVIN W
2806 ASHLEIGH LN
ALPHARETTA GA 30004

KAYASTHA NIPENDRA & SHRESTHA MERINA
2848 ASHLEIGH LN
ALPHARETTA GA 30004

KUMAR SATAN & RANI MONIKA
2824 ASHLEIGH LANE
ALPHARETTA GA 30004

ULLAH BAIG MIRZA AZHAR
2804 ASHLEIGH LANE
ALPHARETTA GA 30004-4395

POTINI SUMA L
2842 ASHLEIGH LN
ALPHARETTA GA 30004

APPOINTED TIMES LLC
1968 S COAST HWY STE 312
LAGUNA BEACH CA 92651

CHENNA MADHU & SWETHA LAVANYA
2802 ASHLEIGH LANE
ALPHARETTA GA 30004

MOORE SARAH
2840 ASHLEIGH LN
ALPHARETTA GA 30004

SAVILI SUNIL & ELURI NAGAMANI
7175 HANDBELL LANE
DULUTH GA 30097

WHITEHEAD EUGENE M JR
2800 ASHLEIGH LANE
ALPHARETTA GA 30004

SHARMA FNU AMITH KUMAR
2838 ASHLEIGH LANE
ALPHARETTA GA 30004

LYNUM KELSEY TIANA
2830 ASHLEIGH LANE
ALPHARETTA GA 30004

HABIBBEIGI MOHAMMADREZA & RAMEZANI NASRIN
2798 ASHLEIGH LANE
ALPHARETTA GA 30004

SHARRIF SAHAIL & SARA
2836 ASHLEIGH LANE
ALPHARETTA GA 30004

ARAUJO ADRIANO B
2816 ASHLEIGH LN
ALPHARETTA GA 30004

CORROW CHRISTOPHER J
2796 ASHLEIGH LN
ALPHARETTA GA 30004

PARMAR AMITKUMAR
2834 ASHLEIGH LANE
ALPHARETTA GA 30004

ROSCONI KEVIN
2814 ASHLEIGH LN
ALPHARETTA GA 30004

BERSH KUNOM ASSEFA & ABAY MULU HAD ERA
2794 ASHLEIGH LANE
ALPHARETTA GA 30004

RAJPOOT SOURABH & MAGRORIYA VARSHA
2832 ASHLEIGH LN
ALPHARETTA GA 30004

DOGAN SEMA
2812 ASHLEIGH LANE
ALPHARETTA GA 30004

RENATI PRASADA RAJU & RENATI SWETHA
2792 ASHLEIGH LANE
ALPHARETTA GA 30004

MARK MICHELLE
2818 ASHLEIGH LANE
ALPHARETTA GA 30004

BOROS BARBARA J
2810 ASHLEIGH LN
ALPHARETTA GA 30004

LIN SHU
2790 ASHLEIGH LN
ALPHARETTA GA 30004

RAMSEY CONNOR G
2788 ASHLEIGH LANE
ALPHARETTA GA 30004

MARTINEZ HUMBERTO L & HERNANDEZ KE
LLY C
2786 ASHLEIGH LANE UNIT LANE UNIT
36A
ALPHARETTA GA 30004

DEVELOPMENT OF MARYLAND INC
P.O. BOX 105842
ATLANTA GA 30348-5842

WINDWARD POINTE HOMEOWNERS ASSOC.
INC
3350 BRECKINRIDGE BLVD
DULUTH GA 30096

5035 WINDWARD LLC
3715 NORTHSIDE PKWY NW BLDG/STE 40
0 515
ATLANTA GA 30327

5035 WINDWARD LLC
3715 NORTHSIDE PKWY NW BLDG/STE 40
0 515
ATLANTA GA 30327

COSTCO WHOLESALE CORPORATION
999 LAKE DR
ISSAQUAH WA 98027

WINDWARD PROMENADE LLC
210 INTERSTATE NORTH PKWY SE STE 50
ATLANTA GA 30339-2231

WINDWARD PROMENADE L L C
210 INTERSTATE NORTH PKWY SE STE 50
ATLANTA GA 30339-2231

KENNY PROPERTIES LLC
140 BLACKLAND CT E
MARIETTA GA 30067

Julie Miller

From: Julie Miller
Sent: Friday, March 29, 2024 8:36 AM
To: Greg Harding
Cc: Adam Benson; Kari Bailey; MARK RAMERS; Lou Wilbanks
Subject: RE: PH-24-0009 / Costco Alpharetta Master Plan Admendment
Attachments: Costco Alpharetta Master Plan Amendment Exhibit.pdf

Greg -
Thank you for your email!

Attached is the plan which was submitted to the City of Alpharetta. Page 2 of the attached PDF highlights in red where the expansion areas will occur on the building. The expansion area is broken up into two (2) parts and will likely be phased to minimize impact to customers. After expansion, the site will still meet the City's parking code requirements.

Please let me know if you have any further questions.
Thanks.

Julie Miller, P.E. (GA, MS, NC, SC) | Vice President Direct 678-990-2408 | Cell 678-595-2078 Office 770-641-1942 | Fax 770-998-6924 jwm@aecatl.com | www.aecatl.com

-----Original Message-----
From: Greg Harding <ghard679@yahoo.com>
Sent: Thursday, March 28, 2024 5:17 PM
To: Julie Miller <jwm@aecatl.com>
Cc: Adam Benson <abenson@beaconmanagementservices.com>; Kari Bailey <karilbailey@gmail.com>; MARK RAMERS <markramers35@gmail.com>; Lou Wilbanks <Lou_Wilbanks@yanceybros.com>
Subject: PH-24-0009 / Costco Alpharetta Master Plan Admendment

Julia,

I was reviewing the letter dated March 18, 2024 in reference to the Costco Master Plan Amendment. I am the president of the Windward Pointe Homeowners association which is located at the end of Jordon Court. Our only entry and egress is via Jordon court. While traffic is already a nightmare for our residents on Friday, Saturday and Sundays. I have concerns of what 13,800 Square feet less of parking will do to magnify the already current issues that our residents deal with. I also am concerned with how the construction will affect traffic flow wihile the project is going in. I do plan to attend the Zoning meeting and I am encouraging the board and any residents that are homeowners to attend as well. I was writing to see if there was any information I could view in advance so that I don't waste time with questions that are a non-issue and ask the appropriate questions.

You can either email me of feel free to give me a call at 770-500-0110. I appreciate your time.

Regards

Greg Harding
President Windward Pointe Homeowners Association.

PROJECT DATA

CLIENT: COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027

PROJECT ADDRESS: 2855 JORDAN COURT
ALPHARETTA, GEORGIA 30004

SITE DATA:

JURISDICTION: CITY OF ALPHARETTA/FULTON COUNTY

ZONING: O-I WITH CONDITIONS

SETBACKS:
- 50' BUFFER PLUS 20' BLDG SETBACK AGAINST TOWNHOUSES
- 25' BLDG SETBACK FROM INTERIOR ROADS
- 20' SIDE & REAR BLDG SETBACK

BOUNDARIES INFORMATION: THIS PLAN HAS BEEN PREPARED BY AEC, INC. USING A BASE PLAN PROVIDED BY MG2

TOTAL SITE AREA: 15.89 ACRES 809,780 SF

BUILDING DATA:

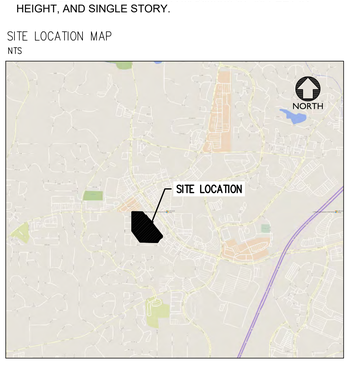
EXISTING WAREHOUSE:	137,669 SF
OPTICAL	332 SF
GAS KIOSK	125 SF
TIRE CENTER	4,868 SF
SALES AREA	2,026 SF
TOTAL	145,050 SF
PROP. SALES AREA ADDITION:	1,525 SF
PROP. WAREHOUSE ADDITION:	5,425 SF
TOTAL	152,000 SF

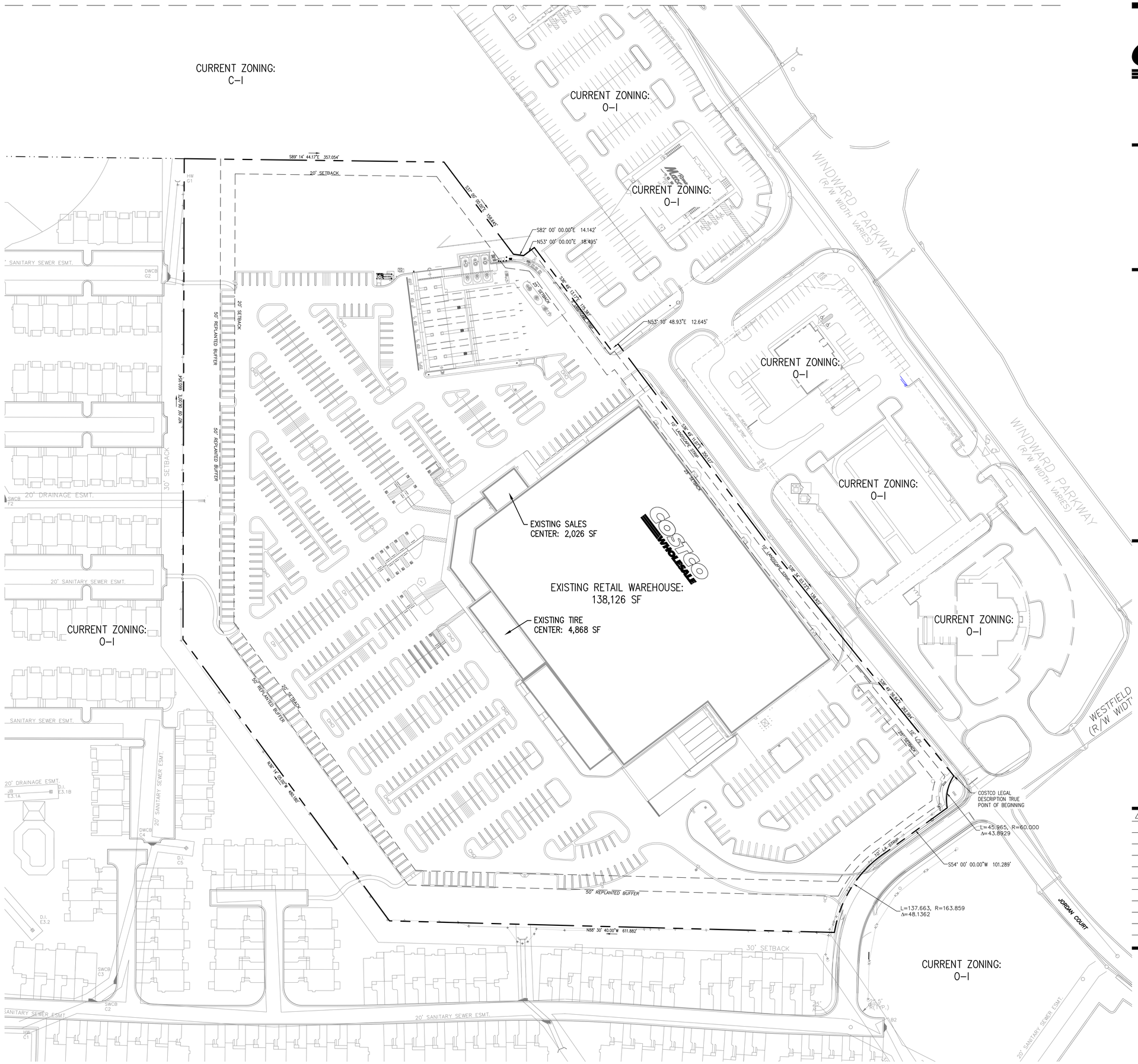
COSTCO PARKING DATA (EXCLUSIVE):

TOTAL EX. PARKING	691 STALLS
10' WIDE STALLS	675 STALLS
ACCESSIBLE STALLS	16 STALLS
TOTAL PROP. PARKING: (AFTER SALES AREA ADDITION)	687 STALLS
10' WIDE STALLS	671 STALLS
ACCESSIBLE STALLS	16 STALLS
TOTAL PROP. PARKING: (AFTER WAREHOUSE ADDITION)	673 STALLS
10' WIDE STALLS	657 STALLS
ACCESSIBLE STALLS	16 STALLS
TOTAL FINAL PARKING COUNT:	673 STALLS
JURISDICTIONAL PARKING REQUIRED: (1 SPACE PER 250 SF	608 STALLS

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.
PER FEMA FIRM MAP PANEL NO. 13121C0059F, DATED 09/18/2013, THE SITE DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN.
ALL BUILDINGS ON SITE ARE A MAXIMUM OF 35 FEET IN HEIGHT, AND SINGLE STORY.

SITE LOCATION MAP
NTS





NORTH
40 0 40 80
Scale 1" = 40'

COSTCO WHOLESALE

Alpharetta, GA
#743
2855 JORDAN COURT
CITY OF ALPHARETTA
FULTON COUNTY

COSTCO WHOLESALE CORPORATION
999 LAKE DRIVE
ISSAQUAH, WA 98027
T: 425.313.8100
www.costco.com

ENGINEER:

AEC
Civil Engineering | Water Resources
Land Planning | Property Services
Landscape Architecture | Arborist Services
50 Warm Springs Circle
Roswell ▫ Georgia ▫ 30075
(770)641-1942 ▫ www.aecatl.com

ENGINEERS SEAL:

OVERALL WAREHOUSE EXISTING CONDITIONS

COPYRIGHT AEC, INC.

△	DATE	DESCRIPTION

AEC JOB #: 23-4886
DRAWN BY: JWM
DESIGNED BY: JWM, MDV
CHECK BY:
DATE: 03-01-2024

SHEET NUMBER
E1.0

M:\2023 JOBS\23-4886 Costco Alpharetta Liquor Expansion\Zoning Amendment\Costco Alpharetta Master Plan Amendment Exhibit.dwg, 3/1/2024 11:26:22 AM, jjw, AECtl full bleed E1 (30.00 x 42.00 Inches), 1:1

PROJECT DATA

CLIENT: COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027

PROJECT ADDRESS: 2855 JORDAN COURT
ALPHARETTA, GEORGIA 30004

SITE DATA:

JURISDICTION: CITY OF ALPHARETTA/FULTON COUNTY

ZONING: O-I WITH CONDITIONS

SETBACKS:
- 50' BUFFER PLUS 20' BLDG SETBACK AGAINST TOWNHOUSES
- 25' BLDG SETBACK FROM INTERIOR ROADS
- 20' SIDE & REAR BLDG SETBACK

BOUNDARIES INFORMATION: THIS PLAN HAS BEEN PREPARED BY AEC, INC. USING A BASE PLAN PROVIDED BY MG2

TOTAL SITE AREA: 15.89 ACRES 809,780 SF

BUILDING DATA:

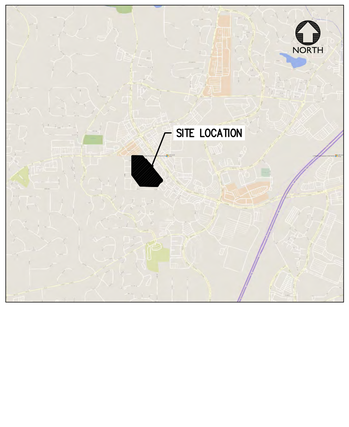
EXISTING WAREHOUSE:	137,669 SF
OPTICAL	332 SF
GAS KIOSK	125 SF
TIRE CENTER	4,868 SF
SALES AREA	2,026 SF
TOTAL	145,050 SF
PROP. SALES AREA ADDITION:	1,525 SF
PROP. WAREHOUSE ADDITION:	5,425 SF
TOTAL	152,000 SF

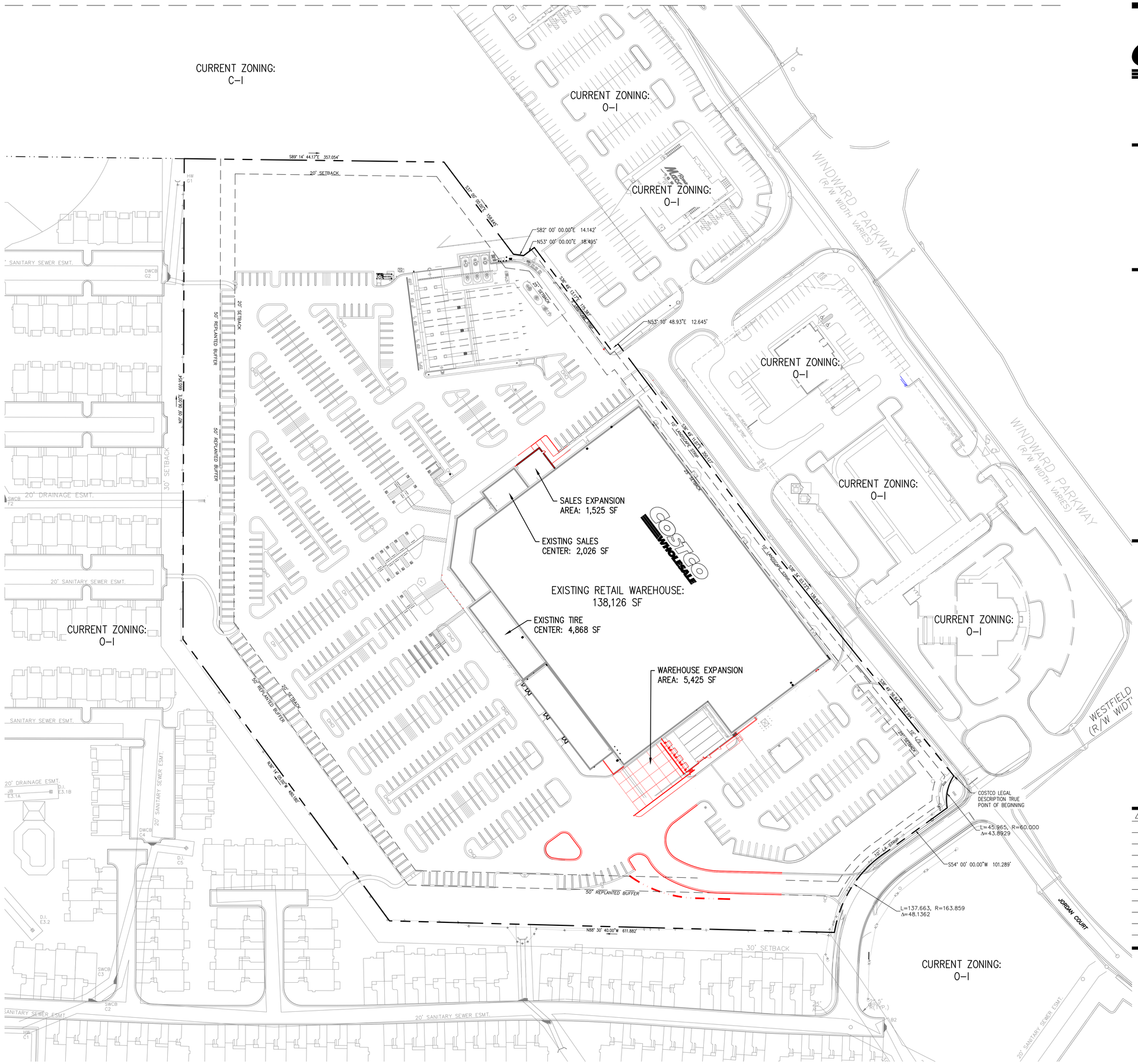
COSTCO PARKING DATA (EXCLUSIVE):

TOTAL EX. PARKING	691 STALLS
10' WIDE STALLS	675 STALLS
ACCESSIBLE STALLS	16 STALLS
TOTAL PROP. PARKING: (AFTER SALES AREA ADDITION)	687 STALLS
10' WIDE STALLS	671 STALLS
ACCESSIBLE STALLS	16 STALLS
TOTAL PROP. PARKING: (AFTER WAREHOUSE ADDITION)	673 STALLS
10' WIDE STALLS	657 STALLS
ACCESSIBLE STALLS	16 STALLS
TOTAL FINAL PARKING COUNT:	673 STALLS
JURISDICTIONAL PARKING REQUIRED: (1 SPACE PER 250 SF	608 STALLS

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.
PER FEMA FIRM MAP PANEL NO. 13121C0059F, DATED 09/18/2013, THE SITE DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN.
ALL BUILDINGS ON SITE ARE A MAXIMUM OF 35 FEET IN HEIGHT, AND SINGLE STORY.

SITE LOCATION MAP
NTS





NORTH
40 0 40 80
Scale 1" = 40'

Alpharetta, GA
#743
2855 JORDAN COURT
CITY OF ALPHARETTA
FULTON COUNTY

COSTCO WHOLESALE CORPORATION
999 LAKE DRIVE
ISSAQUAH, WA 98027
T: 425.313.8100
www.costco.com

ENGINEER:

AEC
Civil Engineering | Water Resources
Land Planning | Property Services
Landscape Architecture | Arborist Services
50 Warm Springs Circle
Roswell ▫ Georgia ▫ 30075
(770)641-1942 ▫ www.aecatl.com

ENGINEERS SEAL:

OVERALL WAREHOUSE SITE LAYOUT PLAN

COPYRIGHT AEC, INC.

△	DATE	DESCRIPTION

AEC JOB #: 23-4886
DRAWN BY: JWM
DESIGNED BY: JWM, MDV
CHECK BY:
DATE: 03-01-2024

SHEET NUMBER
E2.0

M:\2023 JOBS\23-4886 Costco Alpharetta Liquor Expansion\Zoning Amendment\Costco Alpharetta Master Plan Amendment Exhibit.dwg, 3/1/2024 11:26:45 AM, jjw, ARCH full bleed E1 (36.00 x 42.00 Inches), 1:1

PROJECT DATA

CLIENT: COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027

PROJECT ADDRESS: 2855 JORDAN COURT
ALPHARETTA, GEORGIA 30004

SITE DATA:

JURISDICTION: CITY OF ALPHARETTA/FULTON COUNTY

ZONING: O-I WITH CONDITIONS

SETBACKS:
- 50' BUFFER PLUS 20' BLDG SETBACK AGAINST TOWNHOUSES
- 25' BLDG SETBACK FROM INTERIOR ROADS
- 20' SIDE & REAR BLDG SETBACK

BOUNDARIES INFORMATION: THIS PLAN HAS BEEN PREPARED BY AEC, INC. USING A BASE PLAN PROVIDED BY MG2

TOTAL SITE AREA: 15.89 ACRES 809,780 SF

BUILDING DATA:

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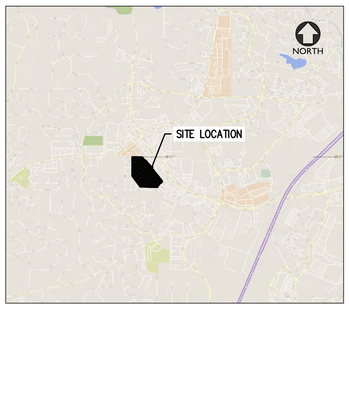
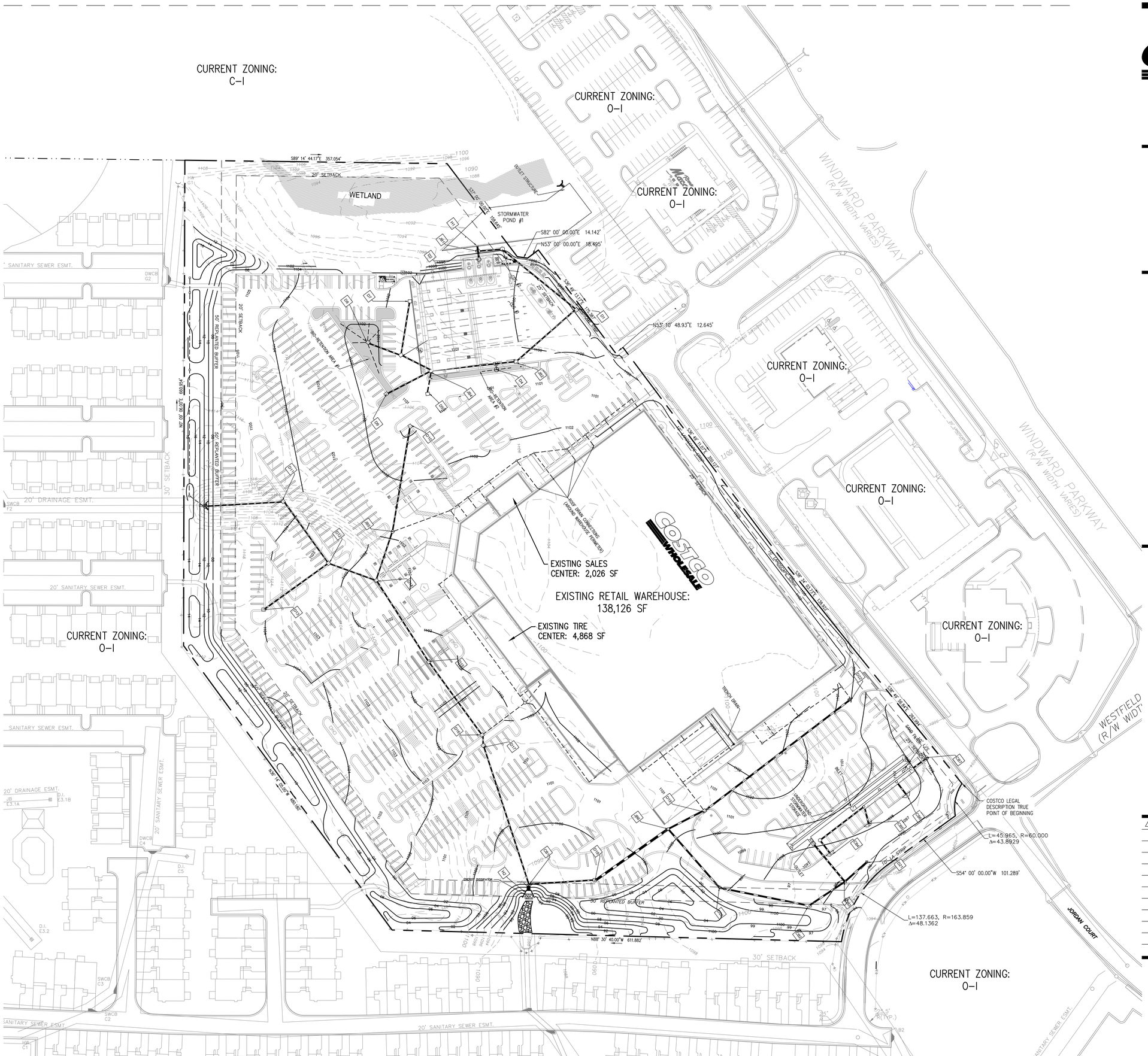
ALL BUILDINGS ON SITE ARE A MAXIMUM OF 35 FEET IN HEIGHT, AND SINGLE STORY.

SITE LOCATION MAP
NTS





COSTCO WHOLESALE

Alpharetta, GA
#743
2855 JORDAN COURT
CITY OF ALPHARETTA
FULTON COUNTY

COSTCO WHOLESALE CORPORATION
999 LAKE DRIVE
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ENGINEER:

AEC

Civil Engineering | Water Resources
Land Planning | Property Services
Landscape Architecture | Arborist Services

50 Warm Springs Circle
Roswell ▫ Georgia ▫ 30075
(770)641-1942 ▫ www.aecatl.com

ENGINEERS SEAL:

EXISTING GRADING AND DRAINAGE PLAN

COPYRIGHT AEC, INC.

△	DATE	DESCRIPTION

AEC JOB #: 23-4886
DRAWN BY: JWM
DESIGNED BY: JWM, MDV
CHECK BY:
DATE: 03-01-2024

SHEET NUMBER
E3.0

M:\2023 JOBS\23-4886 Costco Alpharetta Liquor Expansion\Zoning Amendment\Costco Alpharetta Master Plan Amendment Exhibit.dwg, 3/1/2024 11:27:05 AM, jjw, ARCH full bleed E1 (30.00 x 42.00 Inches), 1:1

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #: MP-24-03
PH #: PHA240009
☐ Property Taxes & Code Violations Verified
☒ Fee Paid Initial: PC

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

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

Contact Information:

Contact Name: Costco Wholesale Corporation Telephone: 703-885-4006

Address: 45940 Horseshoe Drive Suite: 150

City Sterling State: VA Zip: 20166 Fax:

Mobile Tel: Email: ntose@costco.com

Subject Property Information:

Address: 2855 Jordan Court, Alpharetta, GA 30004 Current Zoning: O-I with conditions

District: 2nd Section: 2nd Land Lot: 1120 & 1121 Parcel ID: 22 512011212873

Proposed Zoning: O-I with conditions Current Use: Wholesale Retail Warehouse and Fueling Center

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? See Letter of Intent

The existing and proposed use of the property is a retail warehouse and fuel sales facility.

Applicant's Request (Please itemize the proposal):

- Amend previous condition to increase the allowable square footage of the Costco warehouse by 13,500 square feet. This would change the allowable square footage of the building from 138,500 square feet to 152,000 square feet.

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

This amendment is requested in order to relocate the loading dock and expand the liquor sales area as well as the meat/deli/baker areas to better serve the warehouse members (see Letter of Intent, included).

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Costco Wholesale Corporation Telephone: 703-885-4002

Address: 999 Lake Drive Suite:

City Issaquah State: WA Zip: 98027 -

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: Nick Tose' Telephone: 703-885-4006

Address: 45940 Horseshoe Drive Suite: 150

City Sterling State: VA Zip: 20166 -

So Sworn and Attested:

Owner Signature: Nick Tosé Date: 02/28/24

Notary:

Notary Signature: Sheina Marie Salinsky Date: 02/28/24

Sheina Marie Salinsky
Commonwealth of Virginia
Notary Public
Commission No. 7884641
My Commission Expires 3/31/2024

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: Nick Tose (Applicant)

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 post two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

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

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

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: Nick Tosé Date: 02/28/24

Alpharetta Planning Commission Review Criteria

How will this proposal be compatible with surrounding properties?

Please see Attached Separate Letterhead.

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

Please see Attached Separate Letterhead.

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

Please see Attached Separate Letterhead.

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

Please see Attached Separate Letterhead.

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

Please see Attached Separate Letterhead.

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

Please see Attached Separate Letterhead.

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

Please see Attached Separate Letterhead.

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: Costco Alpharetta

Contact Name: Julia Miller

Telephone: 678-990-2408

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.

WINDWARD POINTE HOMEOWNERS ASSOC. INC - 3350 Breckinridge Blvd Duluth Ga 30096

SUNTRUST BANK ATLANTA - Po Box 26665, Va-Ric-8614 Richmond Va 23261-6665

WINDWARD PROMENADE LLC - 210 Interstate North Pkwy Se Ste 50 Atlanta Ga 30339-2231

PIONEER REAL ESTATE DEV INC - 4652 Union Hwy Gaffney Sc 29340

ATL 5035 LLC-3715 Northside Pkwy Nw Bldg/ste 400 515 Atlanta Ga 30327

5035 WINDWARD LLC - 3715 Northside Pkwy Nw Bldg/ste 400 515 Atlanta Ga 30327

Prg Investment Equities Lp - 9454 Wilshire Blvd Ste 220 Beverly Hills Ca 90212-2903

MUBARAK REAL ESTATE LLC - 5225 Five Forks Trickum Rd Lilburn Ga 30047

OWEN MOTORS INC -16 Inverness Dr Bluffton Sc 29910

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

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

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

Letters will be sent out to each of the impacted property owners to give them the opportunity to comment on the proposal. Correspondence can occur via phone, email or personal meeting, if necessary.

50 Warm Springs Circle
Roswell, Georgia 30075-4937
Main: 770.641.1942
Fax: 770.998.6924

March 1, 2024

The Mayor and City Council
City of Alpharetta
Alpharetta City Hall
2 South Main Street
Alpharetta, Georgia 30009

RE: **Master Plan Amendment**
Costco Wholesale Corporation
2855 Jordan Court, Alpharetta GA 30004
Land Lots 1120 and 1121, 2nd District, 2nd Section
Fulton County, Alpharetta, Georgia

Dear Mayor and Councilpersons:

The Applicant in the above referenced matter seeks an amendment to Condition number two of the approved Oxford Green/Pioneer Real Estate Development site master plan conditions (MP-99-11) to allow for an expansion of the existing Costco Wholesale retail warehouse from the existing 138,500 square feet (SF) to 152,000 SF. The expansion is necessary to expand the sales area as well as relocate the loading dock so that the meat/deli/bakery service areas can be expanded to better serve the warehouse members.

The property is currently a Costco Wholesale retail warehouse facility and is zoned O-I (Office-Institutional) with conditions. The adjacent property to the north is zoned C-1 (Neighborhood Commercial), and all other adjacent properties are zoned O-I. Access to the Costco property is from Jordan Court and Westfield Drive (see attached site plan).

In 2004, an administrative variance was approved (AV2004007) to increase the allowable square footage to 132,000 SF from 110,000sf as permitted in conditions of the original 2000 Oxford Green master plan amendment. In 2014, a master plan amendment was approved (MP-14-07) to increase the allowable square footage to 138,500 SF. As a part of this master plan amendment request, we are requesting an amendment to the maximum allowable square footage of 138,500 SF, and requesting that this limit be increased to 152,000 SF. This represents an increase of less than 10% of the current conditions. Further, the granting of this amendment will have no negative impact on adjoining or nearby properties, as this expansion will take place adjacent to the existing warehouse facility near the sales area and the loading dock, and entirely within the existing parking lot. The total parking space count will be reduced from 691 stalls to 673, staying within the required parking minimum of 608 stalls.

The development will not unduly tax any City services, including, but not limited to, fire, police protection, nor garbage collection. Sewer and water is available to the site by Fulton County Public Works. This project's vehicular access will continue to be served by the existing driveways on Jordan Court and Westfield Drive, which are currently within their capacity limits.

It is the position of the Applicant that the granting of this request at this time would not adversely affect the City of Alpharetta, its citizens, and surrounding property owners by allowing the existing retail warehouse to be minimally expanded, while minimizing the impact on surrounding infrastructure.

Application Requirements

The City of Alpharetta Public Hearing Application sets forth the requirements applicable to master plan amendment applications, some of which are addressed above and the remainder of which are addressed in supporting documents. Specifically, in support of the Application, Applicant submits the following documents:

1. Full size site plan with Site Plan Checklist
2. Completed Application Form
3. Planning Commission Review Criteria
4. Owner Authorization Form
5. Disclosure Form
6. Legal Description of Subject Property
7. Letter of Intent
8. Copies of Site Plan
9. Public Participation Plan
10. Evidence of Paid Property Taxes
11. Evidence of no Outstanding Code Violations
12. Specimen Tree Survey and Arborist Report
13. Trip Generation Report
14. Historical Zoning Documents

In so much as it is believed that this aforementioned Master Plan Amendment Application is in the best interest of the City of Alpharetta, its citizens, and surrounding property owners, the Applicant respectfully requests that the City of Alpharetta approve this Application as presented.[1]

Sincerely,
AEC, Inc.

Julia Miller, PE
Vice President

M:\2023 JOBS\23-4886 Costco Alpharetta Liquor Expansion\Zoning Amendment\23-4886 Letter of Intent no legal.docx\

[1] Applicant notifies the City of its constitutional concerns with respect to its Application. If the Alpharetta City Council (the ***"City Council"***) denies the Application in whole or in part, then the Property does not have a reasonable economic use under the Ordinance. Moreover, the Application meets the test set out by the Georgia Supreme Court to be used in establishing the constitutional balance between private property rights and zoning and planning as an expression of the government's police power. See *Guhl vs. Holcomb Bridge Road*, 238 Ga. 322 (1977). If the City Council denies the Application in whole or in part, such an action will deprive Applicant of the ability to use the Property in accordance with its highest and best use. Similarly, if the City Council rezones the Property to some classification other than MUD without Applicant's consent, or if the City Council limits its approval by attaching conditions to such approval affecting the Property or the use thereof without Applicant's consent, then such approval would deprive Applicant of any reasonable use and development of the Property. Any such action is unconstitutional and will result in a taking of property rights in violation of the just compensation clause of the Constitution of the State of Georgia (see *Ga. Const. 1983, Art. I, § 3, para. I(a)*), and the just compensation clause of the Fifth Amendment to the United States Constitution (see *U.S. Const. Amend. 5*). To the extent that the Ordinance allows such an action by the Council, the Ordinance is unconstitutional. Any such denial or conditional approval would discriminate between Applicant and owners of similarly situated property in an arbitrary, capricious, unreasonable and unconstitutional manner in violation of Article I, Section I, Paragraph 2 of the Georgia Constitution and the Equal Protection Clause of the Fourteenth Amendment to the United States Constitution. Also, a failure to grant the Application or a conditional approval of the Application (with conditions not expressly approved by Applicant) would constitute a gross abuse of discretion and would constitute an unconstitutional violation of Applicant's rights to substantive and procedural due process as guaranteed by the Georgia Constitution (see *Ga. Const. 1983, Art. I, § I, para. I*) and the Fifth and Fourteenth Amendments of the United States Constitution (see *U.S. Const. Amend. 5 and 14*). Applicant further challenges the constitutionality and enforceability of the Ordinance, in whole and in relevant part, for lack of objective standards, guidelines or criteria limiting the City Council's discretion in considering or deciding applications for rezonings. Nevertheless, Applicant remains optimistic that City Council's consideration of the Application will be conducted in a constitutional manner.

50 Warm Springs Circle
Roswell, Georgia 30075-4937
Main: 770.641.1942
Fax: 770.998.6924

Planning Commission Review Criteria

How will this proposal be compatible with surrounding properties?
This proposal will not change the current use of the property. The existing Costco development was approved as part of a Master Plan and as such, the Costco site will continue to be compatible with surrounding properties.

How will this proposal affect the use and value of the surrounding properties?
This proposal will not affect the surrounding properties. All changes are internal to the site and are proposed as a result of current customer demands at the existing Costco. The expansion project will also be phased to minimize impacts to current customers and surrounding properties.

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.
A rezoning request is not proposed. Customer demand at the existing Costco development is the driving factor in this request for expansion of the structure.

What would be the increase to population and traffic if the proposal were approved?
No increase to population or traffic is expected as a result of the proposal. All changes are internal to the site and are proposed as a result of current customer demands at the existing Costco.

What would be the impact to schools and utilities if the proposal were approved?
There will be no impact to schools and utilities as a result of the proposal. All changes are internal to the site and will not result in any interference with nearby schools or public utilities.

How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map?
The Future Land Use Map designates the Property as Commercial which is intended for businesses that provide goods and services such as shopping centers, grocery stores, retail stores and other services. The existing use is consistent with the Comprehensive Plan and the Application proposes no change to the use or site that would conflict with the plan. Further, Windward Parkway is designated as a redevelopment priority area focusing on enhancing existing commercial.

Are there existing or changing conditions which affect the development of the property and support the proposed request?
Customer demand at the existing Costco site encourage expansion of the store and the Property contains adequate area for the building expansion. Approval of the Application will allow for thoughtful and necessary use of underutilized space.

M:\2023 JOBS\23-4886 Costco Alpharetta Liquor Expansion\Zoning Amendment\Attachments\PC Approval Criteria Responses Letterhead.docx\

LEGAL DESCRIPTION

"COSTCO WHOLESALE TRACT"

ALL THAT TRACT OR PARCEL of land lying and being in Land Lots 1120 and 1121 of the 2nd District, 2nd Section, City of Alpharetta, Fulton County, Georgia, being more particularly described as follows:
TO FIND THE POINT OF BEGINNING commence at an iron pin at the intersection of the northwesterly right of way line of Westfield Drive (right of way width varies), and the southwesterly right of way line of Windward Parkway (right of way width varies); thence proceed along said northwesterly right of way line of Westfield Drive the following courses and distances: South 02° 40' 30" East a distance of 32.63 feet to a point; thence South 30° 34' 08" West a distance of 106.55 feet to a point; thence along the arc of a 88.50-foot radius curve to the right arc distance of 37.77 feet (said arc being subtended by a 37.49-foot chord bearing South 42° 47' 45" West) to a point; thence South 55° 01' 22" West a distance of 50.36 feet to a point; thence along an arc of a 50.00-foot radius curve to the right an arc distance of 41.03 feet (said arc being subtended by a 39.89-foot chord bearing South 78° 31' 47" West) to a point; thence along an arc of a 60.00-foot radius curve to the left an arc distance of 18.53 feet (said arc being subtended by a 18.46-foot chord bearing North 86° 48' 40" West) to a point; thence along an arc of a 60.00-foot radius curve to the left an arc distance of 53.20 feet (said arc being subtended by a 51.47-foot chord bearing South 58° 56' 25" West) to a point; being the TRUE POINT OF BEGINNING: FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED running thence the arc of a 60.00-foot radius curve to the left an arc distance of 45.96 feet (said arc being subtended by a 44.85-foot chord bearing South 11° 35' 37" West) to a point; thence South 54° 00' 00" West a distance of 101.30 feet to a point; thence along an arc of a 163.86-foot radius curve to the left an arc distance of 137.66 feet (said arc being subtended by a 133.65-foot chord bearing South 33° 10' 45" West) to a point; thence leaving said right of way and running thence North 88° 30" 40" West a distance of 611.88 feet to a point; running thence North 36° 14" 05" West a distance of 480.18 feet to a point; running thence North 00° 09" 06" East a distance of 660.95 feet to a point; running thence South 89° 14" 44" East a distance of 357.05 feet to an iron pin set; running thence South 37° 00" 00" East a distance of 56.79 feet to a point; running thence South 37° 00" 00" East a distance of 158.65 feet to a point; running thence South 82° 00" 00" East a distance of 14.14 feet to a point; running thence North 53° 00" 00" East a distance of 18.50 feet to a point; thence South 36 degrees 49 minutes 13 seconds East a distance of 175.39; thence north 53 degrees 10 minutes 49 seconds West a distance of 12.64 feet to a point; running thence South 36° 49" 11" East a distance of 350.13 feet to a point; running thence South 38° 34' 04" East a distance of 139.00 to a point; running thence South 38° 49" 57" East a distance of 262.99 feet to a point and THE TRUE POINT OF BEGINNING: said property being shown as a 18.59 Acres (809,780 square feet).

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

February 27, 2024

RE: Code Violations/2855 Jordan Court

To Whom It May Concern:

This is in response to your open records request for the property located at 2855 Jordan Court. While the City Building Department does not perform routine site inspections after a project has been issued a Certificate of Occupancy, there are no known building or zoning code violations at this time; nor do we have any open violations of this sort on file as of this date. If you have any questions, please feel free to contact us.

Respectfully,

Gail H.Burkhalter

Gail H. Burkhalter
Community Development
2 Park Plaza, Ground Floor
Alpharetta, GA 30009
678-297-6080

MAYOR
Jim Gilvin

MAYOR Pro Tem
Dan Merkel

COUNCIL MEMBERS
Fergal M. Brady
Douglas J. DeRito
John Hipes
Donald F. Mitchell
Brian Will

CITY ADMINISTRATOR
Chris Lagerbloom

PROJECT DATA

CLIENT: COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027

PROJECT ADDRESS: 2855 JORDAN COURT
ALPHARETTA, GEORGIA 30004

SITE DATA:

JURISDICTION: CITY OF ALPHARETTA/FULTON COUNTY

ZONING: O-I WITH CONDITIONS

SETBACKS:
- 50' BUFFER PLUS 20' BLDG SETBACK AGAINST TOWNHOUSES
- 25' BLDG SETBACK FROM INTERIOR ROADS
- 20' SIDE & REAR BLDG SETBACK

BOUNDARIES INFORMATION: THIS PLAN HAS BEEN PREPARED BY AEC, INC. USING A BASE PLAN PROVIDED BY MG2

TOTAL SITE AREA: 15.89 ACRES 809,780 SF

BUILDING DATA:

EXISTING WAREHOUSE:	137,669 SF
OPTICAL	332 SF
GAS KIOSK	125 SF
TIRE CENTER	4,868 SF
SALES AREA	2,026 SF
TOTAL	145,050 SF
PROP. SALES AREA ADDITION:	1,525 SF
PROP. WAREHOUSE ADDITION:	5,425 SF
TOTAL	152,000 SF

COSTCO PARKING DATA (EXCLUSIVE):

TOTAL EX. PARKING	691 STALLS
10' WIDE STALLS	675 STALLS
ACCESSIBLE STALLS	16 STALLS
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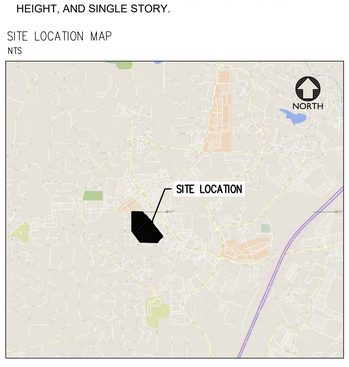
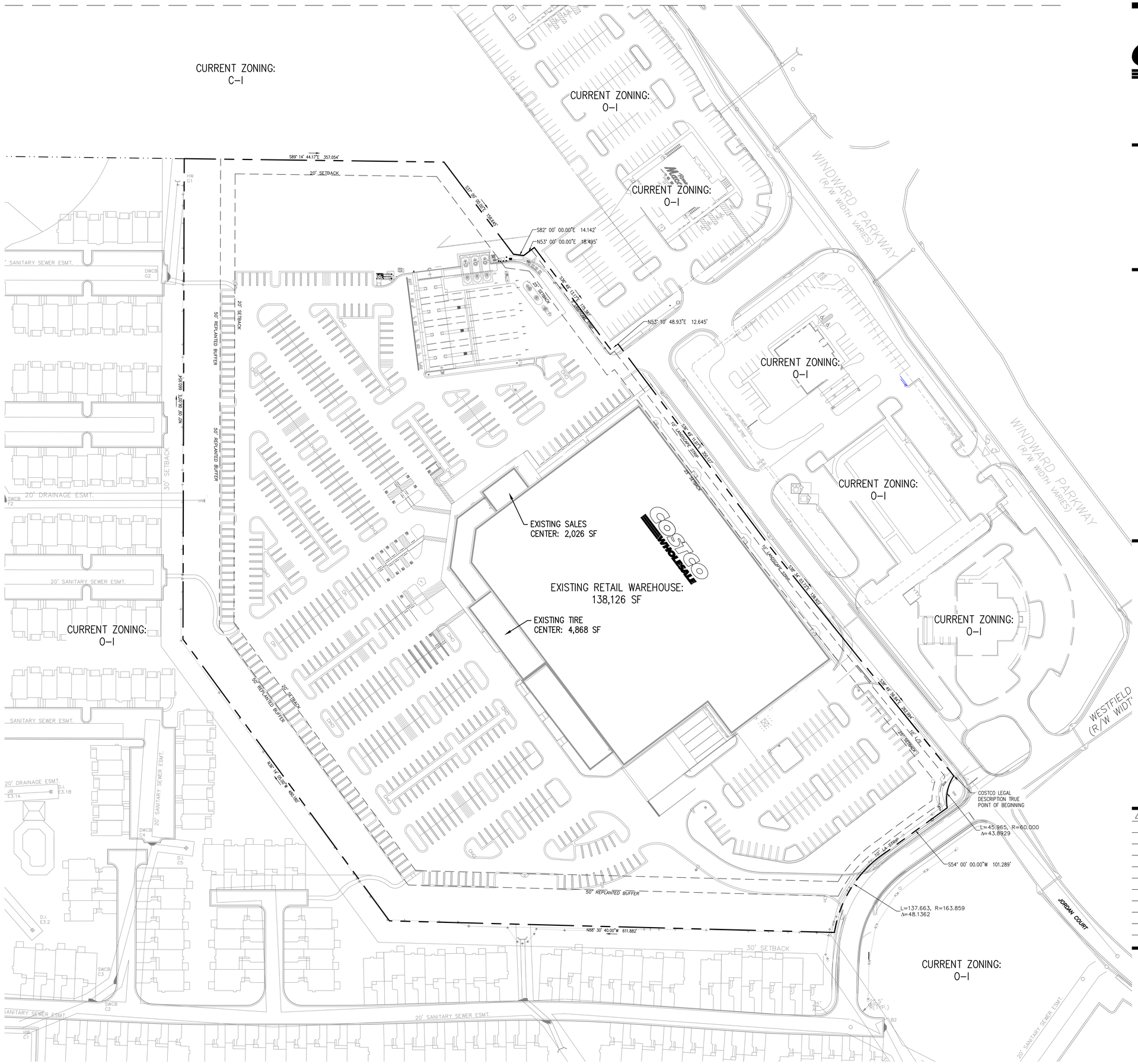
NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.
PER FEMA FIRM MAP PANEL NO. 13121C0059F, DATED 09/18/2013, THE SITE DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN.
ALL BUILDINGS ON SITE ARE A MAXIMUM OF 35 FEET IN HEIGHT, AND SINGLE STORY.

SITE LOCATION MAP
NTS





COSTCO WHOLESALE

Alpharetta, GA
#743
2855 JORDAN COURT
CITY OF ALPHARETTA
FULTON COUNTY

COSTCO WHOLESALE CORPORATION
999 LAKE DRIVE
ISSAQUAH, WA 98027
T: 425.313.8100
www.costco.com

ENGINEER:

AEC

Civil Engineering | Water Resources
Land Planning | Property Services
Landscape Architecture | Arborist Services

50 Warm Springs Circle
Roswell ▫ Georgia ▫ 30075
(770)641-1942 ▫ www.aecatl.com

ENGINEERS SEAL:

OVERALL WAREHOUSE EXISTING CONDITIONS

COPYRIGHT AEC, INC.

△	DATE	DESCRIPTION

AEC JOB #: 23-4886
DRAWN BY: JWM
DESIGNED BY: JWM, MDV
CHECK BY:
DATE: 03-01-2024

SHEET NUMBER

E1.0

M:\2023 JOBS\23-4886 Costco Alpharetta Liquor Expansion\Zoning Amendment\Costco Alpharetta Master Plan Amendment Exhibit.dwg, 3/1/2024 11:26:22 AM, jjw, ARCH full bleed E1 (30.00 x 42.00 Inches), 1:1

PROJECT DATA

CLIENT: COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027

PROJECT ADDRESS: 2855 JORDAN COURT
ALPHARETTA, GEORGIA 30004

SITE DATA:

JURISDICTION: CITY OF ALPHARETTA/FULTON COUNTY

ZONING: O-I WITH CONDITIONS

SETBACKS:
- 50' BUFFER PLUS 20' BLDG SETBACK AGAINST TOWNHOUSES
- 25' BLDG SETBACK FROM INTERIOR ROADS
- 20' SIDE & REAR BLDG SETBACK

BOUNDARIES INFORMATION: THIS PLAN HAS BEEN PREPARED BY AEC, INC. USING A BASE PLAN PROVIDED BY MG2

TOTAL SITE AREA: 15.89 ACRES 809,780 SF

BUILDING DATA:

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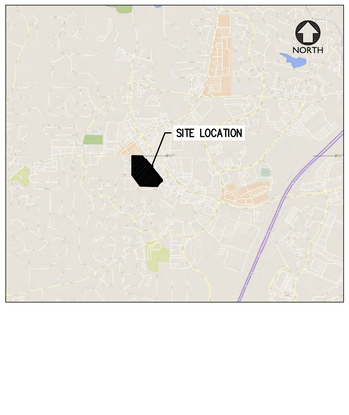

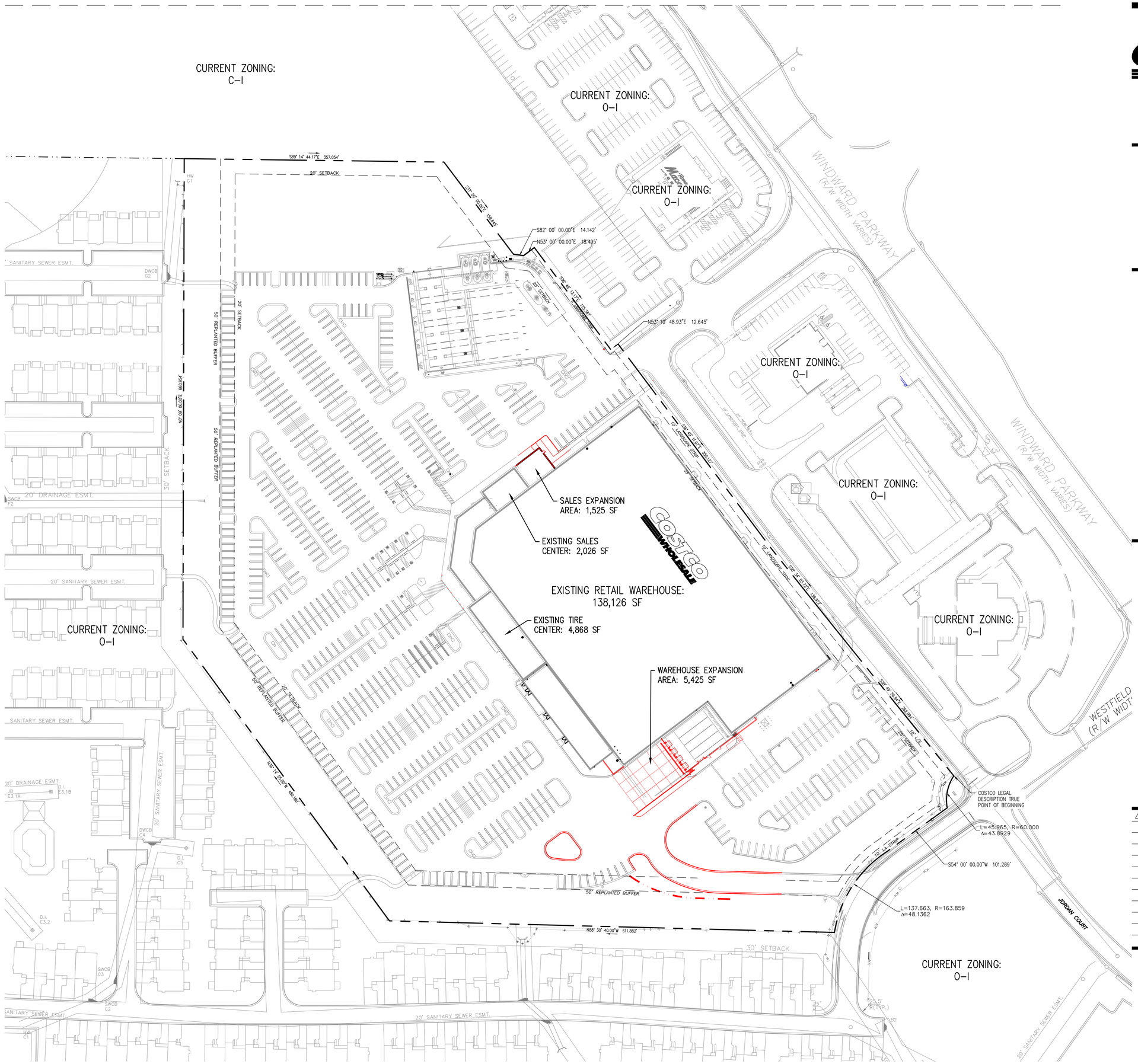

COSTCO WHOLESALE

Alpharetta, GA
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2855 JORDAN COURT
CITY OF ALPHARETTA
FULTON COUNTY

COSTCO WHOLESALE CORPORATION
999 LAKE DRIVE
ISSAQUAH, WA 98027
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ENGINEER:

AEC

Civil Engineering
Land Planning
Landscape Architecture
Water Resources
Property Services
Arborist Services

50 Warm Springs Circle
Roswell ▫ Georgia ▫ 30075
(770)641-1942 ▫ www.aecatl.com

ENGINEERS SEAL:

OVERALL WAREHOUSE SITE LAYOUT PLAN

COPYRIGHT AEC, INC.

△	DATE	DESCRIPTION

AEC JOB #: 23-4886
DRAWN BY: JWM
DESIGNED BY: JWM, MDV
CHECK BY:
DATE: 03-01-2024

SHEET NUMBER
E2.0

M:\2023 JOBS\23-4886 Costco Alpharetta Liquor Expansion\Zoning Amendment\Costco Alpharetta Master Plan Amendment Exhibit.dwg, 3/1/2024 11:26:45 AM, jjw, ARCH full bleed E1 (36.00 x 42.00 Inches), 1:1

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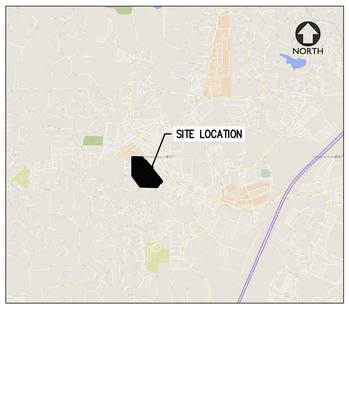

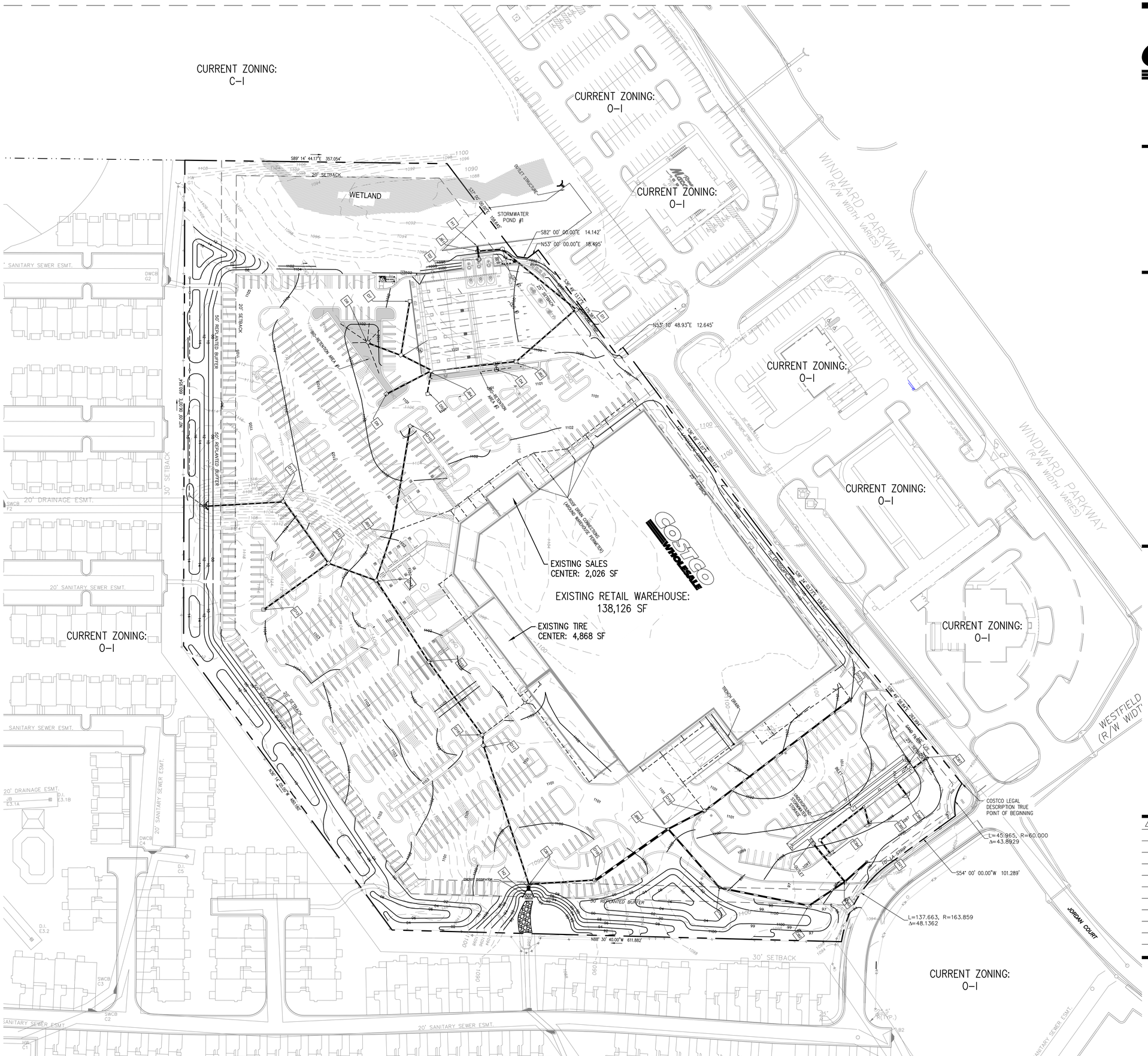

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Roswell ▫ Georgia ▫ 30075
(770)641-1942 ▫ www.aecatl.com

ENGINEERS SEAL:

EXISTING GRADING AND DRAINAGE PLAN

COPYRIGHT AEC, INC.

△	DATE	DESCRIPTION

AEC JOB #: 23-4886
DRAWN BY: JWM
DESIGNED BY: JWM, MDV
CHECK BY:
DATE: 03-01-2024

SHEET NUMBER

E3.0

M:\2023\23-4886 Costco Alpharetta Liquor Expansion\Zoning Amendment\Costco Alpharetta Master Plan Amendment Exhibit.dwg, 3/1/2024 11:27:05 AM, jjw, ARCH full bleed E1 (30.00 x 42.00 Inches), 1:1

ATLANTIC TRAFFIC+DESIGN

30 Independence Boulevard, Suite 110
Warren, New Jersey 07059
908-769-5588
www.atlantictraffic.com

February 29, 2024
via electronic mail

Costco Wholesale
45940 Horseshoe Drive, Suite 150
Sterling, VA 20166
Attn: Mr. John Alvarado
Director of Real Estate Development

RE: Trip Generation Letter
#743 Costco Warehouse Expansion
2855 Jordan Court
City of Alpharetta
Fulton County, Georgia
ATDE Project No. COWH 00020

Dear Mr. Alvarado:

Atlantic Traffic & Design Engineering, LLC (ATDE) has prepared this Trip Generation Letter for the above-referenced Costco Wholesale ("Costco") in Alpharetta, Georgia. The Costco site is located along Jordan Court approximately 300 feet west of Windward Parkway, as shown in **Figure 1** in the **Appendix**.

The site is accessed via two (2) signalized driveways along Windward Parkway and currently provides a total building area of 145,050 square feet and a 22-vehicle position fuel facility. The warehouse also includes Costco liquor sales center, pharmacy, tire center and other members-only services.

Based on the February 14, 2024 Overall Warehouse Site Layout Plan prepared by AEC, Costco is proposing to expand the liquor sales center at the north end of the warehouse by 1,525 square feet and to expand the building area adjacent to the loading docks at the south end of the warehouse by 5,425 square feet. The proposal requires a Master Plan Amendment by the City of Alpharetta.

Under the proposal, the Costco building area would increase by 6,950 square feet to a total of 152,000 square feet. This translates to less than a 5% building area increase. Access to the site would remain the same under proposed conditions.

ATDE has prepared trip generation calculations for the Costco building area expansion using the 11th Edition of the *Trip Generation Manual* published by the Institute of Transportation Engineers (ITE). Specifically, the calculations were prepared using ITE Land Use 857: "*Discount Club*" based on the warehouse gross floor area. ITE identifies that the trip generation research they have compiled for Land Use 857 includes some sites that have on-site fueling facilities.

Table 1 below provides a summary of the ITE peak hour trip generation. The ITE Land Use description and peak hour trip generation printouts are included in the **Appendix**.

Table 1
ITE Peak Hour Trip Generation
Existing & Proposed Costco Comparison

Peak Hour	Existing 145,050 SF Costco			Proposed 152,000 SF			Increase
	Enter	Exit	Total	Enter	Exit	Total	
Weekday Morning	71	45	116	74	48	122	+ 6
Weekday Evening	304	304	608	318	319	637	+ 29
Saturday Midday	453	471	924	474	494	968	+ 44

As **Table 1** demonstrates, the proposed redevelopment is expected to generate a maximum of only **44** additional trips during any peak hour as a result of the proposed warehouse expansion. The ITE does **not** consider an increase of fewer than 100 peak hour trips to be "significant." Therefore, further analysis is not warranted, and it can be concluded that the proposed project will not have a significant negative impact on traffic.

Please review the above information and indicate if ATDE can be of further assistance.

Sincerely,

Atlantic Traffic & Design Engineering, LLC
State of Georgia Control Number 21166586

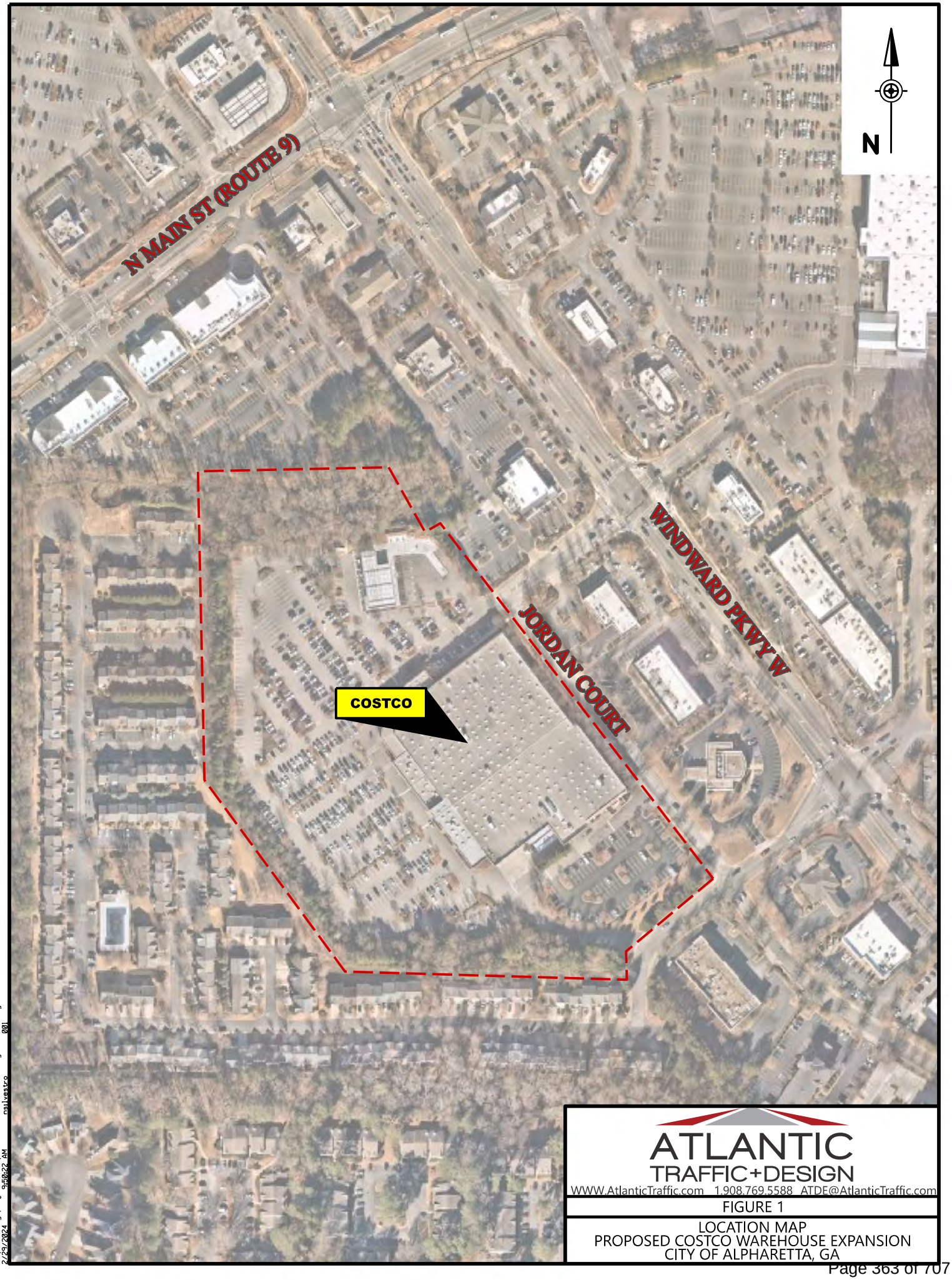
JOHN R. HARTER, P.E.
Professional Engineer
Georgia License No. PE047388

NICOLE SILVESTRO, E.I.T.
Sr. Transportation Planning Specialist

cc Nick Tose – Costco Wholesale
Julie Miller, PE - AEC

Appendix

A | Figures



ATLANTIC
TRAFFIC+DESIGN
WWW.AtlanticTraffic.com 1.908.769.5588 ATDE@AtlanticTraffic.com

FIGURE 1

LOCATION MAP
PROPOSED COSTCO WAREHOUSE EXPANSION
CITY OF ALPHARETTA, GA

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2/29/2024 9:50:22 AM nsilvestro 001

B | ITE Trip Generation

Land Use: 857
Discount Club

Description

A discount club is a discount store or warehouse where shoppers pay a membership fee in order to take advantage of discounted prices on a wide variety of items such as food, beverages, household items, clothing, tires, and appliances. Many items are sold in large quantities or bulk. Some sites may include on-site fueling pumps.

Additional Data

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alabama, Alberta (CAN), California, Connecticut, Delaware, Florida, Maryland, Massachusetts, Minnesota, Ohio, Oregon, Pennsylvania, and Washington.

To assist in the future analysis of this land use, it is important to collect and include information on the presence of vehicle fueling stations in trip generation data submissions.

Source Numbers

212, 245, 333, 344, 345, 346, 424, 438, 445, 580, 584, 700, 715, 719, 975, 1047

Discount Club
(857)

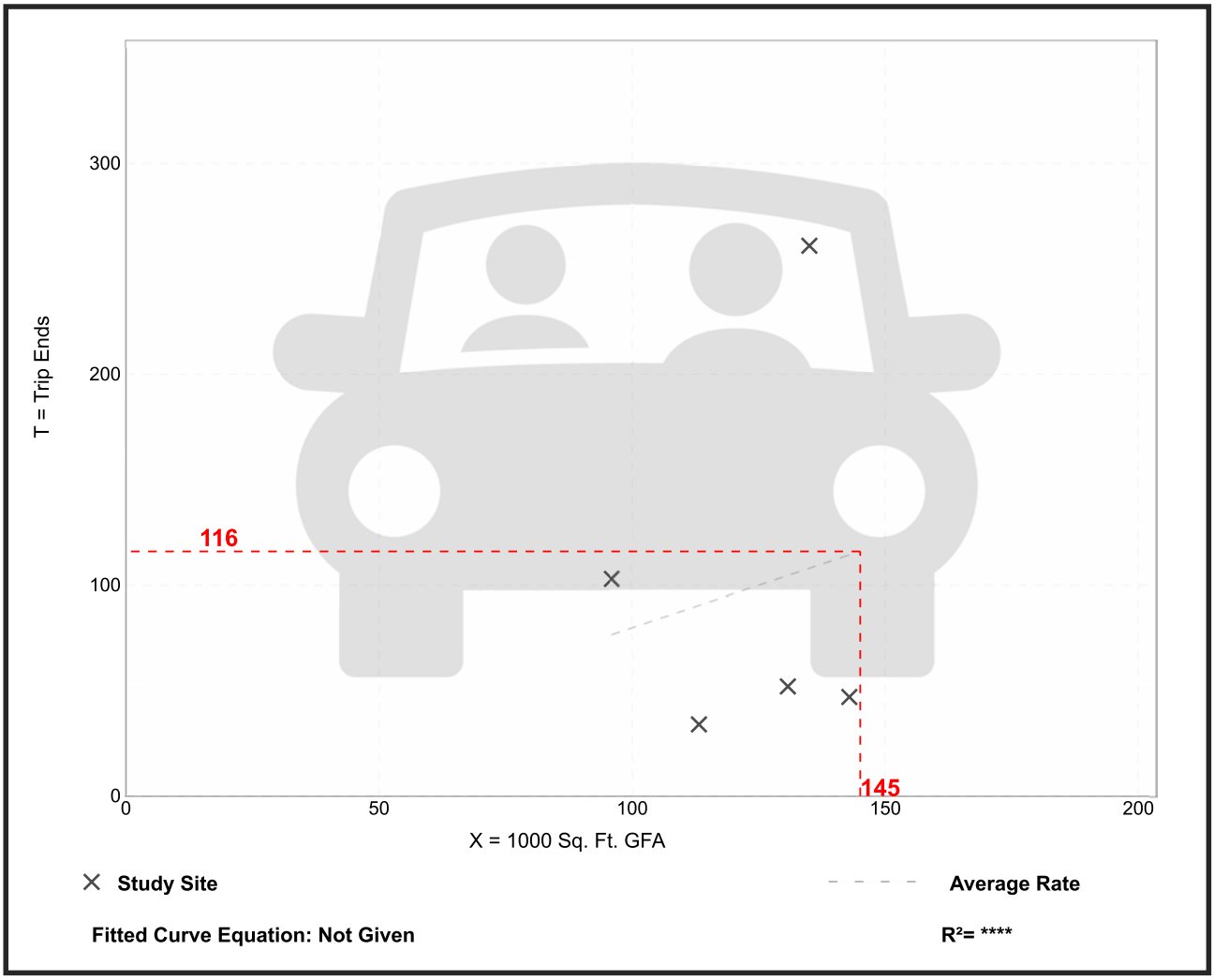
Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	5
Avg. 1000 Sq. Ft. GFA:	124
Directional Distribution:	61% entering, 39% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.80	0.30 - 1.93	0.73

Data Plot and Equation

Caution – Small Sample Size



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

Discount Club
(857)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday,**
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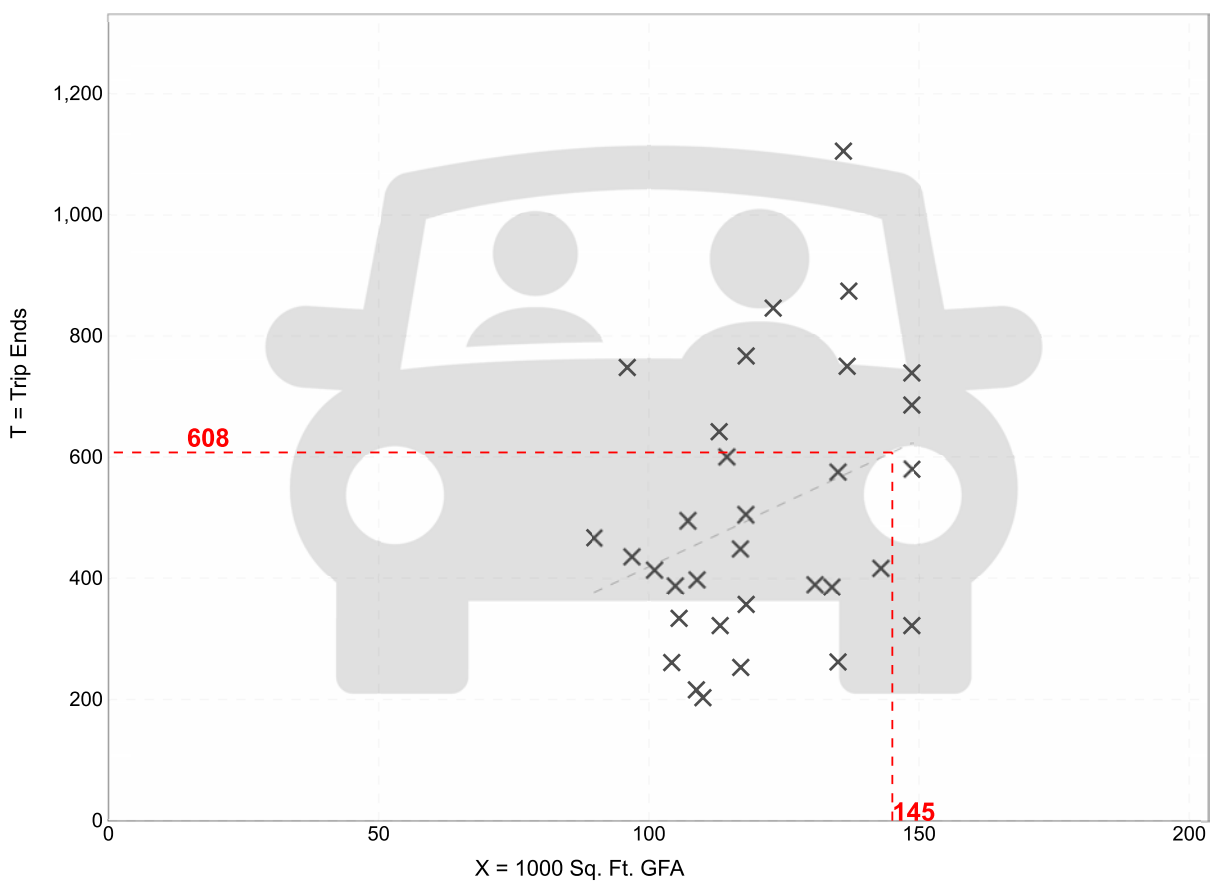
Setting/Location:	**General Urban/Suburban**
Number of Studies:	32
Avg. 1000 Sq. Ft. GFA:	121
Directional Distribution:	50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.19	1.85 - 8.13	1.70

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

Discount Club
(857)

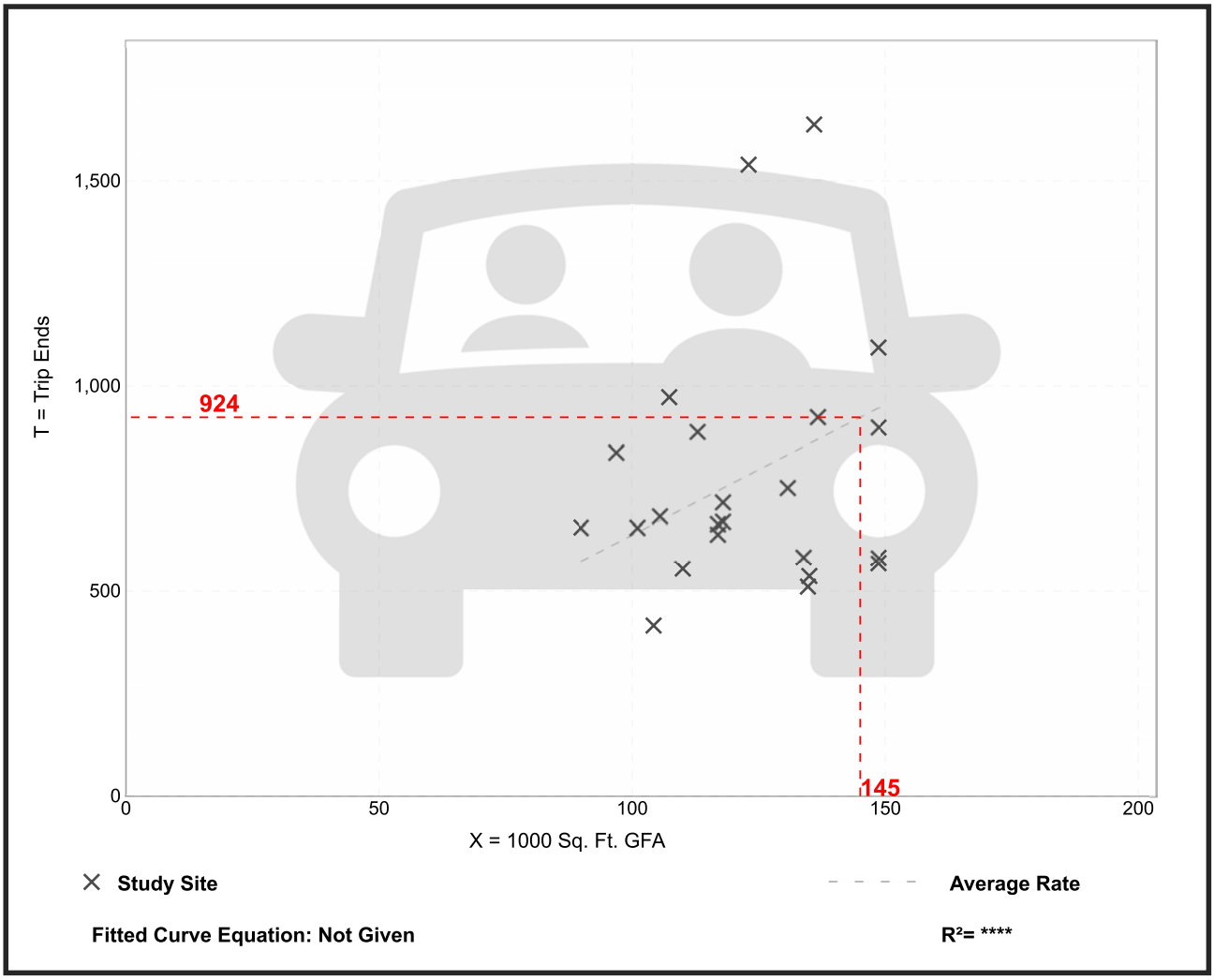
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Saturday, Peak Hour of Generator**

Setting/Location: **General Urban/Suburban**
Number of Studies: 23
Avg. 1000 Sq. Ft. GFA: 123
Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
6.37	3.79 - 12.52	2.43

Data Plot and Equation



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Discount Club
(857)

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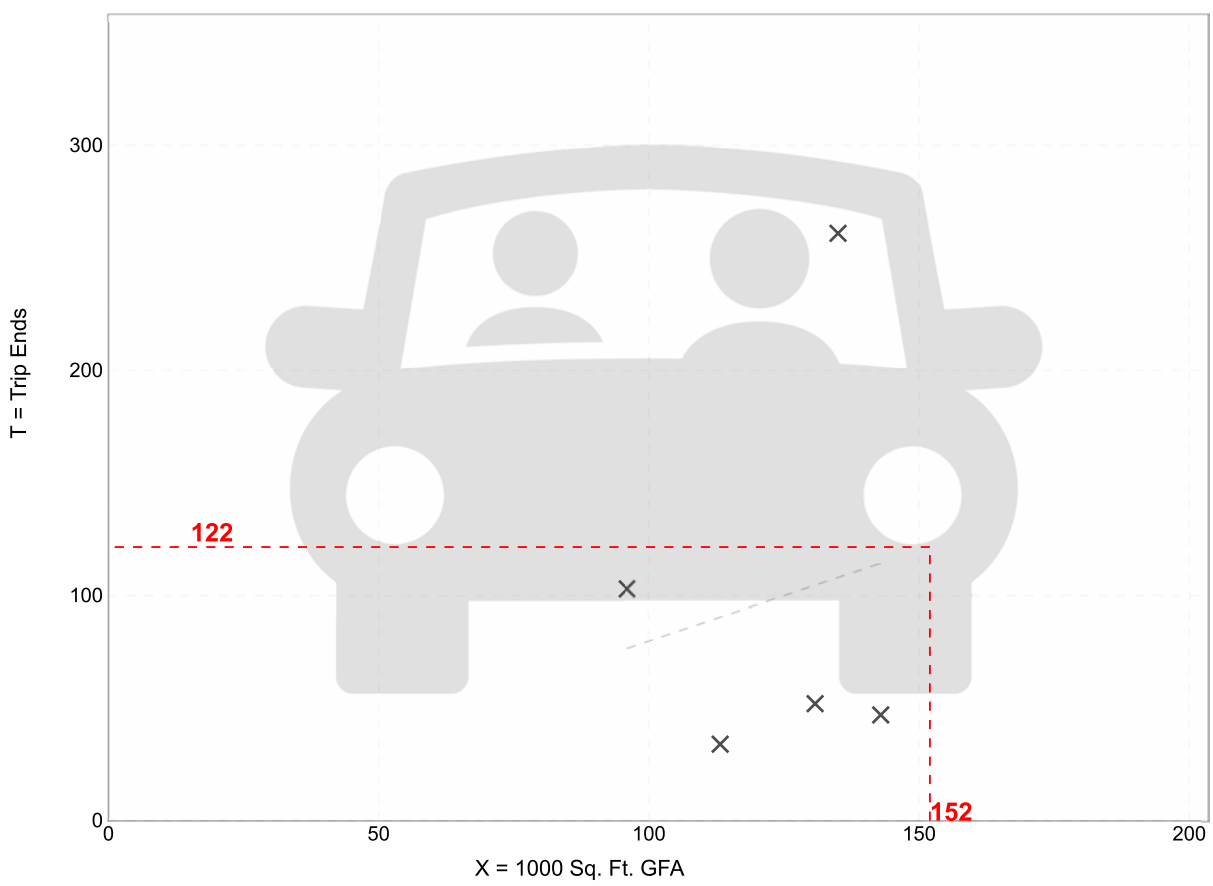

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Discount Club
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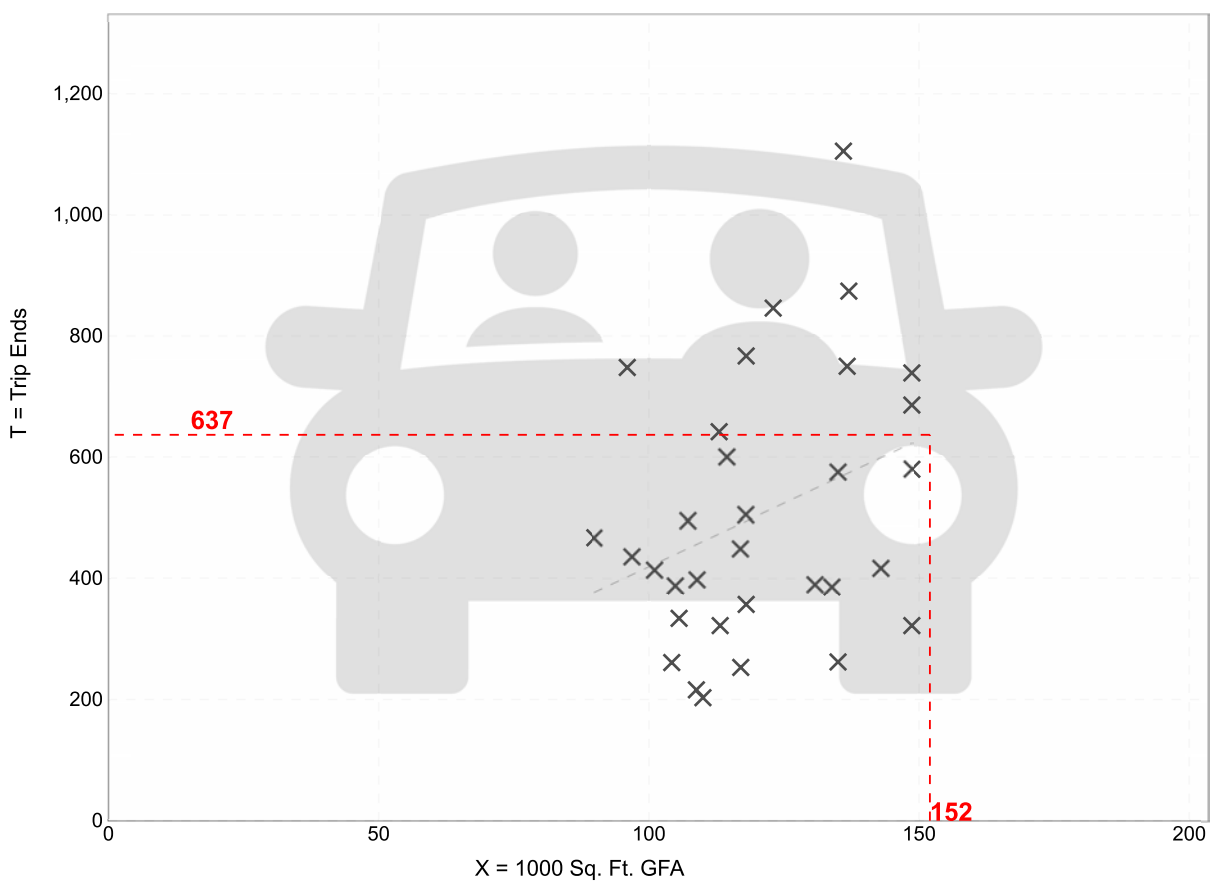

Fitted Curve Equation: Not Given

R^2= ****

Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

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(857)

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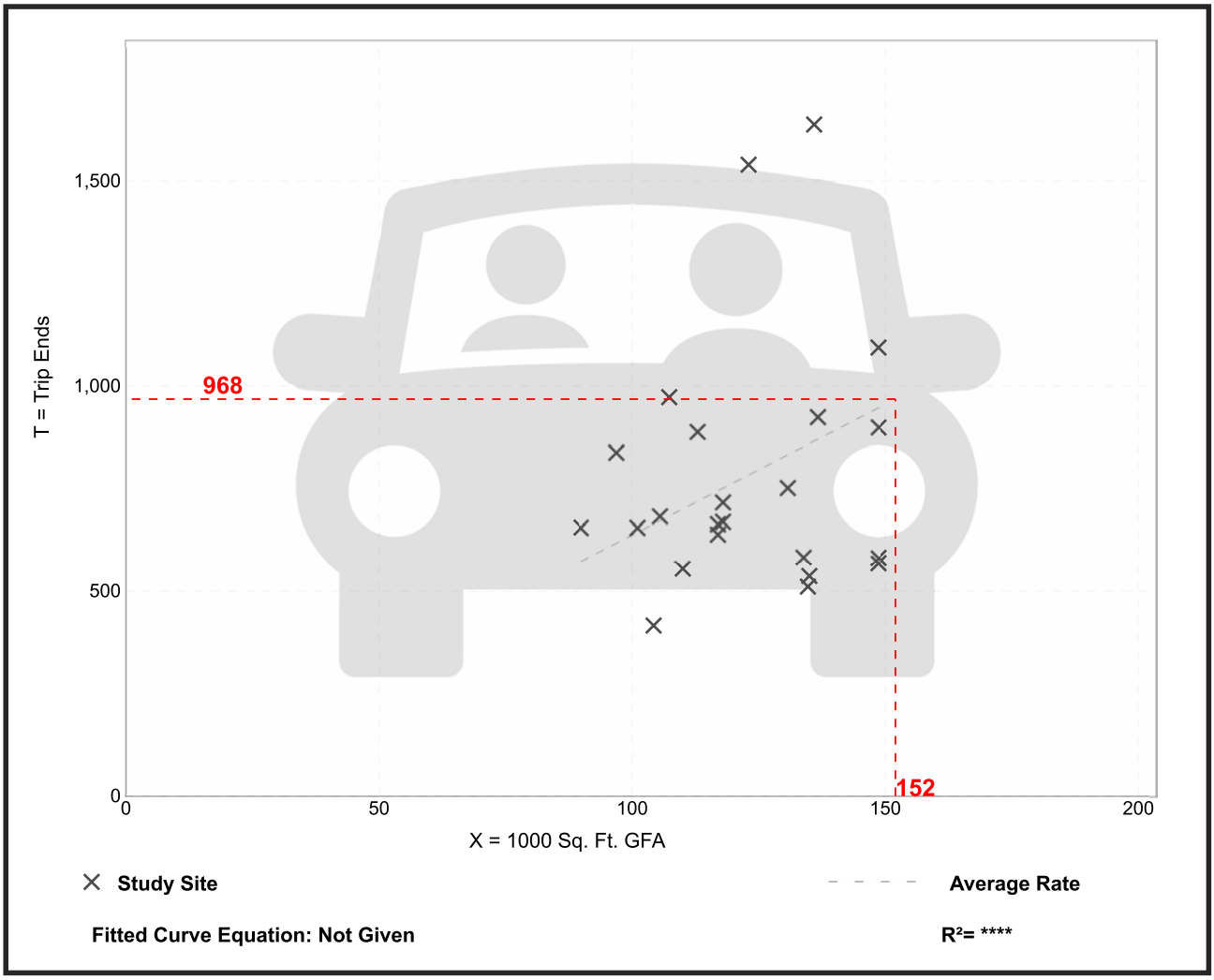

Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

CITY COUNCIL STAFF REPORT

Department: Community Development
Submitted By: Kathi Cook
Prepared By: Michael Woodman
Meeting Date: May 20, 2024

AGENDA ITEM: PH-24-11 UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS – EXCEPTIONS

Consideration of text amendments to the Unified Development Code (UDC). Amend UDC Article IV to amend regulations pertaining to Exceptions.

This item was considered at the May 2, 2024 Planning Commission meeting. There was one (1) public comment unrelated to the proposed text amendment, but specific to a past request for exception for backyard chickens. After discussion, Planning Commission recommended approval. Vote 6-0

ITEM DESCRIPTION:

Staff recommends amendments to Unified Development Code (UDC) Article IV Procedures to amend regulations pertaining to Exceptions. Amend UDC Subsection 4.5.5 Exceptions to clarify that exceptions exceeding 50% of a stipulated requirement are considered by the City Council and to add regulations pertaining to uses customarily accessory to dwellings located in residential zoning districts (UDC Subsection 2.3.3(C)) as an allowable exception. Uses customarily accessory to dwellings located in residential zoning districts include detached garages, sheds, gazebos, children's play equipment, swimming pools, and backyard chickens.

Exceptions and hardship variances include the same three (3) review criteria, except that exceptions include an additional review criterion which does not require a hardship. Because an exception does not require a hardship, they are limited to specific types of requests, including building setbacks, building height, signage, parking, and tree preservation, to name a few.

ATTACHMENTS:

- Ordinance
- UDC Subsection 4.5.5 Exceptions

ORDINANCE NUMBER:

AN ORDINANCE BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA TO AMEND ARTICLE IV OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ALPHARETTA, GEORGIA; TO AMEND REGULATIONS PERTAINING TO EXCEPTIONS; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

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

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

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

WHEREAS, the City Council desires to amend Article IV of the Unified Development Code for the foregoing purposes; and

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

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

Section 1: Article IV, Subsection 4.5.5 titled "Exceptions" of the Unified Development Code is hereby amended by amending same as set forth in Exhibit "A" attached hereto as if fully set forth herein.

Section 2: If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

Section 3: This Ordinance shall be effective immediately upon its adoption by the City Council and the amendments made herein shall be incorporated into the Unified Development Code of the City of Alpharetta, Georgia, as applicable. This Ordinance hereby repeals any and all conflicting ordinances and amendments.

SO ORDAINED, this ____ day of June _____.

CITY OF ALPHARETTA

By: _____
Jim Gilvin, Mayor

COUNCIL MEMBERS

_____
Mayor Pro Tem Dan Merkel

_____
Council Member Donald F. Mitchell

_____
Council Member Brian Will

_____
Council Member Douglas J. DeRito

_____
Council Member John Hipes

_____
Council Member Fergal Brady

(SEAL)

Attest:

_____
Lauren Shapiro, City Clerk

Approved as to form and legal sufficiency:

_____
[INSERT ATTORNEY], City Attorney

Exhibit “A”

4.5.5 Exceptions.

A. *General.*

1. An exception requested as part of a rezoning or conditional use application shall be heard by the Planning Commission and decided by the City Council as part of the public hearing process related to the rezoning or conditional use application. All other exceptions (which do not exceed 50% of the stipulated requirement) shall be heard and acted upon by the Board of Appeals, unless approved administratively by the Director as provided herein. Exceptions which exceed 50% of the stipulated requirement shall be heard and acted upon by the City Council.

2. Exceptions shall be limited to relief from the following requirements of this Ordinance:

   a. Minimum building setbacks;

   b. Maximum building height;

   c. Buffers and screening;

   d. Signage in accordance with a coordinated signage plan;

   e. Minimum street frontage;

   f. Parking and loading requirements;

   g. Tree preservation;

   h. Signage height and copy area; and

   i. ~~Minimum street frontage;~~ Regulations pertaining to uses customarily accessory to dwellings located in residential zoning districts (See Section 2.3.3(C));

   j. Minimum building size;

   k. Maximum impervious area

B. *Standards for Approval.*

1. An exception may be granted upon a finding that:

   a. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of size, shape or topography; or

   b. The application of the Ordinance to this particular piece of property would create an unnecessary hardship; or

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

   d. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the Ordinance.

2. An exception may be granted from the requirements of this Ordinance regarding tree preservation. The factors to be taken into consideration include the following:

   a. The ease with which the applicant can alter or revise the proposed development or improvement to accommodate existing trees.

   b. The economic hardship that would be imposed upon the applicant were the exception denied.

c. The heightened desirability of preserving tree cover in densely developed or densely populated areas.

d. The need for visual screening in transitional zones or relief from glare, blight, commercial or industrial ugliness or any other visual affront.

e. Whether the continued presence of the tree or trees is likely to cause danger to a person or property.

f. Whether the topography of the area in which the tree is located is such a nature to be damaging or injurious to trees.

g. Whether the removal of trees is for the purpose of thinning a heavily wooded area where some trees will remain.

h. Whether tree removal would have an adverse impact upon existing biological and ecological systems.

i. Whether tree removal would affect noise pollution by increasing source noise levels to such a degree that a public nuisance may be anticipated or a violation of the noise control ordinance will occur.

C. *Limitations.* In no case shall an exception be granted from the conditions of approval imposed on a property through a zoning change granted by the City Council, nor may a minimum lot size required by a zoning district be reduced, nor may any use of land or buildings or structures be granted that will result in an increase in housing units or non-residential building density or is not permitted by the zoning district that is applicable to the property.

SECTION 4.5 APPEALS[1]

4.5.1 Initiation.

A. All requests for relief from the imposition of the regulations and requirements of this Ordinance on a property or development activity, or from an interpretation of the meaning of words or the boundaries of zoning districts, or from an administrative decision of the Director, shall be taken as an appeal to the Board of Appeals, except as otherwise provided in this Section.

B. Appeals to the Board of Appeals may be initiated by any person aggrieved or by an officer, department, board or bureau of the City. Such appeal shall be initiated within 15 days of the action or decision appealed from by filing with the Director notice of said appeal specifying the grounds thereof. The Director shall transmit to the Board of Appeals any papers constituting the record of the action or decision from which the appeal was taken.

C. An appeal stays all legal proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is made certifies to the Board of Appeals, after the notice of appeal shall have been filed with them, that by reason of facts stated in the certificate a stay would, in the Director's opinion, cause imminent peril to life and property. In such case, proceedings shall not be stayed otherwise than by a restraining order which may be granted by a court of competent jurisdiction.

(Ord. No. 859 , § 1(Exh. A), 6-26-2023)

4.5.2 Public hearing process.

A. Public Notice.

1. *Notification to the General Public.*

a. At least thirty (30) days but not more than forty-five (45) days prior to each public hearing, notice shall be published in a newspaper of general circulation within the City. The Director shall prepare such notice, which shall state the time, place and purpose of the hearing. Additionally, notice of the public hearing shall be sent to the owner of the property that is the subject of the proposed action at least thirty (30) days prior to the hearing date by regular mail.

b. If a request for a variance is to be heard at the hearing, then the notice shall, in addition to the above requirements, include the proposed code provisions requested to be modified. Each section of this Code requested to be varied shall be separately identified in all required notices.

c. If an appeal of an administrative decision is to be heard at the hearing, then the notice shall, in addition to the above requirements, include a summary of the purpose of the appeal.

(Ord. No. 859 , § 1(Exh. A), 6-26-2023)

4.5.3 Public hearing.

A. The Director shall submit the appeal to the Board of Appeals, together with any Staff Report. The Board of Appeals shall review and take action upon each appeal after holding a public hearing. In making a decision on

[1]Ord. No. 859 , § 1(Exh. A), adopted June 26, 2023, deleted § 4.5 in its entirety and enacted a new § 4.5 as set out herein. Former § 4.5 pertained to similar subject matter and derived from Ord. No. 751 , § 2, adopted October 16, 2017.

the appeal, the Board of Appeals shall follow the standards set forth under this Section. No member of the Board of Appeals shall rule on a matter in which he or she has a financial interest, directly or indirectly.

B. In taking on an appeal, the Board of Appeals by majority of those voting may approve, approve with conditions, or deny the appeal, or the Board of Appeals may table the matter for consideration at its next regular meeting.

C. The following procedures shall govern public hearings for purposes of considering applications as specified in this Section.

1. Presiding officer. The public hearing shall be conducted by the presiding officer.

2. Requirements for speakers. Persons wishing to speak in support (including the applicants and designated representative) or opposition to any application shall provide their name and address on the specified form to City staff prior to speaking at the public hearing. In addition, each person shall be required to disclose any campaign contributions/gifts equal to or greater than $100 given to any City elected official within two (2) years of the public hearing date.

3. Time limits. Speakers at the public hearing shall be allowed not less than ten (10) minutes per side, provided, however, that the presiding officer may at his or her discretion elect to extend this time period equally to proponents and opponents.

(Ord. No. 859 , § 1(Exh. A), 6-26-2023)

4.5.4 Hardship variances.

A. *General.*

1. Relief from the application of the provisions of this Ordinance may be granted by the board of Appeals upon a finding that compliance with such provision will result in a hardship to the property or owner that is substantially unwarranted by the protection of the public health, safety or general welfare and the need for consistency among all properties similarly zoned.

2. Such relief may be granted only to the extent necessary to alleviate such unnecessary hardship and not as a convenience to the applicant nor to gain any advantage or interest over similarly zoned properties.

B. *Standards for Approval.* A hardship variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding by the Board of Appeals 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

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

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

C. *Limitation.* In no case shall a hardship variance be granted from the conditions of approval imposed on a property through a zoning change granted by the City Council, nor may any use of land or buildings or structures be granted that is not permitted by the zoning district that is applicable to the property.

(Ord. No. 859 , § 1(Exh. A), 6-26-2023)

4.5.5 Exceptions.

A. *General.*

1. An exception requested as part of a rezoning or conditional use application shall be heard by the Planning Commission and decided by the City Council as part of the public hearing process related to the rezoning or conditional use application. All other exceptions (which do not exceed 50% of the stipulated requirement) shall be heard and acted upon by the Board of Appeals, unless approved administratively by the Director as provided herein. Exceptions which exceed 50% of the stipulated requirement shall be heard and acted upon by the City Council.

2. Exceptions shall be limited to relief from the following requirements of this Ordinance:

   a. Minimum building setbacks;

   b. Maximum building height;

   c. Buffers and screening;

   d. Signage in accordance with a coordinated signage plan;

   e. Minimum street frontage;

   f. Parking and loading requirements;

   g. Tree preservation;

   h. Signage height and copy area; and

   i. ~~Minimum street frontage;~~ Regulations pertaining to uses customarily accessory to dwellings located in residential zoning districts (See Section 2.3.3(C));

   j. Minimum building size;

   k. Maximum impervious area

B. *Standards for Approval.*

1. An exception may be granted upon a finding that:

   a. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of size, shape or topography; or

   b. The application of the Ordinance to this particular piece of property would create an unnecessary hardship; or

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

   d. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the Ordinance.

2. An exception may be granted from the requirements of this Ordinance regarding tree preservation. The factors to be taken into consideration include the following:

   a. The ease with which the applicant can alter or revise the proposed development or improvement to accommodate existing trees.

   b. The economic hardship that would be imposed upon the applicant were the exception denied.

   c. The heightened desirability of preserving tree cover in densely developed or densely populated areas.

   d. The need for visual screening in transitional zones or relief from glare, blight, commercial or industrial ugliness or any other visual affront.

e. Whether the continued presence of the tree or trees is likely to cause danger to a person or property.

f. Whether the topography of the area in which the tree is located is such a nature to be damaging or injurious to trees.

g. Whether the removal of trees is for the purpose of thinning a heavily wooded area where some trees will remain.

h. Whether tree removal would have an adverse impact upon existing biological and ecological systems.

i. Whether tree removal would affect noise pollution by increasing source noise levels to such a degree that a public nuisance may be anticipated or a violation of the noise control ordinance will occur.

C. *Limitations.* In no case shall an exception be granted from the conditions of approval imposed on a property through a zoning change granted by the City Council, nor may a minimum lot size required by a zoning district be reduced, nor may any use of land or buildings or structures be granted that will result in an increase in housing units or non-residential building density or is not permitted by the zoning district that is applicable to the property.

(Ord. No. 859 , § 1(Exh. A), 6-26-2023)

4.5.6 Interpretations.

A. The Board of Appeals, upon appeal of an aggrieved party or at the request of the Director, shall interpret the use of words or phrases within the context of the intent of this Ordinance, the boundaries of the various zoning districts where uncertainty exists, and such other provisions of this Ordinance as may require clarification or extension. The Board of Appeals shall also hear and decide appeals from any order, determination, decision or other action by the Director where a misinterpretation of the requirements or other provisions of this Ordinance is alleged, except for appeals of administrative decisions denying design approval of signs reviewed by the Director for compliance with the design standards set forth in the Design Review Board Ordinance.

B. An interpretation by the Board of Appeals shall be final, unless an appeal of their action is taken to Superior Court within 30 days of the Board's action.

(Ord. No. 859 , § 1(Exh. A), 6-26-2023)

4.5.7 Appeals of Administrative Variance Decisions.

Any administrative variance decision or administrative exception decision made pursuant to Section 5.1 may be appealed in accord with the procedures set forth in Sections 4.5.2 and 4.5.3.

(Ord. No. 859 , § 1(Exh. A), 6-26-2023)

STAFF REPORT

Department: Finance
Submitted By: Shawn Mitchell
Meeting Date: May 20, 2024

AGENDA ITEM:

Fiscal Year 2024 Budget Amendment Ordinance
FIRST READING
Consideration of adoption of the City of Alpharetta's Fiscal Year 2024 Budget Amendment Ordinance.

STAFF RECOMMENDATION:

Adopt an Ordinance of the Mayor and Council of the City of Alpharetta, Georgia to adopt a Fiscal Year 2024 Budget Amendment.

BUDGET & PROCUREMENT:

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

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

ITEM DESCRIPTION:

The purpose of this item is to provide an overview of the Fiscal Year (FY) 2024 Budget Amendment which amends the budget for targeted initiatives planned to occur before year-end.

Initiatives are discussed in detail within the attached FY 2024 Budget Requests (Exhibit A).

ALTERNATIVES:

Do not adopt the Ordinance and associated budget amendments.

ATTACHMENTS:

1. 2024 Budget Amendment Ordinance
2. Exhibit A (2024 #3 Budget Amendment Ordinance)

ORDINANCE NUMBER:

AN ORDINANCE BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA TO ADOPT A FISCAL 2024 BUDGET AMENDMENT FOR CERTAIN FUNDS OF THE CITY OF ALPHARETTA, GEORGIA APPROPRIATING THE AMOUNTS SHOWN IN EACH BUDGET AS EXPENDITURES, ADOPTING THE ITEM OF REVENUE ANTICIPATION, PROHIBITING EXPENDITURES TO EXCEED APPROPRIATIONS, AND PROHIBITING EXPENDITURES TO EXCEED ACTUAL FUNDING AVAILABLE.

WHEREAS, the Director of Finance has presented a proposed fiscal year 2024 budget amendment to the City Council on certain funds of the City; and

WHEREAS, each of these proposed amendments will adjust expenditures and revenues originally appropriated in the fiscal year 2024 budget; and

WHEREAS, each of these amendments represent a balanced budget, so that anticipated revenues for each fund equal or exceed proposed expenditures.

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

- that this budget amendment, "Exhibit A" attached hereto and by this reference made a part hereof this ordinance shall be the City of Alpharetta's fiscal year 2024 budget amendment for these certain funds for the fiscal year 2024; and

- that this budget amendment be and is hereby approved and the revenue items shown in the budget for each fund in the amount anticipated are adopted and that the several amounts shown in the budget for each fund as proposed expenditures are hereby appropriated to the departments named in each fund; and

- that the expenditures shall not exceed the appropriations authorized by this mid-year budget or amendments thereto provided; and that expenditures shall not exceed actual funding available.

SO ORDAINED, this _____ day of June 2024.

CITY OF ALPHARETTA

By: _____

Jim Gilvin, Mayor

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

[SIGNATURES CONTINUED FROM PRECEDING PAGE]

COUNCIL MEMBERS

_____
Mayor Pro Tem Dan Merkel

_____
Council Member Donald F. Mitchell

_____
Council Member Brian Will

_____
Council Member Douglas J. DeRito

_____
Council Member John Hipes

_____
Council Member Fergal M. Brady

(SEAL)

Attest:

_____
Lauren Shapiro, City Clerk

Approved as to form and legal sufficiency:

_____
Molly Esswein, City Attorney

City of Alpharetta, Georgia

Fiscal Year 2024
Budget Amendment Request

OPEB Health Benefit Fund

This Fund represents activity associated the other post-employment benefit plan (OPEB). Historically, eligible retirees were offered the same health and prescription drug coverage as active employees. However, recent updates to the Plan, previously approved by City Council, have removed this option for employees ending service with the City on or after July 1, 2023. Available resources above the actuarially determined retiree liability is being transferred to the OPEB Reimbursement Health Benefit Fund to augment this important post-retirement benefit for our employees.

OPEB HEALTH BENEFIT FUND LEGAL LEVEL OF CONTROL (Impacted Line-Items)			
	Fiscal Year 2024		
	Current Budget	Budget Amendment	Revised Budget
Revenue by Source:			
Interest Earnings	$ 5,000	$ 22,402	$ 27,402
Realized Gain on Investments	-	32,998	32,998
Carryforward Fund Balance	373,880	1,101,626	1,475,506
Net Budget Adjustments	**$ 378,880**	**$ 1,157,026**	**$ 1,535,906**
Expenditures by Project:			
Non-Allocated/Reserve	$ 318,480	$ (318,480)	$ -
Transfer Out to the OPEB Reimbursement Health Benefit Fund	-	1,475,506	1,475,506
Net Budget Adjustments	**$ 318,480**	**$ 1,157,026**	**$ 1,475,506**

OPEB Reimbursement Health Benefit Fund

This Fund accounts for the post-employment healthcare benefit and is funded through City operations (increased from 2% to 2.5% of payroll in fiscal year 2024). Additionally, as detailed above, available resources above the actuarially determined OPEB Health Benefit Fund retiree liability is being transferred to the OPEB Reimbursement Health Benefit Fund to augment this important post-retirement benefit for our employees. Specifically, this request involves the transfer of actuarially determined resources within the OPEB Health Benefit Fund ($1,475,506) to the OPEB Reimbursement Health Benefit Fund.

OPEB REIMBURSEMENT HEALTH BENEFIT FUND LEGAL LEVEL OF CONTROL (Impacted Line-Items)			
	Fiscal Year 2024		
	Current Budget	Budget Amendment	Revised Budget
Revenue by Source:			
Transfer In from OPEB Health Benefit Fund	$ -	$ 1,475,506	$ 1,475,506
Net Budget Adjustments	**$ -**	**$ 1,475,506**	**$ 1,475,506**
Expenditures by Project:			
Non-Allocated/Reserve	$ 2,518,530	$ 1,475,506	$ 3,994,036
Net Budget Adjustments	**$ 2,518,530**	**$ 1,475,506**	**$ 3,994,036**

American Rescue Plan (ARP) Activity

When the American Rescue Plan (ARP) legislation was first approved, there was very little guidance on the proper classification of financial activity. Specifically, the legislation allowed for multiple uses including operations and capital. The City elected to focus on capital investment and recorded all activity within a Capital Project Fund. However, after this decision, classification guidance from the State determined that ARP activity should be classified as a Special Revenue Fund. Additionally, the legislation requires all resources be obligated (e.g. encumbered) by December 31, 2024.

The budgetary reallocations below accomplish multiple goals including: (1) establishing a Special Revenue Fund to account for the remaining ARP collections; and (2) identifying eligible uses (e.g. milling & resurfacing) to allow the City to fully claim ARP collections in FY 2024 (meaning identifying eligible uses that will be fully spent by the end of FY 2024).

Please note – these reallocations do not materially alter individual project funding levels. These changes are purely for accounting purposes to ensure the City meets the ARP classification requirements under the State and funding target dates (e.g. requirement that all ARP funds be obligated by December 31, 2024) under the ARP legislation.

- This budget amendment involves the recognition of remaining ARP grant revenues in a Special Revenue Fund in accordance with guidance from the State. Additionally, those resources are being transferred into the ARP Capital Project Fund for eligible uses that will be fully spent by the end of FY 2024 (well in advance of the December 31, 2024, obligation date set forth in the ARP legislation).

AMERICAN RESCUE PLAN (ARP) FUND - SPECIAL REVENUE FUND LEGAL LEVEL OF CONTROL (Impacted Line-Items)			
	Fiscal Year 2024		
	Current Budget	Budget Amendment	Revised Budget
Revenue by Source:			
Federal Grant (ARP)	$ -	$ 2,738,659	$ 2,738,659
Net Budget Adjustments	**$ -**	**$ 2,738,659**	**$ 2,738,659**
Expenditures by Project:			
Transfer-Out to ARP Capital Project Fund (ARP Funding)	$ -	$ 2,738,659	$ 2,738,659
Net Budget Adjustments	**$ -**	**$ 2,738,659**	**$ 2,738,659**

- This budget amendment involves the transfer-in of ARP grant funding from the ARP Special Revenue Fund to cover eligible uses that will be fully spent by the end of FY 2024 (well in advance of the December 31, 2024, obligation date set forth in the ARP legislation).

  With the goal of ensuring all ARP funds are spent by the end of FY 2024, appropriations for certain projects are being swapped between the ARP Capital Project Fund and the Capital Project Fund. Specifically, unspent funding within the ARP Capital Project Fund for Sidewalk Maintenance/Repair as well as Greenway Boardwalk Replacement is being appropriated within the Capital Project Fund as those projects are unlikely to be fully spent by June 30, 2024. Conversely, a like amount of Milling & Resurfacing appropriations is being appropriated within the ARP Capital Project Fund from the Capital Project Fund as those monies have been spent.

  Please note – overall project appropriations, with the exception of $39 in Non-Allocated/Reserve funding being appropriated to Milling and Resurfacing, will remain unchanged.

AMERICAN RESCUE PLAN (ARP) FUND - CAPITAL PROJECT FUND
LEGAL LEVEL OF CONTROL (Impacted Line-Items)

	Fiscal Year 2024		
	Current Budget	Budget Amendment	Revised Budget
Revenue by Source:			
Federal Grant (ARP)	$ 2,738,659	$ (2,738,659)	$ -
Transfer-In from ARP Special Revenue Fund (ARP Funding)	-	2,738,659	2,738,659
Net Budget Adjustments	**$ 2,738,659**	**$ -**	**$ 2,738,659**
Expenditures by Project:			
Sidewalk Maintenance/Repair	$ 668,311	$ (100,000)	$ 568,311
Greenway Boardwalk Replacement	1,726,015	(75,000)	1,651,015
Milling and Resurfacing	-	175,039	175,039
Non-Allocated/Reserve	39	(39)	-
Net Budget Adjustments	**$ 2,394,365**	**$ -**	**$ 2,394,365**

CAPITAL PROJECT FUND
LEGAL LEVEL OF CONTROL (Impacted Line-Items)

	Fiscal Year 2024		
	Current Budget	Budget Amendment	Revised Budget
Expenditures by Project:			
Sidewalk Maintenance/Repair	$ -	$ 100,000	$ 100,000
Greenway Boardwalk Replacement	-	75,000	75,000
Milling & Resurfacing	3,120,000	(175,000)	2,945,000
Net Budget Adjustments	**$ 3,120,000**	**$ -**	**$ 3,120,000**

OPIOID Settlement Fund

The State of Georgia reached a $636 million agreement with three distributors and a major manufacturer of opioids. Approximately $517 million will come from the National Distributors' Settlement over the course of 18-years. An additional $118 million will come from the Janssen/J&J Settlement over the next 9-years.

- The settlement allocates 25% ($159 million) of the total funds to local governments.
- The State will receive 75% ($477 million) of the funding.

Alpharetta's initial funds under the settlement agreements totals $52,635.

All funds must adhere to approved purposes as described in the settlements including, but not limited to:

- Treatment:
  - ✓ Treatment of Opioid Use Disorder (OUD).
  - ✓ Support people in treatment and recovery.
  - ✓ Connect people who need help to the help they need.
  - ✓ Address the needs of criminal justice-involved persons.
  - ✓ Address the needs of pregnant or parenting women.
- Prevention:
  - ✓ Prevent over-prescribing and ensure appropriate prescribing and dispensing of opioids.
  - ✓ Prevent misuse of opioids.
  - ✓ Prevent overdose deaths and other harms.
- Other Strategies:
  - ✓ First responders.
  - ✓ Leadership planning and coordination.
  - ✓ Training.
  - ✓ Research.

Opioid settlement funds will be reserved pending a determination by the City Council of appropriate uses given the approved purposes laid out in the settlement agreements.

OPIOID SETTLEMENT FUND - SPECIAL REVENUE FUND LEGAL LEVEL OF CONTROL (Impacted Line-Items)			
	Fiscal Year 2024		
	Current Budget	Budget Amendment	Revised Budget
Revenue by Source:			
City's share of Opioid Settlement Payments (initial)	$ -	$ 52,635	$ 52,635
Net Budget Adjustments	**$ -**	**$ 52,635**	**$ 52,635**
Expenditures by Project:			
Non-Allocated/Reserved for future uses in accordance with Settlement Agreement(s)	$ -	$ 52,635	$ 52,635
Net Budget Adjustments	**$ -**	**$ 52,635**	**$ 52,635**

Asset Forfeiture Fund Activity

This budget amendment involves the reallocation of General Fund appropriations within the Public Safety Department to reimburse the Asset Forfeiture Fund for ineligible expenditures totaling $9,433.

ASSET FORFEITURE FUND - SPECIAL REVENUE FUND LEGAL LEVEL OF CONTROL (Impacted Line-Items)	Fiscal Year 2024		
	Current Budget	Budget Amendment	Revised Budget
Revenue by Source:			
Transfer-In from General Fund (City)	$ -	$ 9,433	$ 9,433
Net Budget Adjustments	**$ -**	**$ 9,433**	**$ 9,433**
Expenditures by Project:			
Asset Forfeiture Non-Allocated/Reserve	$ -	$ 9,433	$ 9,433
Net Budget Adjustments	**$ -**	**$ 9,433**	**$ 9,433**

GENERAL FUND LEGAL LEVEL OF CONTROL	Fiscal Year 2024		
	Current Budget	Budget Amendment	Revised Budget
Expenditures by Department:			
Mayor and City Council	$ 399,354	$ -	$ 399,354
City Administration	2,179,423	-	2,179,423
Finance	3,998,838	-	3,998,838
City Attorney	1,200,000	-	1,200,000
Information Technology	2,792,116	-	2,792,116
Human Resources	971,316	-	971,316
Municipal Court	1,222,688	-	1,222,688
Public Safety	40,196,898	(9,433)	40,187,465
Public Works	10,804,932	-	10,804,932
Recreation, Parks and Cultural Services	14,015,107	-	14,015,107
Community and Economic Development	5,010,278	-	5,010,278
subtotal	***$ 82,790,950***	***$ (9,433)***	***$ 82,781,517***
General Government:			
Insurance Premiums	$ 928,885	$ -	$ 928,885
Gwinnett Tech Bond (P&I)	287,490	-	287,490
Transfer to Capital Project Fund	12,392,818	-	12,392,818
Transfer to Stormwater Capital Fund	3,950,000	-	3,950,000
Transfer to TAD #2 Fund	105,670	-	105,670
Transfer to Asset Forfeiture Fund	-	9,433	9,433
Contingency	949,526	-	949,526
subtotal	***$ 18,614,389***	***$ 9,433***	***$ 18,623,822***
Total Expenditures	**$101,405,339**	**$ -**	**$101,405,339**

STAFF REPORT

Submitting Department: Community & Economic Development
Submitted By: Kathi Cook
Sponsored By: Staff Initiated
Meeting Date: May 20, 2024

I. AGENDA ITEM TITLE: PH-24-14 / CITY OF ALPHARETTA CAPITAL IMPROVEMENT ELEMENT
CONSIDERATION OF A RESOLUTION AUTHORIZING TRANSMITTAL OF THE FISCAL YEAR 2023 CAPITAL IMPROVEMENT ELEMENT AND ANNUAL REPORT.

II. RECOMMENDATION:

Approve a resolution authorizing the transmittal of the Fiscal Year 2023 Capital Improvement Element (CIE) and Annual Report to the Atlanta Regional Commission and the Georgia Department of Community Affairs.

III. REPORT IN BRIEF:

The Georgia Planning Act of 1989 (The Act) requires that local governments keep their Comprehensive Plans current as a pre-requisite for maintaining Qualified Local Government status, a requirement for eligibility for receipt of State of Georgia funds. The Act requires that local governments provide annual updates to their Capital Improvement Element (CIE), prepared in accordance with the Minimum Planning Standards and Procedures and the Development Impact Fee Compliance Requirements.

The CIE is designed to provide insight into key infrastructure and public improvement projects being undertaken and completed by local jurisdictions. The Annual Report details on an annualized basis the collection and use of funds derived from impact fees. Together these documents provide a means of tracking local government performance and serve as a tool for measuring progress with respect to achieving community goals as outlined in the Comprehensive Plan.

The City of Alpharetta is required to transmit its annual update of the CIE to the Atlanta Regional Commission for review prior to Council Adoption.

IV. ALTERNATIVES:

Failure to update the CIE in accordance with the Georgia Planning Act of 1989 would result in the loss of Qualified Local Government status, which would make the City ineligible to receive certain State funding. Further, failure to submit this annual report would make the City ineligible to collect impact fees on new development.

V. ATTACHMENTS:

FY23 CIE Transmittal Resolution
2023-2024 CIE Impact Fee Report

RESOLUTION NUMBER:

A RESOLUTION BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA FOR TRANSMITTAL OF THE FY2023 CAPITAL IMPROVEMENT ELEMENT OF THE COMPREHENSIVE PLAN

WHEREAS, THE Georgia Planning Act encourages local governments to keep their comprehensive plans current in order for the plans to be used for policy guidance and as management tools for daily decisions; and

WHEREAS, the annual update of the capital improvement element was prepared in accordance with the Development Impact Fee Compliance Requirements and the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Goergia Planning Act of 1989, and a public hearing was held on May 20, 2024 at 6:30 P.M. at the Alpharetta City Hall; and

WHEREAS, such updates are required to extend status to the City of Alpharetta as a Qualified Local Government.

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Alpharetta as follows:

- Hereby approves transmittal of the Annual Impact Fee Report and Capital Improvement Element Update to the Atlanta Regional Commission, per the Goergia Planning Act of 1989.

SO RESOLVED this 20th day of May 2024.

CITY OF ALPHARETTA

By: _____

Jim Gilvin, Mayor

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

[SIGNATURES CONTINUED FROM PRECEDING PAGE]

COUNCIL MEMBERS

_____
Mayor Pro Tem Dan Merkel

_____
Council Member Donald F. Mitchell

_____
Council Member Brian Will

_____
Council Member Douglas J. DeRito

_____
Council Member John Hipes

_____
Council Member Fergal Brady

(SEAL)

Attest:

_____
Lauren Shapiro, City Clerk

Approved as to form and legal sufficiency:

_____
[INSERT ATTORNEY], City Attorney

CITY OF ALPHARETTA, GA
ANNUAL IMPACT FEE FINANCIAL REPORT
FISCAL YEAR 2023

	Impact Fee Fund				General Fund	
	Roads	**Public Safety**	**Recreation and Parks**	**Total Impact Fee Fund**	**Administrative Costs**	**Total**
Impact Fee Fund Balance on July 1, 2022	**$ 2,305,182.36**	**$ 143,737.67**	**$ 2,454,356.41**	**$ 4,903,276.44**	**$ -**	**$ 4,903,276.44**
Fiscal Year 2023 Activity						
Sources:						
Impact Fees	$ 159,319.59	$ 27,553.85	$ 348,817.72	$ 535,691.16	$ 16,070.71	$ 551,761.87
Credits	-	-	(63,920.57)	(63,920.57)	(2,532.93)	(66,453.50)
Refunds	(1,402.64)	(129.13)	(4,962.92)	(6,494.69)	(194.84)	(6,689.53)
General Revenue (e.g. Interest)	49,633.76	3,449.08	55,098.52	108,181.36	-	108,181.36
Total Sources	***$ 207,550.71***	***$ 30,873.80***	***$ 335,032.75***	***$ 573,457.26***	***$ 13,342.94***	***$ 586,800.20***
(Uses):						
Project Expenditures	$ (1,189,192.37)	$ (21,793.49)	$ (553,703.14)	$ (1,764,689.00)	$ -	$ (1,764,689.00)
Administrative Costs	-	-	-	-	(13,342.94)	(13,342.94)
Total Uses	***$ (1,189,192.37)***	***$ (21,793.49)***	***$ (553,703.14)***	***$ (1,764,689.00)***	***$ (13,342.94)***	***$ (1,778,031.94)***
Impact Fee Fund Balance on June 30, 2023	**$ 1,323,540.70**	**$ 152,817.98**	**$ 2,235,686.02**	**$ 3,712,044.70**	**$ -**	**$ 3,712,044.70**
Impact Fees Encumbered at June 30, 2023	***$ 46,173.70***	***$ 3,988.99***	***$ 5,518.06***	***$ 55,680.75***		***$ 55,680.75***

CITY OF ALPHARETTA, GA
CAPITAL IMPROVEMENT ELEMENT (FY's 2022-2030)
Service Area for each Public Facility: Citywide

Public Facility	Project Description	Project Start Date (Fiscal Year)	Project End Date (Fiscal Year)	Local Cost of Project	Maximum % of Funding from Impact Fees	Maximum Funding from Impact Fees	Impact Fees Expended in FY 2023	Impact Fees Expended in Previous Years	Total Impact Fees Expended to Date	Impact Fees Encumbered as of the end of FY 2023	Current/ Potential Funding Sources	Status/ Comment	Responsible Department
Roads													
	Impact Fee Ordinance Update	2014	2016	$ 86,145	100.00%	$ 86,145	$ -	$ 34,999.98	$ 34,999.98	$ -	Impact Fees (100%)	Complete	Community Development
	Impact Fee Ordinance Update	2022	2025	51,892	100.00%	51,892	21,798.37	2,075.68	23,874.05	28,017.95	Impact Fees (100%)	In-Process	Community Development
	Rucker Rd Corridor Improvements	2017	2020	16,411,929	24.10%	3,955,275	134,044.00	857,003.22	991,047.22	11,505.75	GO Bond (89%); Impact Fees (6%); General Revenues (5%)	Complete	Public Works
	Kimball Bridge Rd Congestion Mitigation (North Point Pkwy to Waters Rd)	2017	2023	9,833,228	24.10%	2,369,808	-	-	-	-	GO Bond (100%)	Complete	Public Works
	Kimball Bridge Rd Bicycle/Pedestrian/Operational Improvements	2017	2024	1,359,742	24.10%	327,698	-	-	-	-	TSPLOST 1 (100%)	Complete	Public Works
	Kimball Bridge Rd Gap (City share)	2024	2025	2,000,000	24.10%	482,000	-	-	-	-	TSPLOST 2 (100%)	In-Process	Public Works
	Kimball Bridge Rd Improvements (Waters Rd to Ocee Elementary)	2026	2030	5,850,000	24.10%	1,409,850	-	-	-	-	TBD		Public Works
	Windward Parkway Business District/Union Hill Rd Capacity Improvements	2017	2023	185,100	24.10%	44,609	-	-	-	-	TSPLOST 1 (100%)	Split into Projects Below	Public Works
	Windward Parkway East Improvements	2017	2023	1,439,873	24.10%	347,009	-	-	-	-	TSPLOST 1 (99%); General Revenues (1%)	Complete	Public Works
	Windward Parkway West Improvements	2017	2023	1,191,026	24.10%	287,037	-	-	-	-	TSPLOST 1 (83%); General Revenues (17%)	Complete	Public Works
	Windward Pkwy Corridor Improvements (S.R. 9 to Westside Pkwy)	2017	2023	401,613	24.10%	96,789	-	-	-	-	GO Bond (100%)	On Hold	Public Works
	Northwinds Traffic Signal (temporary)	2017	2018	56,079	75.90%	42,564	-	42,564.32	42,564.32	-	Impact Fees (76%); General Revenue (24%)	Complete	Public Works
	Bethany Rd at Mid-Broadwell Rd Intersection Improvements	2017	2021	1,174,001	24.10%	282,934	-	-	-	-	TSPLOST 1 (100%)	Complete	Public Works
	Bethany Rd at Mayfield Rd Intersection Improvements	2017	2021	1,943,218	24.10%	468,316	-	-	-	-	TSPLOST 1 (85%); GO Bond (15%)	Complete	Public Works
	Morris Rd Operational Improvements	2017	2021	3,215,476	24.10%	774,930	-	-	-	-	TSPLOST 1 (100%)	Complete	Public Works
	Old Milton Parkway Capacity Improvements	2017	2028	5,579,474	24.10%	1,344,653	-	-	-	-	TSPLOST 1 (100%)	Design Phase	Public Works
	Academy St/Webb Bridge Rd Operational and Pedestrian Improvements	2018	2020	435,224	24.10%	104,889	-	-	-	-	TSPLOST 1 (91%); General Revenue (9%)	Split into Projects Below	Public Works
	Academy St Improvements	2024	2027	3,525,490	24.10%	849,643	-	-	-	-	TSPLOST 1 (8%); TSPLOST 2 (Tier 2; 92%)	On Hold	Public Works
	Webb Bridge Road Improvements (Design/Project Management)	2021	2026	876,388	24.10%	211,209	-	-	-	-	TSPLOST 1 (100%)	Design Phase	Public Works
	Webb Bridge Road Improvements Phase 1 (Westwind Lane to Greenway)	2021	2024	725,037	24.10%	174,734	-	-	-	-	TSPLOST 1 (100%)	Complete	Public Works
	Webb Bridge Road Improvements Phase 2 (Roundabout to Webb Bridge Park)	2021	2025	6,000,000	24.10%	1,446,000	-	-	-	-	TSPLOST 1 (100%)	Construction Phase	Public Works
	Webb Bridge Road Improvements Phase 3 (Greenway to Roundabout)	2021	2027	17,000,000	24.10%	4,097,000	-	-	-	-	TSPLOST 1 (100%)	Construction Phase	Public Works
	Webb Bridge Road Improvements Phase 4 (North Point Parkway to the Greenway)	2022	2027	13,692,509	24.10%	3,299,895	-	-	-	-	TSPLOST 2 (95%); TSPLOST 1 (5%)	Construction Phase	Public Works
	Haynes Bridge Rd Widening (Mansell Rd. to city limits)	2026	2029	8,000,000	24.10%	1,928,000	-	-	-	-	TBD	On Hold	Public Works

CITY OF ALPHARETTA, GA
CAPITAL IMPROVEMENT ELEMENT (FY's 2022-2030)
Service Area for each Public Facility: Citywide

Public Facility	Project Description	Project Start Date (Fiscal Year)	Project End Date (Fiscal Year)	Local Cost of Project	Maximum % of Funding from Impact Fees	Maximum Funding from Impact Fees	Impact Fees Expended in FY 2023	Impact Fees Expended in Previous Years	Total Impact Fees Expended to Date	Impact Fees Encumbered as of the end of FY 2023	Current/ Potential Funding Sources	Status/ Comment	Responsible Department
	McGinnis Ferry Rd Capacity Improvements	2020	2025	8,900,001	24.10%	2,144,900	-	-	-	-	TSPLOST 1 (57%); GO Bond (42%); General Revenue (1%)	ROW Acquisition Phase	Public Works
	GA400 Bridge (Academy St/Webb Bridge Rd - GDOT PI 0001757)	2020	2028	1,703,000	24.10%	410,423	-	-	-	-	TSPLOST 1 (100%)	Design Phase	Public Works
	GA400 Bridge (Kimball Bridge Rd - GDOT PI 0001757)	2020	2025	1,317,000	24.10%	317,397	-	-	-	-	TSPLOST 1 (100%)	Construction Phase	Public Works
	GA400 Bridge (Tradewinds - GDOT PI 0001757)	2020	2030	1,866,000	24.10%	449,706	-	-	-	-	TSPLOST 1 (100%)	Design Phase	Public Works
	North Point Parkway Improvements	2025	2029	23,328,468	24.10%	5,622,161	-	-	-	-	Grants (52%); TSPLOST 2 (43%); Impact Fees (5%); General Revenue (<1%)	Design Phase	Multi-Dept.
	Major Intersection Improvements	2027	2030	750,000	24.10%	180,750	-	-	-	-	TBD		Public Works
	Old Roswell St. Park and Plaza	2027	2029	1,500,000	24.10%	361,500	-	-	-	-	TBD		Community Dev.
	Traffic Calming (Southlake Dr.)	2026	2029	2,000,000	24.10%	482,000	-	-	-	-	TBD		Public Works
	Traffic Calming (Waters Rd)	2026	2030	2,000,000	24.10%	482,000	-	-	-	-	TBD		Public Works
	Traffic Calming (Douglas Rd)	2026	2030	1,800,000	24.10%	433,800	-	-	-	-	TBD		Public Works
	Park Plaza Signalization Upgrade	2019	2020	264,006	24.10%	63,626	-	45,934.60	45,934.60	-	General Revenue (83%); Impact Fees (17%)	Complete	Public Works
	Henderson Parkway Traffic Calming Improvements	2026	2027	50,000	24.10%	12,050	-	-	-	-	TBD		Public Works
	Hembree Road Widening (Old Roswell Rd. to Westside Pkwy)	2027	2030	4,000,000	24.10%	964,000	-	-	-	-	TBD		Public Works
	Wills Road Widening (Milton Avenue to Old Milton Pkwy)	2022	2025	33,293	75.90%	25,269	-	14,460.00	14,460.00	-	Impact Fees (43%); General Revenue (57%)	On-Hold	Public Works
	Dryden Rd Extension	2026	2028	3,000,000	75.90%	2,277,000	-	-	-	-	TSPLOST 2 (100%)	Design Phase	Public Works
	Tradewinds Ripple Effect Improvements	2022	2029	3,500,000	24.10%	843,500	-	-	-	-	TSPLOST 2 (100%)	Conceptual Design Phase	Public Works
	Cumming St. Corridor Improvements	2022	2027	4,757,526	24.10%	1,146,564	-	-	-	-	TSPLOST 2 (100%)	Conceptual Design Phase	Public Works
	Milton Ave Streetscape	2026	2029	3,935,740	24.10%	948,513	-	-	-	-	TSPLOST 2 (Tier 2)	On-Hold	Public Works
	Teasley Street Improvements	2020	2025	56,200	75.90%	42,656	-	38,125.00	38,125.00	-	Impact Fees (68%); General Revenue (32%)	Complete	Public Works
	AlphaLoop City Trail (Old Milton Parkway to Northwinds) - open 24 hours and illuminated at night for transport safety	2017	2025	14,673,336	100.00%	14,673,336	1,033,350.00	-	1,033,350.00	6,650.00	TSPLOST 2 (82%); TSPLOST 1 (6%); Contributions (1%) Grants (3%); Impact Fees (7%); GO Bond (<1%); General Revenue (1%)	Construction Phase	Community Development/ Public Works
	Roundabout Studies	2027	2029	100,000	24.10%	24,100	-	-	-	-	TBD		Public Works
	Roundabout (Roswell St at Old Roswell St)	2026	2029	1,500,000	24.10%	361,500	-	-	-	-	TBD		Public Works
	Roundabout (Milton Ave at Canton/Roswell St)	2026	2029	1,800,000	24.10%	433,800	-	-	-	-	TBD		Public Works
	Roundabout (Windward Pkwy at Clubhouse Dr)	2027	2031	3,000,000	24.10%	723,000	-	-	-	-	TBD		Public Works
	Roundabout (Hopewell Rd at Vaughan Dr)	2026	2029	1,617,005	24.10%	389,698	-	28,175.70	28,175.70	-	General Revenue (5%); Impact Fees (2%); TSPLOST 2 (Tier 3)	Design Complete	Public Works
	Roundabout (Mayfield Rd at Canton St)	2026	2029	2,000,000	24.10%	482,000	-	-	-	-	TSPLOST 2 (Tier 3)		Public Works
	Roundabout (Mayfield Rd at Providence Rd)	2026	2029	2,000,000	24.10%	482,000	-	-	-	-	TSPLOST 2 (Tier 3)		Public Works
				$ 192,485,018		$ 59,260,127	$ 1,189,192.37	$ 1,063,338.50	$ 2,252,530.87	$ 46,173.70			

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Public Safety													
	Impact Fee Ordinance Update	2014	2016	$ 22,907	100.00%	$ 22,907	$ -	$ 15,625.01	$ 15,625.01	$ -	Impact Fees (100%)	Complete	Community Development
	Impact Fee Ordinance Update	2022	2025	7,388	100.00%	7,388	3,103.49	295.52	3,399.01	3,988.99	Impact Fees (100%)	In-Process	Community Development
	Public Safety Headquarters Expansion	2017	2019	4,573,815	100.00%	4,573,815	-	718,750.00	718,750.00	-	General Revenues (55%); Impact Fees (16%); DEA (13%); E-911 Fees (16%)	Complete	Public Safety/ Public Works
	Public Safety Headquarters Parking Expansion	2025	2026	280,000	62.30%	174,440	-	-	-	-	TBD		Public Safety
	E911 Facility Renovations	2022	2024	54,894	100.00%	54,894	-	-	-	-	911 Fees (100%)	Complete	Public Safety/ Public Works
	Hazardous Materials Truck & Trailer	2020	2021	249,680	62.30%	155,550	-	155,750.00	155,750.00	-	Impact Fees (62%); General Revenue (38%)	Complete	Public Safety
	Quint Apparatus for Fire Station 81	2022	2023	1,311,250	62.30%	816,909	-	-	-	-	Capital Lease (100%)	Complete	Public Safety
	Fire Rescue-Rapid Response Truck	2022	2023	200,000	62.30%	124,600	-	124,100.00	124,100.00	-	Impact Fees (62%); General Revenue (38%)	Complete	Public Safety
	All Terrain Vehicles for Public Safety (Police)	2023	2024	29,462	62.30%	18,355	18,690.00	-	18,690.00	-	Impact Fees (63%); General Revenue (37%)	Procurement Phase	Public Safety
	Fire Station 81 Renovations/Improvements	2024	2026	3,000,000	100% of expansion	170,000	-	-	-	-	General Revenue/TBD	Assessment Phase	
	Fire Stations 82-86 Assessments/Renovations/Expansion	2026	2030	TBD	TBD	TBD	-	-	-	-	General Revenue/TBD	Assessment Phase	
	Transport Capable Unit (new fleet)	2026	2027	284,000	62.30%	176,932	-	-	-	-	TBD		Public Safety
				$ 6,729,396		$ 5,948,858	$ 21,793.49	$ 1,014,520.53	$ 1,036,314.02	$ 3,988.99			
Recreation and Parks													
	Impact Fee Ordinance Update	2014	2016	$ 21,948	100.00%	$ 21,948	$ -	$ 11,875.01	$ 11,875.01	$ -	Impact Fees (100%)	Complete	Community Development
	Impact Fee Ordinance Update	2022	2025	10,220	100.00%	10,220	4,293.14	408.80	4,701.94	5,518.06	Impact Fees (100%)	In-Process	Community Development
	Scramble Intersection at Canton St and Milton Ave	2021	2022	130,274	24.00%	31,266	-	-	-	-	General Revenue (100%)	Complete	Public Works
	Providence Road Sidewalk Improvements	2026	2028	1,300,000	24.00%	312,000	-	-	-	-	TBD		Public Works
	Waters Rd Sidewalk Improvements	2026	2028	1,200,000	24.00%	288,000	-	-	-	-	TBD		Public Works
	Wills Drive Sidewalk Improvements	2026	2028	190,000	24.00%	45,600	-	-	-	-	TBD		Public Works
	Mid-Broadwell Sidewalk Improvements	2026	2028	1,700,000	24.00%	408,000	-	-	-	-	TBD		Public Works
	Mid-Block Crosswalk (Alpharetta Elementary School)	2022	2024	107,670	24.00%	25,841	-	-	-	-	TSPLOST 2 (100%)	Complete	Public Works
	Mid-Block Crosswalk (Manning Oaks Elementary School)	2022	2024	74,263	24.00%	17,823	-	-	-	-	TSPLOST 2 (100%)	On-Hold	Public Works
	Mid-Block Crosswalk (Cogburn Road Park)	2022	2024	129,616	24.00%	31,108	-	-	-	-	TSPLOST 2 (100%)	Complete	Public Works
	Mid-Block Crosswalk (Mid Broadwell Rd at Charlotte Dr)	2022	2024	146,000	24.00%	35,040	-	-	-	-	TSPLOST 2 (100%)	Complete	Public Works
	Improved Crossing from Parking Deck to north side of Milton Ave	2022	2024	212,300	24.00%	50,952	-	-	-	-	TSPLOST 2 (100%)	Complete	Public Works
	Intersection at Marietta St. and Roswell St.	2022	2024	350,001	24.00%	84,000	-	-	-	-	TSPLOST 2 (100%)	Design Phase	Public Works
	Improved Pedestrian Crossings from City Center to Churches	2022	2024	750,000	24.00%	180,000	-	-	-	-	TSPLOST 2 (100%)	Design Phase	Public Works
	Pedestrian Safety Barrier at City Center Town Green	2023	2024	255,841	24.00%	61,402	-	-	-	-	General Revenue (100%)	Complete	Public Works
	Artificial Turf at City Center Town Green	2021	2021	160,000	24.00%	38,400	-	33,177.00	33,177.00	-	General Revenue (79%; Impact Fees (21%)	Complete	Public Works

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	4 Pedestrian Bridges (Windward Pkwy over Big Creek; Greenway access)	2022	2026	4,000,001	24.00%	960,000	-	-	-	-	TSPLOST 2 (100%)	Design Phase	Public Works
	AlphaLoop City Trail	2017	2027	2,232,593	100.00%	2,232,593	-	-	-	-	GO Bond (20%); Contributions (Avalon/NFCID/ ABC; 80%); Impact Fees (<1%)	Multiple Phases (design/construction)	Community Development/ Public Works
	AlphaLoop City Trail (Old Milton Parkway to Northwinds)	2017	2025	500,000	100.00%	500,000	500,000.00	-	500,000.00	-	Impact Fees (100%)	Construction Phase	Community Development/ Public Works
	AlphaLoop (pedestrian tunnel under Haynes Bridge Rd. at GA400)	2025	2028	8,000,000	100.00%	8,000,000	-	-	-	-	GO Bond (94%); TSPLOST 2 (TIER 3; TBD)	On-Hold	Public Works
	Alpha Link Design and Construction (Haynes Bridge Rd to Encore Pkwy)	2025	2028	7,850,000	25.63%	2,011,955	-	-	-	-	Atlanta Regional Commission Grant; General Revenues; TBD	Conceptual Design Phase	Public Works
	City Center Walking Trail	2017	2019	300,000	100.00%	300,000	-	300,000.00	300,000.00	-	Impact Fees (100%)	Complete	Public Works
	Greenway Extension to Forsyth County	2017	2021	12,339,036	25.63%	3,162,495	-	1,251,069.73	1,251,069.73	-	GO Bond (80%); Impact Fees (10%); TSPLOST 1 (8%); General Revenues (2%)	Complete	Parks/Public Works
	Encore Parkway Greenway Connection/Park	2023	2026	5,003,001	25.63% to 100%	2,589,490	27,480.00	-	27,480.00	-	TSPLOST 1 (51%); Impact Fees (40%); NFCID (9%)	Design Phase	
	Eastside Community Center/YMCA Partnership	2017	2022	2,549,186	30.96%	789,228	-	-	-	-	GO Bond (100%)	Complete	Parks
	Alpharetta Arts Center Development	2017	2019	3,390,014	54.17%	1,836,371	-	1,300,001.33	1,300,001.33	-	GO Bond (44%); Impact Fees (38%); General Revenues (2%); Hotel/Motel Taxes (16%)	Complete	Parks/Public Works
	Alpharetta Arts Center Parking Expansion	2025	2027	950,000	54.17%	514,615	-	-	-	-	TBD		Parks/Public Works
	Wills Park Pool Renovation/Expansion	2017	2019	6,206,259	36.12%	2,241,701	-	1,100,000.00	1,100,000.00	-	GO Bond (44%); Impact Fees (18%); General Revenues (38%)	Complete	Parks/Public Works
	Wills Park Pool Heater	2025	2026	100,800	36.12%	36,409	-	-	-	-	TBD		Parks
	Design and Construction of new Park Spaces	2019	2023	998,901	9.06% to 100%	433,693	-	433,692.69	433,692.69	-	General Revenue (57%); Impact Fees (43%)	Complete	Parks
	Wills Park Equestrian Center Master Plan buildout	2022	2026	10,502,417	68.93%	7,239,316	-	463,677.65	463,677.65	-	GO Bond (48%); Impact Fees (4%); Hotel/Motel Taxes (<1%); Equestrian Foundation (48%)	Multiple Phases (Design; Construction)	Parks
	Wills Park Master Plan Improvements	2022	2026	6,751,892	9.06% to 100%	6,751,892	21,930.00	-	21,930.00	-	GO Bond (84%); Impact Fees (5%); Hotel/Motel Taxes (11%)	Multiple Phases (Design; Construction)	Parks
	Mid-Broadwell Park build-out	2022	2024	552,082	9.06% to 100%	552,082	-	-	-	-	GO Bond (100%)	Complete	Parks
	Old Rucker Park build-out	2022	2027	3,000,000	9.06% to 100%	3,000,000	-	-	-	-	GO Bond (100%)	Procurement Phase	Parks

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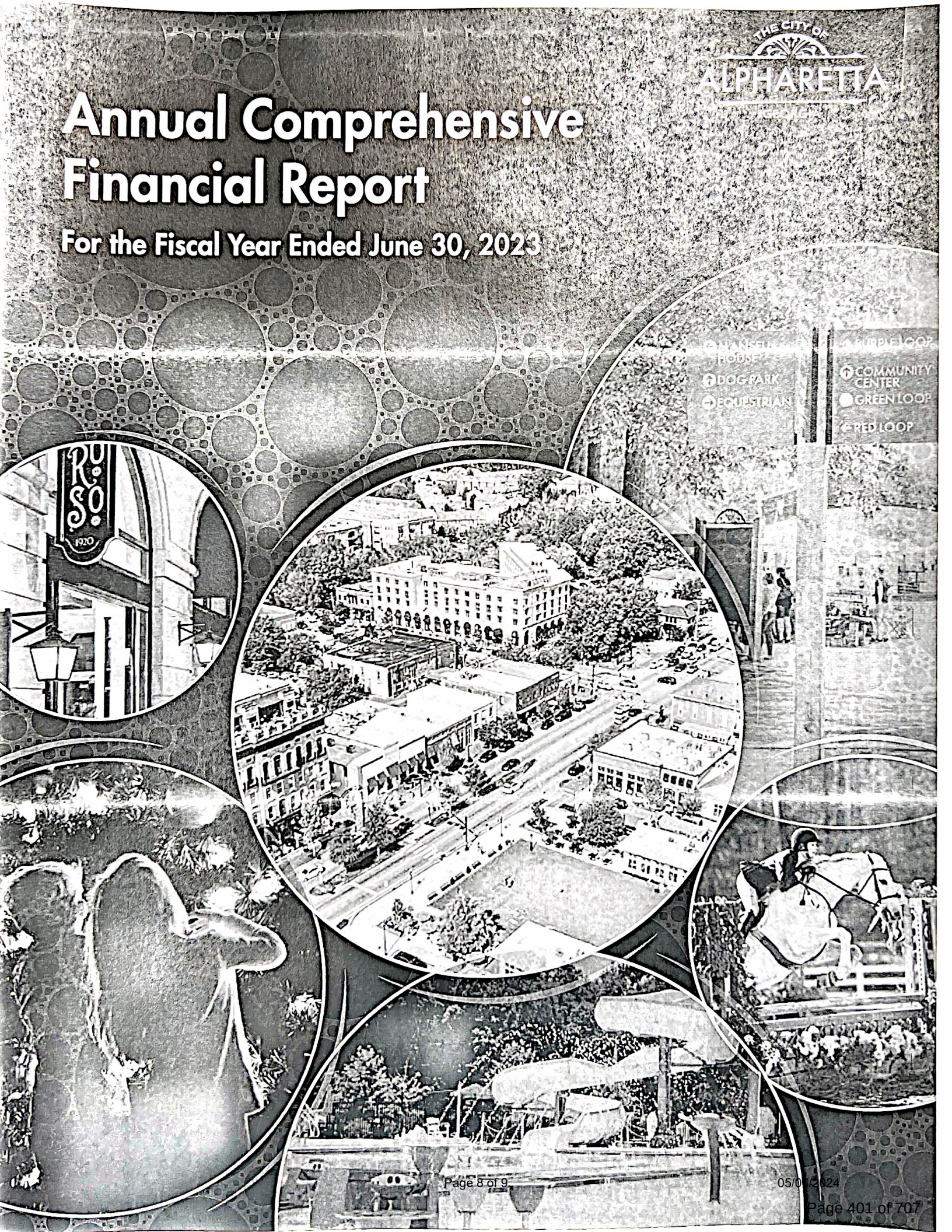
	Union Hill Park (redevelopment/trailhead)	2022	2027	3,250,001	9.06% to 100%	3,250,001	-	-	-	-	GO Bond (100%)	Design Phase	Parks
	Farmhouse Park build-out	2022	2027	2,000,000	9.06% to 100%	2,000,000	-	-	-	-	GO Bond (100%)	Survey Phase	Parks
	Waters Road Park build-out	2022	2024	1,256,501	9.06% to 100%	1,256,501	-	-	-	-	GO Bond (100%)	Complete	Parks
	Synthetic Turf Webb Bridge Park (soccer field)	2022	2025	1,000,000	36.12%	361,200	-	-	-	-	GO Bond (100%)	Procurement Phase	Parks
	North Park Master Plan/Development	2026	2030	1,600,000	9.06% to 100%	1,600,000	-	-	-	-	TBD		Parks
	Webb Bridge Park Master Plan/Development	2026	2030	1,600,000	9.06% to 100%	1,600,000	-	-	-	-	TBD		Parks
	North Park Fields 1-4 Restroom (replacement/expansion)	2025	2028	1,200,000	91.91%	1,102,920	-	-	-	-	TBD		Parks
	Haynes Bridge Road Park Restroom (new)	2026	2028	300,000	91.91%	275,730	-	-	-	-	TBD		Parks
	Marconi Drive Park Restroom (new)	2026	2028	150,000	91.91%	137,865	-	-	-	-	TBD		Parks
				$ 94,320,815		$ 56,377,655	$ 553,703.14	$ 4,893,902.21	$ 5,447,605.35	$ 5,518.06			
	Total						$ 1,764,689.00	$ 6,971,761.24	$ 8,736,450.24	$ 55,680.75			

BACKUP

THE CITY OF ALPHARETTA

Annual Comprehensive Financial Report

For the Fiscal Year Ended June 30, 2023



CITY OF ALPHARETTA

IMPACT FEE FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL

For the Fiscal Year Ended June 30, 2023

	Budget			
	Original	*Final*	*Actual*	*Variance with Final Budget*
Revenues:				
Impact fees	$350,000	$584,089	$465,276	$(118,813)
Investment earnings	—	—	108,182	108,182
Total revenues	350,000	584,089	573,458	(10,631)
Expenditures:				
Current:				
Public works	18,690	3,487,365	1,764,689	1,722,676
Total expenditures	18,690	3,487,365	1,764,689	1,722,676
Net changes in fund balances	331,310	(2,903,276)	(1,191,231)	1,712,045
Fund balances, beginning of fiscal year	4,903,275	4,903,275	4,903,275	—
Fund balances, end of fiscal year	$5,234,585	$1,999,999	$3,712,044	$1,712,045

STAFF REPORT

Department: Public Works
Submitted By: Dennis Roland
Meeting Date: May 20, 2024

AGENDA ITEM:

Resolution: GDOT Local Road Assistance (LRA) Administration Grant Application
Consideration of adoption of a resolution to authorize the submission of a Fiscal Year 2024 Local Road Assistance Grant Application to the Georgia Department of Transportation and with authorization for the Mayor to execute the submittal cover letter and all necessary documents.

STAFF RECOMMENDATION:

Adopt a resolution to authorize the submission of a Fiscal Year 2024 Local Road Assistance Grant Application to the Georgia Department of Transportation and with authorization for the Mayor to execute the submittal cover letter and all necessary documents.

BUDGET & PROCUREMENT:

BUDGETED ITEM: YES

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST: NO CITY MATCH REQUIREMENT. ADDITIONAL FUNDING NEEDED TO COMPLETE THE IDENTIFIED ROADS WILL COME FROM THE FY 2025 MILLING & RESURFACING BUDGET APPROPRIATION.

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
LRA Grant - Milling & Resurfacing (34041100-541410-G2501)	$837,515.43

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
LRA Grant - Milling & Resurfacing (34041100-334310-G2501)	$837,515.43

ITEM DESCRIPTION:

The Georgia Department of Transportation (GDOT) has included $250 million in Local Road Assistance funds (LRA) in their amended fiscal year 2024 budget. The LRA funds will be administered and distributed utilizing the current Local Maintenance and Improvement Grant (LMIG) application system. All eligible activities / projects for LRA funds will be the same as the LMIG program. LRA funds will require no match.

GDOT began accepting applications March 15, 2024, and all electronic applications must be received no later than June 15, 2024. For an application to be processed, the following requirements must be met:

1. A local government must be in audit compliance with the Department of Audits and Accounts (DOAA). A local government must also be in compliance with the Department of Community Affairs (DCA) minimum standards under the Georgia Planning Act, related to immigration and the Service Delivery Strategy law. (A non-compliant local government may start a draft application and then submit it once the local government is compliant.)
2. A signed cover letter must be attached that includes the completion status of the last three fiscal years' LMIG Grants. (This has been completed by the Public Works Department)

3. A signature page must include both the local government seal and the notary seal. The application website provides a blank signature page for you to download, complete and upload as an attachment.

The City of Alpharetta is slated to receive funding from this grant in the amount of $837,515.43. Below is a list of roads that will be milled and resurfaced utilizing the grant funding awarded from GDOT.

Road Name	Estimated Cost
Westfield Drive	$27,598
Windward Patching	$67,427
Innovation Way	$44,062
Wills Drive	$54,381
Nathan Circle	$53,995
Pine Grove Drive	$183,755
Pinebrook Court	$19,450
Preston Court	$17,934
North Creek Circle	$145,780
Ridge Court	$34,147
Jessup Court	$17,532
Westside Court	$17,934
North Creek Court	$14,492
Hunters Oak Drive	$89,320
Oakland Lane	$16,016
Hunters Meadow lane	$17,934
Canter Lane	$19,828
Hunters Oak Lane	$68,491
Fox Lair Lane	$24,396

Estimated Total = $934,472.00

FY 24 LRA Award = $837,515.43 (Costs over this amount will be funded by the City of Alpharetta Milling and Resurfacing Capital Account). LRA funds do not require a City match.

ALTERNATIVES:

Do not approve the grant funding application and funds from other means to mill and resurface various roads within the City.

ATTACHMENTS:

1. Contract Routing Form LMIG FY 2024
2. FY2024 Supplemental LRA Cover Letter
3. Resolution for GDOT LRA
4. FY 24 Supplemental SIG PAGE
5. Funding Project Road List
6. LRA Combined Files Packet
7. LRA FY24 Supplemental Formula sheet

Contract Routing Form

PLEASE ATTACH THIS FORM TO ALL CONTRACTS FOR EXECUTION

DATE: 4/9/2024 CONTRACTING DEPARTMENT: Public Works

FINANCE CONTACT: Beth Rucker and Debora Westbrook

CONTRACT NUMBER (use bid or RFP# unless otherwise noted): LRA Application

CONTRACT NAME: Georgia Department of Transportation Local Road Assistance Administration funds FY 24 Supplemental

Responsible Party	Description	Initials & Date Received	Action to be Taken	Date Sent
Finance	Collect (scan if needed) all contract backup documents (agenda item, summary, quote/bid documents, etc.)		Email to Legal with copy of this form	
Legal	Create Contract		Email/mail to Contractor with a request for **three (3) Contract Originals** to be signed by the Contractor and retuned to Legal	
Legal	Receive signed originals from Contractor		Approve as to form and Forward all Originals to City Clerk	
City Clerk	Facilitate Department Director's and Mayor's approval/ signature of all Originals		Forward all Originals to Finance (Purchasing)	
Finance	Retain one Original for Finance records		*(Finance- Note Final Routing)*	

Notes for contract routing:

Please sign the cover letter and FY2024 LRA Supplemental Application. The LMIG Application must be signed by the mayor and have the city's seal. It must also be notarized. Application is due to GDOT by June 10, 2024. Return signed documents to Josh Chance.

Revised June, 2015

THE CITY OF ALPHARETTA GEORGIA

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

May 20, 2024

Chartrae Kent
District State Aid Coordinator
Georgia Department of Transportation, District
75025 New Peachtree Road
Chamblee, Georgia 30341

Re: FY 2024 Local Road Assistance Administration Funds

The City of Alpharetta appreciates the opportunity to apply for funding through the Fiscal Year 2024 Supplemental Local Road Assistance Administration funds (LRA).

Please find enclosed the City of Alpharetta's LRA application. If awarded, the City plans to use the LRA funds to supplement milling and resurfacing funding that has been allotted for approval in the draft of the Fiscal Year 2025 Capital Budget. The list and corresponding data of specific roadways that have funds allotted for milling and resurfacing in the upcoming budget has been uploaded to the GDOT grants website.

One hundred percent (100%) of the roads identified in the last three (3) years Local Maintenance & Improvement Grant roads have been resurfaced and closeout documents have been provided to GDOT. Currently, we are working on obtaining the documentation to close out Fiscal Year 2024.

If you have any questions regarding this application or need additional information, please contact our Public Works Infrastructure Supervisor, Josh Chance at 678-297-6234 or by email at jchance@alpharetta.ga.us.

Respectfully,

Jim Gilvin
Mayor of the City of Alpharetta

MAYOR
JIM GILVIN

MAYOR PRO TEM
DAN MERKEL

COUNCIL MEMBERS
FERGAL M. BRADY
DOUGLAS J. DERITO
JOHN HIPES
DONALD F. MITCHELL
BRIAN WILL

CITY ADMINISTRATOR
CHRIS LAGERBLOOM

RESOLUTION NUMBER:

A RESOLUTION BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA TO SUBMIT A FISCAL YEAR 2024 LOCAL ROAD ASSISTANCE GRANT APPLICATION TO THE GEORGIA DEPARTMENT OF TRANSPORTATION

WHEREAS, the Georgia Department of Transportation made available funding under the Fiscal Year 2024 supplemental Local Road Assistance Administration funds (LRA); and

WHEREAS, such funding may be used to fund transportation improvement projects such as adding turn lanes, milling and resurfacing, or repairing bridges; and

WHEREAS, the Georgia Department of Transportation has allocated the City of Alpharetta $ 837,515.43 Supplemental for Fiscal Year 2024 through the program's funding allocation formula; and

WHEREAS, the City of Alpharetta is not required to match for the project; and

WHEREAS, the City of Alpharetta desires to use this funding to complete milling and resurfacing along nineteen (19) roads in the City; and

WHEREAS, evidence authorizing the acceptance of said application must be provided.

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Alpharetta as follows:

- The City of Alpharetta that the submission of the Fiscal Year 2024 supplemental Local Road Assistance Administration funds is hereby approved.

BE IT FURTHER RESOLVED, that insert text here:

- The Mayor is hereby authorized to execute the necessary award package with directives under the Local Maintenance and Improvement Grant Program.

SO RESOLVED this ____ day of May 2024.

CITY OF ALPHARETTA

By: _____

Jim Gilvin, Mayor

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

[SIGNATURES CONTINUED FROM PRECEDING PAGE]

COUNCIL MEMBERS

_____
Mayor Pro Tem Dan Merkel

_____
Council Member Donald F. Mitchell

_____
Council Member Brian Will

_____
Council Member Douglas J. DeRito

_____
Council Member John Hipes

_____
Council Member Fergal M. Brady

(SEAL)

Attest:

_____
Lauren Shapiro, City Clerk

Approved as to form and legal sufficiency:

_____
Molly Esswein City Attorney

GEORGIA DEPARTMENT OF TRANSPORTATION LOCAL MAINTENANCE & IMPROVEMENT GRANT (LMIG) APPLICATION FOR FISCAL YEAR 2024 SUPPLEMENTAL

TYPE OR PRINT LEGIBLY. ALL SECTIONS MUST BE COMPLETED.

LOCAL GOVERNMENT AFFIDAVIT AND CERTIFICATION

I, Jim Gilvin (Name), the Mayor (Title), on behalf of The City of Alpharetta (Local Government), who being duly sworn do swear that the information given herein is true to the best of his/her knowledge and belief. Local Government swears and certifies that it has read and understands the LMIG General Guidelines and Rules and that it has complied with and will comply with the same.

Local government further swears and certifies that it has read and understands the regulations for the Georgia Planning Act (O.C.G.A. § 45-12-200, et seq.), Service Delivery Strategy Act (O.C.G.A. § 36-70-20, et seq.), Immigration Sanctuary Policies; prohibition; penalties (O.C.G.A. § 36-80-23), and the Local Government Budgets and Audits Act (O.C.G.A. § 36-81-7 et seq.) and will comply in full with said provisions. Local government further swears and certifies that the roads or sections of roads described and shown on the local government's Project List are dedicated public roads and are part of the Public Road System in said county/city. Local government further swears and certifies that it complied with federal and/or state environmental protection laws and at the completion of the project(s), it met the match requirements as stated in the Transportation Investment Act (TIA) (O.C.G.A. § 48-8-240).

Further, the local government shall be responsible for any claim, damage, loss or expense that is attributable to negligent acts, errors, or omissions related to the designs, drawings, specifications, work and other services furnished by or on behalf of the local government pursuant to this Application ("Loss"). To the extent provided by law, the local government further agrees to hold harmless and indemnify the DEPARTMENT and the State of Georgia from all suits or claims that may arise from said Loss.

If the local government fails to comply with these General Guidelines and Rules, or fails to comply with its Application and Certification, or fails to cooperate with the auditor(s) or fails to maintain and retain sufficient records, the DEPARTMENT may, at its discretion, prohibit the local government from participating in the LMIG program in the future and may pursue any available legal remedy to obtain reimbursement of the LMIG funds. Furthermore, if in the estimation of the DEPARTMENT, a project shows evidence of failure(s) due to poor workmanship, the use of substandard materials, or the failure to follow the required design and construction guidelines as set forth herein, the Department may pursue any available legal remedy to obtain reimbursement of the allocated LMIG funds or prohibit local government from participating in the LMIG program until such time as corrections are made to address the deficiencies or reimbursement is made. All projects identified on the Project list shall be constructed in accordance with the Department's Standard Specifications of Transportation Systems (Current Edition), Supplemental Specifications (Current Edition), and Special Provisions.

Local Government:

_____ (Signature)

_____ (Print)
Mayor / Commission Chairperson

_____ (Date)

LOCAL GOVERNMENT SEAL:

_____
E-Verify Number

Sworn to and subscribed before me,

This _____ day of_____, 20____.
In the presence of:

NOTARY PUBLIC

_____
My Commission Expires:

NOTARY PUBLIC SEAL:

FY 2024 Local Road Assistance Administeation fund
City of Alpharetta

LMIG Roads

	Name of Roads	Extents	Length (Lane Miles)	Description of Work	Est. Cost	Project Schedule
1	Westfield Drive	Jordan Ct to Windward parkway	0.14	Mill existing asphalt; 2.0 inches; full width. Inlay asphalt 2.0 inches of 12.5mm superpave.	$27,598	Work expected to begin September 2024. Expected completion of June 2025.
2	Windward Patching	Westside parkway to SR 9	0.50	Mill existing asphalt; 2.0 inches; full width. Inlay asphalt 2.0 inches of 12.5mm superpave.	$67,427	Work expected to begin September 2024. Expected completion of June 2025.
3	Innovation Way	Windward parkway to End	0.31	Mill existing asphalt; 2.0 inches; full width. Inlay asphalt 2.0 inches of 12.5mm superpave.	$44,062	Work expected to begin September 2024. Expected completion of June 2025.
4	Wills Drive	Milton Ave to Old Milton Parkway	0.48	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	$54,381	Work expected to begin September 2024. Expected completion of June 2025.
5	Nathan Circle	Milton Ave to Wills Drive	0.43	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	$53,995	Work expected to begin September 2024. Expected completion of June 2025.
6	Pine Grove Drive	SR 9 To Cul De Sac	1.23	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	$183,755	Work expected to begin September 2024. Expected completion of June 2025.
7	Pinebrook Court	Pine Grove Drive to Cul De Sac	0.08	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	$19,450	Work expected to begin September 2024. Expected completion of June 2025.
8	Preston Court	Pine Grove Drive to Cul De Sac	0.06	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	$17,934	Work expected to begin September 2024. Expected completion of June 2025.

FY 2024 Local Road Assistance Administeation fund
City of Alpharetta

LMIG Roads

	Name of Roads	Extents	Length (Lane Miles)	Description of Work	Est. Cost	Project Schedule
9	North Creek Circle	Pine Grove Drive to Pine Grove Drive	1.10	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	$145,780	Work expected to begin September 2024. Expected completion of June 2025.
10	Ridge Court	North Creek Circle to Cul De Sac	0.19	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	$34,147	Work expected to begin September 2024. Expected completion of June 2025.
11	Jessup Court	North Creek Circle to Cul De Sac	0.07	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	$17,532	Work expected to begin September 2024. Expected completion of June 2025.
12	Westside Court	North Creek Circle to Cul De Sac	0.07	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	$17,934	Work expected to begin September 2024. Expected completion of June 2025.
13	North Creek Court	Pine Grove Drive to Cul De Sac	0.04	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	$14,492	Work expected to begin September 2024. Expected completion of June 2025.
14	Hunters Oak Drive	Wills Rd to Cul De Sac	0.62	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	$89,320	Work expected to begin September 2024. Expected completion of June 2025.
15	Oakland Lane	Hunters Oak Drive To Cul De Sac	0.06	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	$16,016	Work expected to begin September 2024. Expected completion of June 2025.
16	Hunters Meadow lane	Hunters Oak Drive To Cul De Sac	0.06	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	$17,934	Work expected to begin September 2024. Expected completion of June 2025.

FY 2024 Local Road Assistance Administeation fund
City of Alpharetta

LMIG Roads

	Name of Roads	Extents	Length (Lane Miles)	Description of Work	Est. Cost	Project Schedule
17	Canter Lane	Hunters Oak Drive To Cul De Sac	0.09	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	$19,828	Work expected to begin September 2024. Expected completion of June 2025.
18	Hunters Oak Lane	Hunters Oak Drive To Cul De Sac	0.39	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	$68,491	Work expected to begin September 2024. Expected completion of June 2025.
19	Fox Lair Lane	Hunters Oak Lane To Cul De Sac	0.12	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	$24,396	Work expected to begin September 2024. Expected completion of June 2025.
20						Work expected to begin September 2024. Expected completion of June 2025.
21						Work expected to begin September 2024. Expected completion of June 2025.
22						Work expected to begin September 2024. Expected completion of June 2025.
23						Work expected to begin September 2024. Expected completion of June 2025.

Est. Total: $934,472

FY 24 LRA Award	$	837,515.43
0% City Match	$	-

FY 2024 Local Road Assistance Administeation fund
City of Alpharetta

LMIG Roads

Name of Roads	Extents	Length (Lane Miles)	Description of Work	Est. Cost	Project Schedule
Total	$ 837,515.43	Costs over this amount will be funded by the City of Alpharetta.			

Contract Routing Form

PLEASE ATTACH THIS FORM TO ALL CONTRACTS FOR EXECUTION

DATE: 4/9/2024 CONTRACTING DEPARTMENT: Public Works

FINANCE CONTACT: Beth Rucker and Debora Westbrook

CONTRACT NUMBER (use bid or RFP# unless otherwise noted): LRA Application

CONTRACT NAME: Georgia Department of Transportation Local Road Assistance Administration funds FY 24 Supplemental

Responsible Party	Description	Initials & Date Received	Action to be Taken	Date Sent
Finance	Collect (scan if needed) all contract backup documents (agenda item, summary, quote/bid documents, etc.)		Email to Legal with copy of this form	
Legal	Create Contract		Email/mail to Contractor with a request for **three (3) Contract Originals** to be signed by the Contractor and retuned to Legal	
Legal	Receive signed originals from Contractor		Approve as to form and Forward all Originals to City Clerk	
City Clerk	Facilitate Department Director's and Mayor's approval/ signature of all Originals		Forward all Originals to Finance (Purchasing)	
Finance	Retain one Original for Finance records		*(Finance- Note Final Routing)*	

Notes for contract routing:

Please sign the cover letter and FY2024 LRA Supplemental Application. The LMIG Application must be signed by the mayor and have the city's seal. It must also be notarized. Application is due to GDOT by June 10, 2024. Return signed documents to Josh Chance.

Revised June, 2015

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

4/9/2024

Chartrae Kent
District State Aid Coordinator
Georgia Department of Transportation, District 75025 New Peachtree Road
Chamblee, Georgia 30341

Re: FY 2024 Local Road Assistance Administration funds

The City of Alpharetta appreciates the opportunity to apply for funding
through the FY 2024 Supplemental Local Road Assistance Administration funds (LRA).

Please find enclosed the City of Alpharetta's LRA application. Far this particular offering, the City is planning to use the awarded amount
to supplement the funding we have allocated in the City's FY 2025 Capital Budget for milling and resurfacing of select paved City roadways. The list and data on the specific roadways have been uploaded to the GDOT Grants website.

100% of the last Three year's LMIG roads have been resurfaced and closeout documents provided. We are currently obtaining the documentation to close out Fiscal Year 2024.

Should you have any questions regarding this application, please contact Josh Chance in our Public Works Department at 678-297-6234 or by email
at JChance@alphoretta.ga.us.

Respectfully,

Jim Gilvin
Mayor of the City of Alpharetta

MAYOR
Jim Gilvin

MAYOR Pro Tem
Dan Merkel

COUNCIL MEMBERS
Fergal M. Brady
Douglas J. DeRito
John Hipes
Donald F. Mitchell
Brian Will

CITY ADMINISTRATOR
Chris Lagerbloom

A RESOLUTION TO AUTHORIZE THE MAYOR AND CITY COUNCIL TO SUBMIT A FY24 LOCAL ROAD ASSISTANCE GRANT APPLICATION TO THE GEORGIA DEPARTMENT OF TRANSPORTATION

WHEREAS, the Georgia Department of Transportation made available funding under the Fiscal Year 2024 supplemental Local Road Assistance Administration funds (LRA); and

WHEREAS, such funding may be used to fund transportation improvement projects such as adding turn lanes, milling and resurfacing, or repairing bridges; and

WHEREAS, the Georgia Department of Transportation has allocated the City of Alpharetta $ 837,515.43 Supplemental for Fiscal Year 2024 through the program's funding allocation formula;and

WHEREAS, the City of Alpharetta *isn't required to* match for theproject; and

WHEREAS, the City of Alpharetta desires to use this funding to complete milling and resurfacing along Nineteen roads in the City; and

WHEREAS, evidence authorizing the acceptance of said application must be provided.

NOW, THEREFORE BE IT SO RESOLVED, this 20th day of May 2024, by the Mayor and Council of the City of Alpharetta that the submission of the Fiscal Year 2024 supplemental Local Road Assistance Administration funds is hereby approved; and the Mayor is hereby authorized to execute the necessary award package with directives under the Local Maintenanceand Improvement Grant Program.

Adopted this_____day of_____2023.

CITY OF Alpharetta, GEORGIA

By:_____
Mayor

_____
Council Member

_____
Council Member

_____
Council Member

_____
Council Member

_____
Council Member

_____
Council Member

Attest:_____
City Clerk

GEORGIA DEPARTMENT OF TRANSPORTATION LOCAL MAINTENANCE & IMPROVEMENT GRANT (LMIG) APPLICATION FOR FISCAL YEAR 2024 SUPPLEMENTAL

TYPE OR PRINT LEGIBLY. ALL SECTIONS MUST BE COMPLETED.

LOCAL GOVERNMENT AFFIDAVIT AND CERTIFICATION

I, Jim Gilvin (Name), the Mayor (Title), on behalf of The City of Alpharetta (Local Government), who being duly sworn do swear that the information given herein is true to the best of his/her knowledge and belief. Local Government swears and certifies that it has read and understands the LMIG General Guidelines and Rules and that it has complied with and will comply with the same.

Local government further swears and certifies that it has read and understands the regulations for the Georgia Planning Act (O.C.G.A. § 45-12-200, et seq.), Service Delivery Strategy Act (O.C.G.A. § 36-70-20, et seq.), Immigration Sanctuary Policies; prohibition; penalties (O.C.G.A. § 36-80-23), and the Local Government Budgets and Audits Act (O.C.G.A. § 36-81-7 et seq.) and will comply in full with said provisions. Local government further swears and certifies that the roads or sections of roads described and shown on the local government's Project List are dedicated public roads and are part of the Public Road System in said county/city. Local government further swears and certifies that it complied with federal and/or state environmental protection laws and at the completion of the project(s), it met the match requirements as stated in the Transportation Investment Act (TIA) (O.C.G.A. § 48-8-240).

Further, the local government shall be responsible for any claim, damage, loss or expense that is attributable to negligent acts, errors, or omissions related to the designs, drawings, specifications, work and other services furnished by or on behalf of the local government pursuant to this Application ("Loss"). To the extent provided by law, the local government further agrees to hold harmless and indemnify the DEPARTMENT and the State of Georgia from all suits or claims that may arise from said Loss.

If the local government fails to comply with these General Guidelines and Rules, or fails to comply with its Application and Certification, or fails to cooperate with the auditor(s) or fails to maintain and retain sufficient records, the DEPARTMENT may, at its discretion, prohibit the local government from participating in the LMIG program in the future and may pursue any available legal remedy to obtain reimbursement of the LMIG funds. Furthermore, if in the estimation of the DEPARTMENT, a project shows evidence of failure(s) due to poor workmanship, the use of substandard materials, or the failure to follow the required design and construction guidelines as set forth herein, the Department may pursue any available legal remedy to obtain reimbursement of the allocated LMIG funds or prohibit local government from participating in the LMIG program until such time as corrections are made to address the deficiencies or reimbursement is made. All projects identified on the Project list shall be constructed in accordance with the Department's Standard Specifications of Transportation Systems (Current Edition), Supplemental Specifications (Current Edition), and Special Provisions.

Local Government:

_____ (Signature)

_____ (Print)
Mayor / Commission Chairperson

_____ (Date)

LOCAL GOVERNMENT SEAL:

_____
E-Verify Number

Sworn to and subscribed before me,

This _____ day of_____, 20____.
In the presence of:

NOTARY PUBLIC

_____
My Commission Expires:

NOTARY PUBLIC SEAL:

FY 2024 Local Road Assistance Administeation fund
City of Alpharetta

LMIG Roads

	Name of Roads	Extents	Length (Lane Miles)	Description of Work	Est. Cost	Project Schedule
1	Westfield Drive	Jordan Ct to Windward parkway	0.14	Mill existing asphalt; 2.0 inches; full width. Inlay asphalt 2.0 inches of 12.5mm superpave.	$27,598	Work expected to begin September 2024. Expected completion of June 2025.
2	Windward Patching	Westside parkway to SR 9	0.50	Mill existing asphalt; 2.0 inches; full width. Inlay asphalt 2.0 inches of 12.5mm superpave.	$67,427	Work expected to begin September 2024. Expected completion of June 2025.
3	Innovation Way	Windward parkway to End	0.31	Mill existing asphalt; 2.0 inches; full width. Inlay asphalt 2.0 inches of 12.5mm superpave.	$44,062	Work expected to begin September 2024. Expected completion of June 2025.
4	Wills Drive	Milton Ave to Old Milton Parkway	0.48	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	$54,381	Work expected to begin September 2024. Expected completion of June 2025.
5	Nathan Circle	Milton Ave to Wills Drive	0.43	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	$53,995	Work expected to begin September 2024. Expected completion of June 2025.
6	Pine Grove Drive	SR 9 To Cul De Sac	1.23	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	$183,755	Work expected to begin September 2024. Expected completion of June 2025.
7	Pinebrook Court	Pine Grove Drive to Cul De Sac	0.08	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	$19,450	Work expected to begin September 2024. Expected completion of June 2025.
8	Preston Court	Pine Grove Drive to Cul De Sac	0.06	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	$17,934	Work expected to begin September 2024. Expected completion of June 2025.

FY 2024 Local Road Assistance Administeation fund
City of Alpharetta

LMIG Roads

	Name of Roads	Extents	Length (Lane Miles)	Description of Work	Est. Cost	Project Schedule
9	North Creek Circle	Pine Grove Drive to Pine Grove Drive	1.10	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	$145,780	Work expected to begin September 2024. Expected completion of June 2025.
10	Ridge Court	North Creek Circle to Cul De Sac	0.19	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	$34,147	Work expected to begin September 2024. Expected completion of June 2025.
11	Jessup Court	North Creek Circle to Cul De Sac	0.07	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	$17,532	Work expected to begin September 2024. Expected completion of June 2025.
12	Westside Court	North Creek Circle to Cul De Sac	0.07	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	$17,934	Work expected to begin September 2024. Expected completion of June 2025.
13	North Creek Court	Pine Grove Drive to Cul De Sac	0.04	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	$14,492	Work expected to begin September 2024. Expected completion of June 2025.
14	Hunters Oak Drive	Wills Rd to Cul De Sac	0.62	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	$89,320	Work expected to begin September 2024. Expected completion of June 2025.
15	Oakland Lane	Hunters Oak Drive To Cul De Sac	0.06	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	$16,016	Work expected to begin September 2024. Expected completion of June 2025.
16	Hunters Meadow lane	Hunters Oak Drive To Cul De Sac	0.06	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	$17,934	Work expected to begin September 2024. Expected completion of June 2025.

FY 2024 Local Road Assistance Administeation fund
City of Alpharetta

LMIG Roads

	Name of Roads	Extents	Length (Lane Miles)	Description of Work	Est. Cost	Project Schedule
17	Canter Lane	Hunters Oak Drive To Cul De Sac	0.09	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	$19,828	Work expected to begin September 2024. Expected completion of June 2025.
18	Hunters Oak Lane	Hunters Oak Drive To Cul De Sac	0.39	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	$68,491	Work expected to begin September 2024. Expected completion of June 2025.
19	Fox Lair Lane	Hunters Oak Lane To Cul De Sac	0.12	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	$24,396	Work expected to begin September 2024. Expected completion of June 2025.
20						Work expected to begin September 2024. Expected completion of June 2025.
21						Work expected to begin September 2024. Expected completion of June 2025.
22						Work expected to begin September 2024. Expected completion of June 2025.
23						Work expected to begin September 2024. Expected completion of June 2025.

Est. Total: $934,472

FY 24 LRA Award	$	837,515.43
0% City Match	$	-

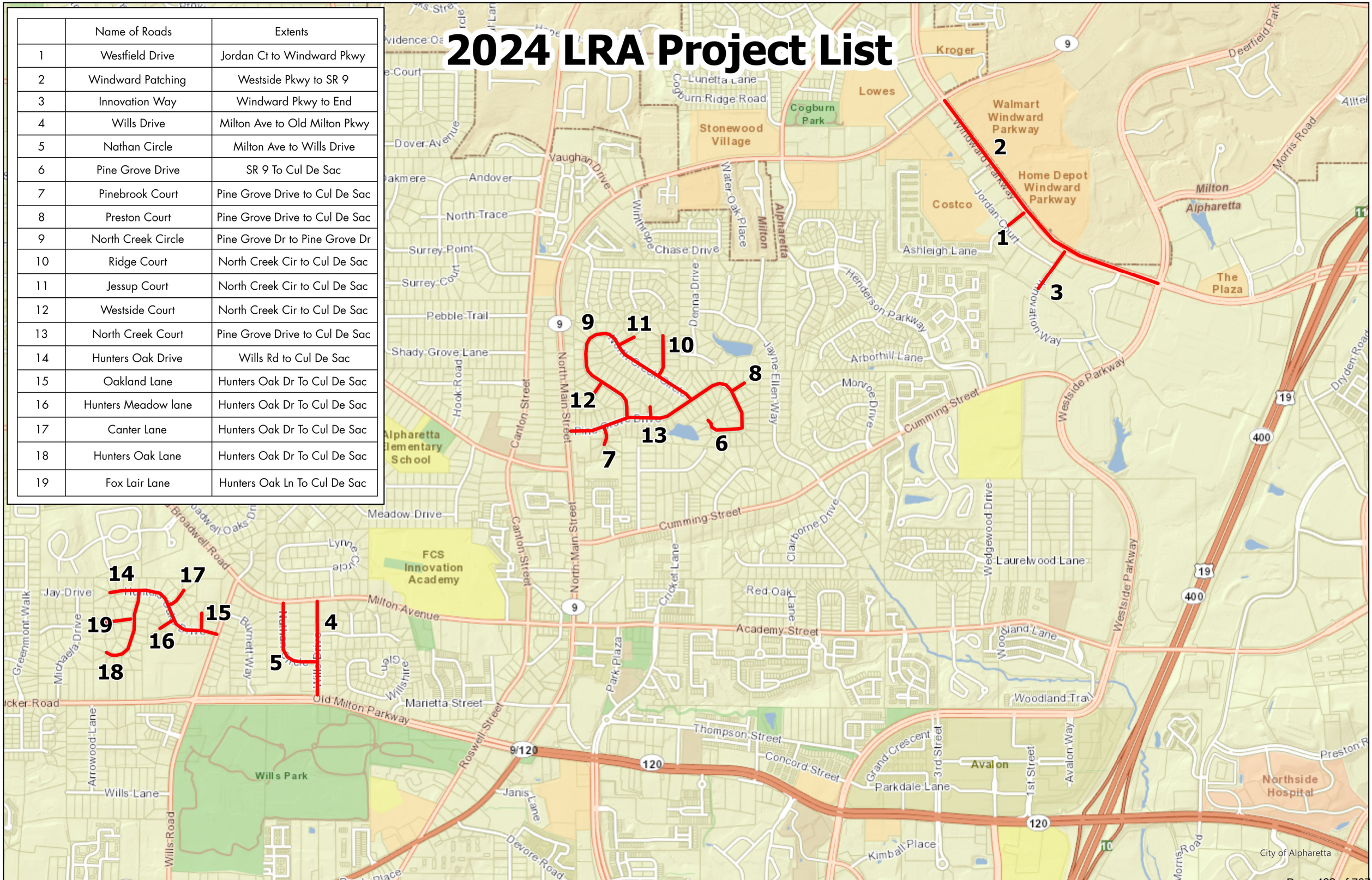
FY 2024 Local Road Assistance Administeation fund
City of Alpharetta

LMIG Roads

Name of Roads	Extents	Length (Lane Miles)	Description of Work	Est. Cost	Project Schedule
Total	$ 837,515.43	Costs over this amount will be funded by the City of Alpharetta.			

2024 LRA Project List

	Name of Roads	Extents
1	Westfield Drive	Jordan Ct to Windward Pkwy
2	Windward Patching	Westside Pkwy to SR 9
3	Innovation Way	Windward Pkwy to End
4	Wills Drive	Milton Ave to Old Milton Pkwy
5	Nathan Circle	Milton Ave to Wills Drive
6	Pine Grove Drive	SR 9 To Cul De Sac
7	Pinebrook Court	Pine Grove Drive to Cul De Sac
8	Preston Court	Pine Grove Drive to Cul De Sac
9	North Creek Circle	Pine Grove Dr to Pine Grove Dr
10	Ridge Court	North Creek Cir to Cul De Sac
11	Jessup Court	North Creek Cir to Cul De Sac
12	Westside Court	North Creek Cir to Cul De Sac
13	North Creek Court	Pine Grove Drive to Cul De Sac
14	Hunters Oak Drive	Wills Rd to Cul De Sac
15	Oakland Lane	Hunters Oak Dr To Cul De Sac
16	Hunters Meadow lane	Hunters Oak Dr To Cul De Sac
17	Canter Lane	Hunters Oak Dr To Cul De Sac
18	Hunters Oak Lane	Hunters Oak Dr To Cul De Sac
19	Fox Lair Lane	Hunters Oak Ln To Cul De Sac



GDOT District	County	City	Total Mileage*	Population**	FY 2022 LMIG Formula Amount	FY 2023 LMIG Formula Amount	FY 2024 LMIG Formula Amount	Required LMIG Match for Previous Grants	FY 2024 LRA Formula Amount	Required FY 2024 LRA Match
5	EVANS	DAISY	5.27	157	$ 6,370.27	$ 6,798.57	$ 7,401.47	10%	$ 9,167.16	0%
5	EVANS	HAGAN	10.60	949	$ 17,721.58	$ 17,608.35	$ 18,753.11	10%	$ 23,225.32	0%
6	FANNIN	(UNINCORPORATED)	516.52	23,108	$ 706,375.11	$ 719,935.39	$ 772,562.06	30%	$ 956,845.26	0%
6	FANNIN	BLUE RIDGE	26.38	1,244	$ 37,245.67	$ 38,391.43	$ 39,846.33	30%	$ 49,350.94	0%
6	FANNIN	MCCAYSVILLE	13.05	1,171	$ 21,303.43	$ 21,770.33	$ 23,103.77	30%	$ 28,613.51	0%
6	FANNIN	MORGANTON	4.73	294	$ 7,400.62	$ 7,236.07	$ 7,577.70	30%	$ 9,385.06	0%
3	FAYETTE	(UNINCORPORATED)	508.69	53,879	$ 869,277.34	$ 885,422.63	$ 950,853.04	30%	$ 1,177,594.80	0%
3	FAYETTE	BROOKS	12.25	570	$ 16,537.52	$ 17,138.16	$ 18,456.48	30%	$ 22,858.95	0%
3	FAYETTE	FAYETTEVILLE	95.86	19,284	$ 208,834.53	$ 212,722.73	$ 234,928.76	30%	$ 290,933.75	0%
3	FAYETTE	PEACHTREE CITY	180.27	38,818	$ 421,262.23	$ 432,457.97	$ 457,385.39	30%	$ 566,418.60	0%
3	FAYETTE	TYRONE	70.05	7,817	$ 120,501.81	$ 122,881.44	$ 133,365.64	30%	$ 165,167.48	0%
3	FAYETTE	WOOLSEY	-	206	$ 945.43	$ 964.12	$ 1,257.68	30%	$ 1,557.21	0%
6	FLOYD	(UNINCORPORATED)	785.00	59,833	$ 1,219,629.65	$ 1,242,051.58	$ 1,325,012.26	30%	$ 1,641,018.56	0%
6	FLOYD	CAVE SPRING	11.46	1,192	$ 18,316.01	$ 19,191.14	$ 21,288.09	30%	$ 26,364.52	0%
6	FLOYD	ROME	239.33	37,746	$ 474,201.56	$ 483,850.55	$ 523,045.67	30%	$ 647,749.53	0%
1	FORSYTH	(UNINCORPORATED)	1,216.15	252,971	$ 2,674,079.31	$ 2,739,311.67	$ 3,031,273.89	30%	$ 3,753,891.94	0%
1	FORSYTH	CUMMING	37.25	7,235	$ 78,297.23	$ 80,097.66	$ 89,712.05	30%	$ 111,098.99	0%
1	FRANKLIN	(UNINCORPORATED)	448.42	17,181	$ 593,689.76	$ 604,637.16	$ 653,119.30	30%	$ 808,917.69	0%
1	FRANKLIN	CARNESVILLE	7.70	705	$ 11,203.26	$ 12,247.78	$ 13,717.98	30%	$ 16,989.39	0%
1	FRANKLIN	FRANKLIN SPRINGS	9.10	1,123	$ 16,777.87	$ 17,204.13	$ 17,981.56	30%	$ 22,269.18	0%
1	FRANKLIN	LAVONIA	26.26	2,157	$ 38,086.11	$ 39,239.69	$ 45,273.69	30%	$ 56,070.84	0%
1	FRANKLIN / HART	CANON	13.30	656	$ 18,931.37	$ 19,635.27	$ 20,265.23	30%	$ 25,099.06	0%
1	FRANKLIN / HART/ MADISON	ROYSTON	25.72	2,656	$ 43,529.65	$ 44,050.17	$ 47,660.00	30%	$ 59,025.20	0%
7	FULTON	(UNINCORPORATED)	4.81	1,329	$ 38,215.12	$ 38,512.74	$ 13,994.41	30%	$ 17,330.05	0%
7	FULTON	ALPHARETTA	222.97	66,127	$ 632,365.16	$ 645,118.41	$ 676,316.63	30%	$ 837,515.43	0%
7	FULTON	CHATTAHOOCHEE HILLS	116.36	3,084	$ 148,055.28	$ 151,292.47	$ 161,086.92	30%	$ 199,516.59	0%
7	FULTON	EAST POINT	164.73	38,141	$ 382,427.46	$ 388,950.11	$ 434,253.39	30%	$ 537,768.77	0%
7	FULTON	FAIRBURN	95.66	16,597	$ 200,796.42	$ 205,866.54	$ 218,279.52	30%	$ 270,319.11	0%
7	FULTON	HAPEVILLE	31.56	6,538	$ 72,651.60	$ 73,561.11	$ 78,500.28	30%	$ 97,213.81	0%
7	FULTON	JOHNS CREEK	226.68	82,065	$ 732,907.10	$ 770,596.82	$ 778,157.37	30%	$ 963,613.23	0%
7	FULTON	MILTON	181.16	41,259	$ 426,933.76	$ 435,696.80	$ 473,376.32	30%	$ 586,218.52	0%
7	FULTON	ROSWELL	353.00	92,530	$ 933,205.35	$ 948,411.88	$ 996,483.72	30%	$ 1,234,007.25	0%
7	FULTON	SANDY SPRINGS	300.64	107,180	$ 956,185.33	$ 974,708.56	$ 1,021,911.35	30%	$ 1,265,461.98	0%
7	FULTON	SOUTH FULTON	581.35	108,575	$ 1,163,120.52	$ 1,232,670.47	$ 1,373,616.18	30%	$ 1,701,085.92	0%
7	FULTON	UNION CITY	88.68	27,359	$ 225,988.43	$ 230,017.37	$ 275,450.35	30%	$ 341,102.24	0%
7	FULTON / CHEROKEE	MOUNTAIN PARK	7.84	579	$ 12,130.85	$ 12,182.18	$ 13,119.88	30%	$ 16,248.92	0%
7	FULTON / CLAYTON	COLLEGE PARK	75.25	13,880	$ 167,170.52	$ 184,551.62	$ 176,793.90	30%	$ 218,941.76	0%

STAFF REPORT

Department: Public Works
Submitted By: Geoffrey Sarra
Meeting Date: May 20, 2024

AGENDA ITEM:

Invitation to Bid 24-012: Wills Park Wacky World Area Improvements
Consideration of approval of a contract award for ITB 24-012 to Tri Scapes, LLC for the construction of Wills Park Wacky World Area Improvements in an amount not to exceed $3,777,082.00, approval of Change Order #1 to PO 23000470 with Barge Design Solutions for limited construction administration design services in the amount of $29,000.00, and with authorization for the Mayor to execute all necessary documents.

STAFF RECOMMENDATION:

Approve the award of a contract for ITB 24-012 to Tri Scapes, LLC for the construction of Wills Park Wacky World Area Improvements in an amount not to exceed $3,777,082.00, approve Change Order #1 to PO 23000470 with Barge Design Solutions for limited construction administration design services in the amount of $29,000.00, and authorize the Mayor to execute all necessary documents.

BUDGET & PROCUREMENT:

BUDGETED ITEM: YES
FISCAL IMPACT: YES
INCLUDED IN CURRENT FY CPTL BUDGET: YES
INCLUDED IN CURRENT FY OPRT. BUDGET: NO
TOTAL PROJECT COST: $3,806,082.00
APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
Wills Park Master Plan Imp Hotel-Motel Revenue Fund / 27590150-541500-C2011	$15,070
Wills Park Master Plan Imp Impact Fee Fund / 27061150-541500-C2011	$306,704
Wills Park Master Plan Imp Bond Fund / 31861150-541500-C2011	$2,976,633.61
SW Pipe & Structure / 30241100-541430-C1308	$507,674.39

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
N/A	$0.00
N/A	$0.00
N/A	$0.00
N/A	$0.00

ITEM DESCRIPTION:

On October 17, 2022, Barge Design Solutions, Inc. was awarded a design services contract for design of the Wills Park Improvements. The key goals identified for the Wills Park Improvements project included: renovation of the Wacky World Playground; replacement of the existing restroom building adjacent to Wacky World with a larger restroom facility; creation of gateway entrances at the corner of Old Milton Parkway and Roswell Street and at the corner of Old Milton Parkway and Wills Road; creation of a pedestrian spine connecting the gateways and running through the center of the park; renovation of Waggy World Dog Park; and, expansion of parking in the vicinity of Wacky World. As design work progressed, it was determined to split these goals into two construction packages. The first package would address the renovation of Wacky World, replacement of the restroom, and expansion of the parking. The second package would tackle the gateway entrances, pedestrian spine, and the renovation of Waggy World.

The award of ITB #24-012 is for the construction of the Wills Park Wacky World Area Improvements. Included within the scope of the improvements are:

- Demolition of the existing restroom building, adjacent pavilion, and Wacky World playground.
- Construction of a new restroom building
- Installation of curbing, walls, and stormwater infrastructure associated with the new Wacky World Playground.
- Construction of new 10' wide sidewalks and a portion of the pedestrian spine pathway adjacent to the restroom and playground
- Construction of two wooden footbridges
- Construction of a bioretention pond and other stormwater elements to serve the new restroom and playground.
- Construction of 72 new parking spaces and an associated underground detention system.
- Installation of landscaping.

The new restroom building will be 1,722 square feet in size. The new structure will be constructed with CMU walls and wood columns and will have a standing seam metal roof. It will provide ten toilets and six sinks on the Women's side, and four toilets, six urinals, and six sinks on the Men's side. A 58 square foot Family restroom with baby changing station will also be included in the building's footprint. The new restroom will be heated and air-conditioned.

Playground elements to be installed as part of this project will be limited to the perimeter curbing a seating wall, a retaining wall, and a stormwater underdrain system. The retaining wall will have a maximum height of approximately 5.5' and will be finished in a manner to be suitable as a surface for a mural.

Procurement and Project Bid Process:

On February 1, 2024, ITB 24-012 for the construction of the Wills Park Wacky World Area Improvements was issued. On March 27, 2024, a total of two bids were received in response to this invitation to bid:

Submitted Bid	Company/Bidder
$3,777,082.41	Tri Scapes, LLC
$4,464,300.00	Commercial Construction and Maintenance

The apparent low bidder, Tri Scapes, LLC (Tri Scapes) is an experienced contractor that has worked on several projects with similar elements in Georgia for multiple government agencies, including Gwinnet County Parks & Recreation, City of Flowery Branch, and City of Sugar Hill. Additionally, Tri Scapes currently holds the "Landscape Maintenance and On-call Construction Services for Parks Level 2 Services" contract with the City of Alpharetta; was awarded the Douglas Road Drainage Improvements Project on December 18, 2023; and has successfully completed several projects for the City including Mid Broadwell Park Site Improvements and City Center Tree Well Repair. Staff from the Department of Public Works met with representatives of Tri Scapes on Wednesday, April 10, 2024, to review the project scope, schedule, and City's expectations. The representatives of Tri Scapes assured staff that they could complete the project within the established schedule, for the submitted bid price, and without negatively impacting their work on other City contracts.

Once a contract has been executed, work on the project can begin immediately. Overall project completion is anticipated within 365 calendar days from notice to proceed. All work associated with the playground area, excluding final landscaping, is to be completed by September 27, 2024 to allow for the subsequent playground related projects.

Barge Design Solutions, Inc. Change Order #1

Change Order #1 to PO 23000470 is for limited construction administration design services related to the construction of the Wills Park Wacky World Area Improvements. The following tasks are included:

- Performing state required seven-day inspections of the initial, intermediate, and final phase erosion control best management practices in compliance with the State's NPDES permit.
- Reviewing shop drawings and submittals related to the retaining walls and wooden bridges.
- Responding to Requests for Information (RFIs)

- Completing as-built analysis and certification forms for the bioretention pond and underground detention systems.

These items were not included in Barge Design Solutions' initial scope as the exact extent and nature of the final design were unknown thus making it unrealistic to provide an accurate estimate of the efforts which be required. These services will be billed on an hourly basis. If approved, Change Order #1 would increase PO 23000470 by $29,000.00 from $1,810,400.00 to $1,839,400.00, a 1.85% increase.

ALTERNATIVES:

Do not approve the contract award to Tri Scapes, LLC, and the change order to Barge Design Solutions, Inc. and re-bid the project.

ATTACHMENTS:

1. Tri Scapes Contract ITB 24-012
2. Wacky World Area Rendering
3. Wacky World Restroom Illustration
4. Barge Design Solutions CO 1

CONTRACT AGREEMENT
WILLS PARK WACKY WORLD AREA IMPROVEMENTS
(INVITATION TO BID NO. 24-012)

THIS AGREEMENT (the "CONTRACT"), made by and between **CITY OF ALPHARETTA, GEORGIA**, a municipal corporation of the State of Georgia (hereinafter, the "CITY"), and **TRI SCAPES, LLC**., a Georgia limited liability company with its principal office located at 1595 Peachtree Parkway, Suite 204-396, Cumming, GA 30041 (the "CONTRACTOR").

WITNESSETH: that for and in consideration of the payments to be made by the CITY, and for other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, the CONTRACTOR hereby agrees to commence and complete the construction project described as follows:

> **WILLS PARK WACKY WORLD AREA IMPROVEMENTS** Base Project General Conditions, Site Development, Grading and Drainage, Utilities, Erosion Control, Buildings, Landscaping, Miscellaneous Items' and Alternate #1 Parking Lot Expansion General Conditions, Site Development, Grading & Drainage, Utilities, Erosion Control, Buildings, Landscaping, and Miscellaneous Items, including but not limited to demolition of an existing pavilion and restroom building, demolition of an existing wood playground, construction of a new restroom building, installation of curb and gutter, installation of sidewalks, installation of storm drain structures and pipes, construction of retaining walls, construction of a stormwater pond, installation of an underground stormwater detention system, installation of landscaping, and related work. The location of the work is Wills Park, located at 1815 Old Milton Parkway --- within the City of Alpharetta, Georgia.

For CONTRACTOR'S performance and completion of the Project (as defined in the General Conditions), CITY shall pay CONTRACTOR a fee in accordance with the unit costs on Exhibit A attached for a total sum not to exceed **THREE MILLION, SEVEN HUNDRED SEVENTY-SEVEN THOUSAND, EIGHTY-TWO AND 41/100 DOLLARS ($3,777,082.41)**. At CONTRACTOR's own cost and expense, CONTRACTOR shall furnish all materials, supplies, machinery, equipment, tools, superintendence, labor, insurance, and other accessories and services necessary or convenient to the successful completion of the Project and the carrying out of all duties and obligations in accordance with the terms and conditions set forth in ITB No. 24-012, CONTRACTOR'S Bid, the General Conditions, including the Georgia Department of Transportation 2021 Standard Specifications as modified by the 2024 Supplemental Specifications, the Special Provisions, including any technical specifications for the Project, the Plans and Specifications, including all explanatory matter thereof, and any other contract documents as enumerated in Section 101.16 of the General Conditions, all of which are made a part hereof and collectively constitute the Contract (the "Work").

The CITY agrees to pay CONTRACTOR in current funds for the performance of the Work subject to additions and deductions as provided in the General Conditions and to make payments on account thereof as provided in Section 109 of the General Conditions.

In the event of any delay which is not the fault or responsibility of CONTRACTOR or any supplier to CONTRACTOR, CONTRACTOR is entitled to additional days for performance of this Contract (not to exceed fifteen (15) days from the date of completion set forth in this Contract). CONTRACTOR shall not be entitled to any additional money for any delay which it encounters. CONTRACTOR's sole remedy shall be to obtain an extension of time within which this Contract is to be performed. Under no circumstances shall CONTRACTOR be entitled to assert any claim of entitlement against the CITY for actual or consequential damages resulting from delays.

Upon CONTRACTOR's breach of any material provision of this Contract, which breach remains uncured after seven (7) days written notice of default, the CITY may terminate this Contract without liability for further payment of amounts due or to become due under this Contract. Termination shall be in addition to, and not in lieu of, any other remedies available to the CITY under this Contract or applicable law, including making of claims under CONTRACTOR's bonds. Upon the CITY's breach of any material provision of this Contract, which breach remains uncured after seven (7) days written notice of default, CONTRACTOR shall be entitled to terminate this Contract or pursue such other remedies not inconsistent with this Contract, as it may have in law or equity. This Contract may also be terminated or suspended by the CITY for CITY's convenience upon not less than seven (7) days written notice to CONTRACTOR. In the event of such termination, CONTRACTOR shall be compensated for services performed through the date of termination, together with any reimbursable expenses then due. Any termination of this Contract by the CITY for an alleged default which is ultimately held unjustified shall automatically be deemed to be a termination for convenience.

This Contract was awarded and is contingent upon CONTRACTOR's compliance with O.C.G.A. § 13-10-91, Chapter 300-10-1 of the Rules of the Georgia Department of Labor, and CONTRACTOR's certification to the CITY that it has registered and currently participates in the federal work authorization program to verify employment eligibility of all newly hired employees. Further, as part of any approved subcontracting agreement, CONTRACTOR has certified that any subcontractor entering into this Contract for the physical performance of services within this State is in compliance with O.C.G.A. § 13-10-91 and Chapter 300-10-1 of the Rules of the Georgia Department of Labor and has registered and currently participates in the federal work authorization program to verify employment eligibility of all newly hired employees. This Contract may be suspended or terminated if it is determined that CONTRACTOR has made a false certification or has violated such certification by failure to carry out this requirement.

CONTRACTOR shall maintain the types and amounts of insurance set forth in the ITB and the General Conditions, and as otherwise reasonably required by the CITY from time to time. CONTRACTOR shall provide proof of such insurance to the CITY contemporaneously with the execution of this Contract, and as and when requested by the CITY during the term hereof. Acceptance of a certificate or proof of insurance does not constitute approval or agreement by the CITY that the insurance requirements have been satisfied. CONTRACTOR shall indemnify and hold the CITY harmless from all claims, demands, losses, attorneys' fees and liabilities of any type or nature arising out of or related to CONTRACTOR's, or CONTRACTOR's agents', employees' or subcontractors', performance or non-performance of this Contract, including, but not limited to, claims for injury to person or property; provided, however, that this indemnification obligation shall not apply to claims arising from the sole negligence of the CITY or its employees. Nothing in this paragraph or this Contract shall be deemed to constitute a waiver of the CITY's sovereign immunity, create rights in any third party, or create any third-party beneficiaries.

The provisions of this Contract and the Contract Documents constitute the entire Contract between the parties, and all prior discussions and agreements are merged herein. This Contract is expressly intended to supersede all provisions of the Georgia Prompt Pay Act.

Any dispute arising in connection with the interpretation of this Contract, the performance of any party under this Contract or any claim or dispute under this Contract or otherwise related to this Contract shall, at the sole option of the CITY, be referred to binding arbitration in Atlanta, Georgia in accordance with the Construction Arbitration Rules of the American Arbitration Association. CONTRACTOR'S surety shall be obligated to be a party to any such arbitration and be conclusively bound by the decision of the arbitrator.

The CONTRACTOR shall promptly commence the Work with adequate force and equipment **within ten (10) calendar days** from receipt of Notice to Proceed, or as may be specified by Special Provision,

continuously pursue the Work without interruption to achieve final completion of the Work **three-hundred sixty-five days (365) calendar days from Notice to Proceed.**

IN WITNESS WHEREOF, the Parties hereto have each caused this Contract to be executed and delivered by a duly authorized officer, agent, or official as of the date set forth below.

Executed _____

CITY OF ALPHARETTA, GEORGIA

By: _____
Jim Gilvin, Mayor

Date: _____

Approved as to Content:

_____
Chris Lagerbloom, City Administrator

Approved as to form:
JARRARD & DAVIS, LLP

_____
Ed Howden, City Attorney

TRI SCAPES, LLC

By: _____
Rebecca Martin, President / CFO

Attest:

By: _____

Mitzi Chambers, Assistant Corporate Secretary

Date: _____

EXHIBIT "A"

CITY OF ALPHARETTA - SCHEDULE OF ITEMS

ITB 24-012, Wills Park Wacky World Area Improvements

Tri Scapes, Inc.

Instructions for Bid Form Completion:

1. This form MUST be used to submit cost proposal
2. Do not include a copy of this Bid Form in your technical bid information.
3. Complete all the fields. Enter Bidder's Name at top of form. See end of form as well for bid authorization and contact info.
4. Verify all amounts entered. This form will be used for bid price award.
5. During bid opening, only bid grand total will be called.
6. Enter Unit Price. Form will calculate the Bid Price by multiplying Estimated Quantity by Unit Price entered.

Line Item #	Item Description	Unit Price	Unit	QTY	Total
	GENERAL CONDITIONS				
100	TRAFFIC CONTROL	$ 11,250.00	LS	1	$ 11,250.00
	SITE DEVELOPMENT				
200	Demolition and removal of existing items	$ 170,221.50	LS	1	$ 170,221.50
201	Heavy duty concrete pavement (1/L4.01)	$ 32,636.00	LS	1	$ 32,636.00
202	Heavy duty sidewalk (2/L4.01)	$ 30,000.00	LS	1	$ 30,000.00
203	Standard sidewalk (3/L4.01)	$ 36,000.00	LS	1	$ 36,000.00
204	Standard duty concrete pavement (6/L4.01)	$ 46,742.00	LS	1	$ 46,742.00
205	Heavy duty brick paving (2/L4.02)	$ 38,181.90	LS	1	$ 38,181.90
206	Handicap Ramp including handrail	$ 21,356.26	LS	1	$ 21,356.26
207	Stormwater pond seat wall, complete	$ 71,156.80	LS	1	$ 71,156.80
208	Playground seat wall, complete	$ 45,281.60	LS	1	$ 45,281.60
209	Playground retaining wall, complete	$ 51,300.00	LS	1	$ 51,300.00
210	Playground area curbing, gravel base, and geotextile	$ 56,963.50	LS	1	$ 56,963.50
211	Wood bridge at restroom area, complete	$ 37,125.00	LS	1	$ 37,125.00
212	Wood bridge at playground entrance, complete	$ 68,512.50	LS	1	$ 68,512.50
	GRADING & DRAINAGE				
300	Clearing and grubbing	$ 23,142.00	LS	1	$ 23,142.00
301	Grading complete	$ 465,286.31	LS	1	$ 465,286.31
302	Storm sewer system materials and installation including, but not limited to headwalls, junction boxes, weir inlets, outlet control structure, pipes, bedding material, and playground sub-drain	$ 92,400.80	LS	1	$ 92,400.80
303	Bio-retention area including bio-retention soil mix, underdrain, #57 stone, and geotextile fabric	$ 12,762.36	LS	1	$ 12,762.36
304	River rock	$ 88,239.60	LS	1	$ 88,239.60
	UTILITIES				
400	Water line modifications and restroom connection	$ 30,540.00	LS	1	$ 30,540.00
401	Sanitary sewer connection	$ 4,468.30	LS	1	$ 4,468.30

CITY OF ALPHARETTA - SCHEDULE OF ITEMS

ITB 24-012, Wills Park Wacky World Area Improvements

	EROSION CONTROL				
500	Tree protection fencing	$ 4,248.00	LS	1	$ 4,248.00
501	Temporary chain link perimeter fencing	$ 8,190.00	LS	1	$ 8,190.00
502	Phase A erosion control measures	$ 5,364.00	LS	1	$ 5,364.00
503	Phase B initial erosion control measures	$ 5,836.14	LS	1	$ 5,836.14
504	Intermediate erosion control measures	$ 6,800.56	LS	1	$ 6,800.56
505	Final erosion control measures	$ 11,241.70	LS	1	$ 11,241.70
506	NPDES Compliance	$ 7,200.00	LS	1	$ 7,200.00
	BUILDINGS				
600	Restroom building per plans by TSW including the air conditioning system alternate, complete	$ 1,106,328.00	LS	1	$ 1,106,328.00
	LANDSCAPING				
700	Canopy Trees	$ 33,421.90	LS	1	$ 33,421.90
701	Understory Trees	$ 16,762.50	LS	1	$ 16,762.50
702	Shrubs	$ 37,242.00	LS	1	$ 37,242.00
703	Grasses	$ 31,410.60	LS	1	$ 31,410.60
704	Groundcovers	$ 47,953.16	LS	1	$ 47,953.16
705	Sod	$ 16,634.52	LS	1	$ 16,634.52
	MISCELLANEOUS ITEMS				
800	Mobilization, bonds, and insurance	$ 78,100.00	LS	1	$ 78,100.00
801	As-built survey for detention pond certification	$ 14,400.00	LS	1	$ 14,400.00
802	Miscellaneous construction	$ 100,000.00	LS	1	$ 100,000.00
				GRAND TOTAL	**$ 2,964,699.51**

CITY OF ALPHARETTA - SCHEDULE OF ITEMS

ITB 24-012, Wills Park Wacky World Area Improvements

ALTERNATE #1 - PARKING EXPANSION					
GENERAL CONDITIONS					
A100	General conditions	$ 97,012.50	LS	1	$ 97,012.50
TRAFFIC CONTROL					
A200	Traffic control	$ 11,250.00	LS	1	$ 11,250.00
SITE DEVELOPMENT					
A300	Demolition and removal of existing items	$ 49,902.00	LS	1	$ 49,902.00
A301	Asphalt paving including GAB	$ 116,036.80	LS	1	$ 116,036.80
A302	Curb and gutter, including concrete flumes	$ 26,097.40	LS	1	$ 26,097.40
A303	Signage and pavement markings	$ 13,500.00	LS	1	$ 13,500.00
A304	Concrete sidewalk	$ 793.80	LS	1	$ 793.80
GRADING & DRAINAGE					
A400	Clearing and grubbing	$ 4,947.60	LS	1	$ 4,947.60
A401	Grading complete	$ 150,519.13	LS	1	$ 150,519.13
A402	Storm sewer system materials and installation including, but not limited to junction boxes, catch basins, outlet control structure, pipes, bedding material, and trench drains	$ 52,723.80	LS	1	$ 52,723.80
A403	Underground detention system, complete	$ 119,081.62	LS	1	$ 119,081.62
UTILITIES					
A500	Utility coordination	$ 18,787.50	LS	1	$ 18,787.50
A501	Conduit and pull boxes	$ 12,960.00	LS	1	$ 12,960.00
EROSION CONTROL					
A600	Tree protection fencing	$ 918.00	LS	1	$ 918.00
A601	Initial erosion control measures	$ 4,026.00	LS	1	$ 4,026.00
A602	Intermediate erosion control measures	$ 2,257.20	LS	1	$ 2,257.20
A603	Final erosion control measures	$ 3,328.20	LS	1	$ 3,328.20
A604	NPDES Compliance	$ 7,200.00	LS	1	$ 7,200.00
LANDSCAPING					
A700	Canopy Trees	$ 15,356.29	LS	1	$ 15,356.29
A701	Shrubs	$ 15,747.12	LS	1	$ 15,747.12
A702	Grasses	$ 5,395.74	LS	1	$ 5,395.74
A703	Sod	$ 907.20	LS	1	$ 907.20
MISCELLANEOUS ITEMS					
A800	Mobilization, bonds, and insurance	$ 37,635.00	LS	1	$ 37,635.00
A801	As-built survey for detention pond certification	$ 6,000.00	LS	1	$ 6,000.00
A802	Miscellaneous construction	$ 40,000.00	LS	1	$ 40,000.00
				Alternate #1 Total	**$ 812,382.90**

CITY OF ALPHARETTA - SCHEDULE OF ITEMS

ITB 24-012, Wills Park Wacky World Area Improvements

By completing and submitting this bid price form in response to the City of Alpharetta's ITB 24-012,Wills Park Wacky World Area Improvements, Bidder certifies that:

A. Bidder has carefully read and understands Bidding Documents;

B. Bidder has visited site and become familiar with local conditions under which Work is to be performed, including verifying visible conditions, such as dimensions, materials, and attachments to remain, on existing facility;

C. Bidder has correlated Bidder's personal observations with requirements of Bidding Documents;

D. Bidder has reviewed ITB 24-012 Plans and Project Manual Project Manual and Specifications; and

E. Bidder understands that Bid may not be withdrawn within Sixty (60) days after bid due date, and Bidder guarantees that the City has the right to waive informalities and irregularities in Bid received and to accept Bid which, in City's judgment, is in City's own best interests.

F. Award of this project will be by grand total base bid plus any selected alternates.

Tri Scapes, Inc.	Company Name:
1595 Peachtree Parkway, Suite 204-396, Cumming, Georgia 30041	Address:
Rebecca Martin, President|CFO	Name(s) and Title(s) Authorized Signer(s):
770-752-4698	Contact Info - Phone Number:
rmartin@triscapes.com	Contact Info - Email Address:

1 NEW RESTROOM BUILDING
2 RENNOVATED WACKY WORLD
3 BIORETENTION POND
4 SPINE PATHWAY, 10' WIDTH
5 CONCRETE SIDEWALK, 10' WIDTH
6 WOODEN BRIDGE
7 PARKING EXPANSION

WILLS PARK RESTROOM BUILDING

100% CONSTRUCTION DOCUMENTS

JULY 12, 2022

The scope of work is presented in the following elements.

I. Project Description
II. Scope of Services
III. Additional Services
IV. Project Understanding, Assumptions, and Exclusions
V. Time of Performance
VI. Client's Responsibilities
VII. Deliverables
VIII. Compensation

I. Project Description

Barge Design Solutions, Inc. (Barge) is proposing to provide limited construction administration design services for the City of Alpharetta's Wills Park Wacky World Area Improvements (Barge Package #1, dated December 2023).

II. Scope of Services

Barge proposes the following Scope of Services related to the above-noted project.

A. Construction Administration

Provide professional support services related to the City-led construction administration of the project as outlined below. These services will begin at the pre-construction meeting. Specific items included are as follows:

1. Conduct the seven-day site inspection of the initial sediment storage requirements and perimeter control best management practices (BMPs).
2. Review Contractor submittals for compliance with the specifications and drawings. Barge's review shall be for general conformity to the construction contract documents and shall not relieve the Contractor of any of his contractual responsibilities. Such reviews shall not extend to means, methods, techniques, sequences, or procedures of construction, or to safety precautions and programs incident thereto. Review of up to two (2) reviews of contractor shop drawings and submittals. This includes the review of the retaining wall and bridge shop drawings only.
3. Respond to up to ten (10) Requests for Information (RFIs).
4. Provide completed Detention/ Water Quality Pond Certification Form for the proposed bio-retention pond and underground system in the proposed parking area. The contractor will be responsible for providing the as-built survey of the pond and outlet control structure. Assumes a maximum of two reviews.

It is understood and agreed that Barge's services under this agreement do not include project observation or review of the Contractor's performance or any other construction-phase services, and that such services will be provided by the Client. The Client assumes all responsibility for interpretation of the contract documents not reviewed with Barge and for construction observation, and the Client waives any claims against Barge that may in any way be connected thereto.

III. Additional Services

Barge expects that some additional work may need to be completed above and beyond what is listed in the tasks outlined in Section II. Barge, upon request from the Client, will provide a written proposal to provide additional services either on our standard hourly rate basis or upon a lump sum fee basis. Barge will not proceed with any additional services without prior written authorization from the Client.

IV. Project Understandings, Assumptions, and Exclusions

A. Barge will provide the above-noted services based upon the assumptions listed below.

1. Barge is not expected to participate in any Owner-Architect-Contractor (OAC) meetings or to conduct any progress-related site inspections.
2. Barge is not expected to participate in, or prepare, any Preliminary or Final Punch Lists.
3. Barge will have access to the site and adjoining areas, if required.
4. Construction duration is assumed to be up to twelve months. Construction will begin in 2024.
5. Construction budget is assumed to be less than $4,000,000.00.
6. Permit, recording fees, etc., are to be paid by the Contractor or the Client/Owner.
7. Architectural plans for the restroom building were prepared by another firm, and Barge has no responsibility for construction-related items or issues related to the construction of the restroom building.
8. Schedule is dependent upon the timely receipt of critical information, such as final site plan, building footprints with utility points of connection, responses from regulatory authorities, and Owner/Contractor/Property Owners. Information to be provided by others will be received in a timely manner that corresponds to the civil engineering/site development project schedule. If the information is not received in a timely manner, then additional design fees may be required.
9. Resident Project Representative (RPR) services are not included in this proposal but can be added if requested.
10. Client, or contractor-directed, changes that require design support during construction are not anticipated; such services can be provided as additional services to this proposal.
11. Barge shall not be responsible for the acts or omissions of the Contractor, or of any subcontractor or supplier, or any of the Contractor's or subcontractor's or supplier's agents or employees or any other persons (except Barge 's employees or agents) at the site or otherwise furnishing or performing any of the Contractor's work.

B. The following excluded services can be provided as an additional service with an appropriate adjustment in fees.

1. Nursery tree and plant tagging trips.

2. Services resulting from significant changes in general scope or character of the project or its design, particularly those resulting from differing field conditions discovered during construction (such as, but not limited to, soil conditions, environmental issues, etc.)
3. Design revisions requested by those outside the project team and stakeholders.
4. Construction staking
5. Foundation survey

V. Time of Performance

Barge is prepared to begin work within two (2) weeks upon receipt of a signed professional services agreement or written authorization to proceed. For planning purposes, Barge has prepared the following milestone schedule.

Tasks	Duration
Construction Phase Services	
1. Limited Construction Phase Services	Up to 12 Months

Barge and Client are aware that many factors outside Barge's control may affect Barge's ability to complete the services to be provided under this Agreement. Barge will perform these services with reasonable diligence and expediency, consistent with sound professional practices.

VI. Client's Responsibilities

Barge strives to work closely with our clients. For the project team to function efficiently, certain information is needed to be provided by the Client and other interested stakeholders in a timely manner. These items and responsibilities are noted below.

A. Provide information as required to support development of Barge's scope, as required in the project agreement for services.

B. Provide review comments in a timely manner.

C. Provide single point of contact for project coordination purposes.

D. Coordination of public meetings, including public announcements/invitations, providing meeting space, public information, and associated expenses will be provided by Client.

VII. Deliverables

Several deliverables will be produced as part of the basic professional services. The following is a list of bid documents that will be produced as a part of this effort.

A. Seven-day site inspection letter / report. Contract correspondence, including as applicable: comments on submittals, clarifications, and responses to RFIs.

B. Completed Detention/ Water Quality Pond Certification Form of the proposed bio-retention pond and underground system in the proposed parking area.

VIII. Compensation

Client agrees to pay Barge for time worked on the project by various personnel plus applicable outside services and other expenses properly charged to the project in accordance with the Schedule of Standard Charges included in Exhibit B of the Agreement. The Not to Exceed cost to complete the scope of work as defined in the tasks above is estimated to be $29,000.00. The budget status will be summarized monthly in our progress report and invoice submittal.

Fee Summary Table

Items	Fee Type	Fee Amount
A. Initial Phase Seven-Day Inspection	Hourly	$2,500
B. Intermediate Phase Seven-Day Inspection		$2,500
C. Final Phase Seven-Day Inspection		$2,500
D. Shop Drawing Review (Retaining Wall & Bridge Only)		$2,500
E. RFI Responses		$6,000
F. Bio-Retention Pond As-built		$6,500
G. Underground Detention System As-built		$6,500
TOTAL		$29,000

The fees provided above are valid up to three (3) months from the date of this proposal.

BARGE DESIGN SOLUTIONS, INC.

EXHIBIT B
SCHEDULE OF STANDARD CHARGES

The following hourly rates apply for personnel of BARGE and its wholly owned subsidiaries for time properly chargeable to the work.

Hourly Rate Schedule

Classification	Hourly Rate
Senior Officer/Principal-In-Charge	$260
Sr. Project Manager/Sr. Technical Leader/Quality Control	$235
Sr. Technical Specialist	$215
Sr. Professional Engineer IV/Sr. Landscape Architect	$210
Project Manager II/Engineering Manager II	$205
Sr. Professional Engineer Ill/Sr. Registered Architect	$195
Project Manager I/Engineering Manger I/Sr. Ecologist	$190
Sr. Professional Engineer II	$185
Sr. Professional Engineer I/Construction Manager	$175
Professional Engineer II/Registered Architect/Landscape Architect II	$165
Professional Engineer I/Project Biologist/Landscape Architect I	$155
Engineering Associate II/ Landscape Architecture Staff II	$130
Engineering Associate I/ Landscape Architecture Staff I	$120
BIM Manager/Geospatial Solutions Developer	$185
Designer Ill/Sr. Specialist	$160
Designer II	$145
Designer I	$130
CAD Technician II/GIS Specialist II	$125
CAD Technician I/GIS Specialist I	$115
Sr. Registered Land Surveyor	$195
Registered Land Surveyor	$150
Survey Party Chief	$115
Survey Technician	$100
2-Man Survey Crew	$150-$200
Senior Administrative Manager	$120
Senior Project Administrator	$110
Project Administrator	$90
Office Administrator	$85
Administrative Assistant	$80

Outside services contracted for a specific project, such as professional and technical consultants, laboratory testing, reproduction, photography, etc., will be invoiced at the amount of the subcontractor's statement plus 10 percent.

Other expenses such as travel expenses, mileage (standard IRS rates), reproduction, photography or videography, or other direct expenses incurred by Barge and related to the work will be invoiced at the actual cost incurred.

The hourly rates listed above are valid until September 1, 2024, after which the rates may be adjusted annually based on the average salary adjustment to Barge employees.

STAFF REPORT

Department: Public Safety
Submitted By: Stephanie Cochran
Meeting Date: May 20, 2024

AGENDA ITEM:

Contract Approval: Body Worn and In-Car Dash Cameras
Consideration of approval of a contract extension between Utility Associates, Inc. and the City of Alpharetta for Public Safety's Body-Worn and In-Car Dash Cameras and with authorization for the Mayor to execute all necessary documents.

STAFF RECOMMENDATION:

Approve the three-year contract extension for Utility Associates, Inc. for Public Safety's Body-Worn and In-Car Dash Cameras and authorize the Mayor to execute all necessary documents.

BUDGET & PROCUREMENT:

BUDGETED ITEM: YES

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST: THE TOTAL ANNUAL COST IS $379,044 FOR THE CONTRACT EXTENSION AND WILL BE ALLOCATED WITHIN THE EXISTING BUDGETARY FRAMEWORK, WITH ANTICIPATED COST SAVINGS NOW THAT WE ARE INCLUDING VEHICLE OUTFITTING COMPONENTS IN THE CONTRACT.

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
10031100 - 523900 IT Professional Services	$379,044.00

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
.	$0.00

ITEM DESCRIPTION:

The Department of Public Safety seeks approval to extend the Utility Associates, Inc. contract for an additional (3) three years. Utility Associates provides the department with body-worn and in-car dash cameras. The extension encompasses several key enhancements and streamlining measures to optimize our law enforcement capabilities and operational efficiency.

Details:

- **Contract Extension:** The proposed extension is for three years, maintaining continuity in our partnership with Utility.
- **Annual Cost:** The extension's annual cost is $379,044, reflecting a comprehensive evaluation of our operational needs and cost-effectiveness. The cost will remain the same each year for three years.

- **Expansion of Body-Worn Cameras:** This extension includes 30 body-worn cameras, ensuring comprehensive coverage for all primary full-time police assignments. This expansion aligns with our commitment to enhancing accountability and transparency in law enforcement operations.
- **Inclusion of Vehicle Outfitting Components:** The contract extension includes the cables, antennas, and other necessary components for outfitting vehicles with camera systems. By consolidating these items within the contract, we anticipate cost savings and improved readiness for vehicle outfitting operations.

ALTERNATIVES:

Deny the contract extension with Utility Associates, Inc. This would result in Public Safety being without Body-Worn and In-Car Dash Cameras as of July 1, 2024.

ATTACHMENTS:

1. Q#133929 - Alpharetta 3 YR Renewal 2.16.2024 UPDATE
2. Utility Associates Contract Addendum

Quote

Utility Associates Inc
250 East Ponce De Leon Avenue
Suite 700
Decatur GA 30030
(800) 597-4707
www.utility.com

Customer	Alpharetta GA Police
Date	1/10/2024
Sales Quote#	133929
Expires	2/29/2024
Sales Rep	Dahlia Blake
PO#	
Terms	Net 30

Bill To

Chief John Robinson
Jonathan Hickel
City of Alpharetta
2565 Old Milton Pkwy
Alpharetta GA 30009
jhickel@alpharetta.ga.us

Ship To

Jonathan Hickel
Alpharetta GA Police - BodyWorn Refresh Returns
250 East Ponce De Leon Ave
Ste700
Decatur GA 30030
United States

Item	Description	Quantity	Price Each	Amount
Description	**Base Services ******			
EOS-ICV-H/S-3	**EOS Camera and Mount, Charging Cable, Rocket In-Car Video System Hardware Bundle, POLARIS SaaS, Warranty, and 24/7 Technical Support - 3 Years: The coverage period is 7/1/2024 through 6/30/2027 (36 mos.)** ***Invoices: 24267, 26783, 34987 and 35021**	86		$1,168,224.00
CAD-S-3	**CAD Activation SaaS - 3 Years The coverage period is 7/1/2024 through 6/30/2027 (36 mos.)**	86	$540.00	$46,440.00
EOS-Refresh	**BodyWorn Hardware Refresh - Includes Media Controller, Charging Cables, Case, Holster, and Screen Protector** ***Refresh will take place within the first twelve months of this agreement.**	86	$900.00	$77,400.00
EOS-H/S-3	**EOS Camera and Mount, POLARIS SaaS, Warranty, and 24/7 Technical Support, Installation, and Training - 3 Years The coverage period is 7/1/2024 through 6/30/2027 (36 mos.)**	30		$130,200.00
BODY-H-303-MotoGPower (2022)-90	**BW Soft Shell Pouch with Lanyard/Clip, Holster and 90° Lens- MotoGPower(2022)**	30	$60.00	$1,800.00

This transaction is subject to the terms and conditions laid forth in the Client's executed Agreement with Utility Associates, Inc.

Please forward all inquiries to *insidesales@utility.com*

Quote

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250 East Ponce De Leon Avenue
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Chief John Robinson
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jhickel@alpharetta.ga.us

Ship To

Jonathan Hickel
Alpharetta GA Police - BodyWorn
Refresh Returns
250 East Ponce De Leon Ave
Ste700
Decatur GA 30030
United States

Item	Description	Quantity	Price Each	Amount
RIOT-H-1010100	**RIoT Sharkfin Antenna- Black- 2 Cell, 4 Wifi, 1**	96	$500.00	$48,000.00
	-(1) per install kit to be deployed as advised by the client.			
RIOT-H-6020079RA	**RIoT Ethernet Cable- Light Blue- 6 meters- Right Angle Connector**	192	$48.00	$9,216.00
	-(2) per install kit to be deployed as advised by the client.			
RIOT-H-6020072RA	**RIoT GPIO Cable- Black- 1 Meter- Right Angle Connector**	96	$27.00	$2,592.00
	-(1) per install kit to be deployed as advised by the client.			
RIOT-H-6020070RA	**RIoT Power Cable- Red- 6 Meters- Right Angle Connector with Diagnostic connection**	96	$72.00	$6,912.00
	-(1) per install kit to be deployed as advised by the client.			

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Refresh Returns
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Decatur GA 30030
United States

Item	Description	Quantity	Price Each	Amount
ICV-H/S-3	**In-car Video System with Rocket High-Speed Mobile Data Communications Hub, EOS Microphone, POLARIS SaaS, Warranty, and 24/7 Technical Support, Training - 3 Years: The coverage period is 7/1/2024 through 6/30/2027 (36 mos.)**	9		$83,196.00
SER-S-5100	**3rd Party Data Storage - 10 TB per year** ****Included in Bulk Discount**	30	$750.00	$22,500.00
BODY-BT-8000019V3	**Media Controller - New Model*** ****Included in Bulk Discount**	86	$165.00	$14,190.00
RIOT-H-8000024	**UTILITY UPS for XLE Battery Back-Up** ****Included in Bulk Discount**	86	$300.00	$25,800.00
RIOT-H-Q151-FrontCam	**ACTi Front Camera (4mm)** ****Included in Bulk Discount**	86	$900.00	$77,400.00
ALPR-S-3	**ROCKET ALPR SaaS - 3 Years: The coverage period is 7/1/2024 through 6/30/2027 (36 mos.)** ****Included in Bulk Discount**	3	$7,150.00	$21,450.00

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Alpharetta GA Police - BodyWorn
Refresh Returns
250 East Ponce De Leon Ave
Ste700
Decatur GA 30030
United States

Item	Description	Quantity	Price Each	Amount
ALPR-H	**ROCKET ALPR HaaS** ****Included in Bulk Discount**	3	$1,570.00	$4,710.00
COM-H	**ROCKET Communications HaaS - XLE Upgrade Swap for Rocket X qty. 74** ****Included in Bulk Discount**	74	$1,650.00	$122,100.00
Description	**Direct Payments to UAI over the life of this agreement:** **Payment 1 - Due on July 1, 2024: $379,044** **Payment 2: Due on July 1, 2025: $379,043 - Subject to Annual Council and Budget Appropriations** **Payment 3: Due on July 1, 2026: $379,043 - Subject to Annual Council and Budget Appropriations** **Total: $1,137,130**			

This transaction is subject to the terms and conditions laid forth in the Client's executed Agreement with Utility Associates, Inc.

Please forward all inquiries to *insidesales@utility.com*

Quote

Utility Associates Inc
250 East Ponce De Leon Avenue
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Decatur GA 30030
(800) 597-4707
www.utility.com

Customer	Alpharetta GA Police
Date	1/10/2024
Sales Quote#	133929
Expires	2/29/2024
Sales Rep	Dahlia Blake
PO#	
Terms	Net 30

Bill To

Chief John Robinson
Jonathan Hickel
City of Alpharetta
2565 Old Milton Pkwy
Alpharetta GA 30009
jhickel@alpharetta.ga.us

Ship To

Jonathan Hickel
Alpharetta GA Police - BodyWorn
Refresh Returns
250 East Ponce De Leon Ave
Ste700
Decatur GA 30030
United States

Item	Description	Quantity	Price Each	Amount
Signature Line	**Signature:**_____			
	Name:_____			
	Date:_____			
	PO:_____			

Subtotal	$1,862,130.00
Discount	($725,000.00)
Subtotal	$1,137,130.00
Sales Tax (%)	$0.00
Total	$1,137,130.00

This transaction is subject to the terms and conditions laid forth in the Client's executed Agreement with Utility Associates, Inc.

Please forward all inquiries to *insidesales@utility.com*

AGREEMENT BETWEEN
UTILITY ASSOCIATES, INC. AND
CITY OF ALPHARETTA, GEORGIA

Contract Addendum

This Contract Addendum supplements that certain Sales Quote #133929 and previously executed Agreement between **UTILITY ASSOCIATES, INC.,** a domestic corporation (the "Contractor"), and **CITY OF ALPHARETTA** a Georgia municipal corporation (the "City") (the "Agreement") of even date herewith, to add the following provisions thereto:

1. **Conflicting Provisions**.

The provisions of this Contract Addendum supersede and control over any conflicting provisions written into the Agreement to which this Contract Addendum is attached.

2. **Term of Agreement.**

Contractor warrants and represents that it will perform the services described in the Agreement in a prompt and timely manner, which shall not impose delays on the progress of the services. The term of this Agreement ("Term") shall commence as of July 1, 2024, and the services shall be completed, and the Agreement shall terminate on August 31, 2027 (provided that certain obligations will survive termination/expiration of this Agreement). As the Term of this Agreement is longer than one year, the Parties agree that this Agreement, as required by O.C.G.A. § 36-60-13, shall terminate absolutely and without further obligation on the part of City on August 31 each calendar (contract) year of the Term, and further, that this Agreement shall automatically renew on August 1 of each subsequent calendar (contract) year absent City's provision of written notice of non-renewal to Contractor at least five (5) days prior to the end of the then current calendar (contract) year. To the extent this may apply to this Agreement, title to any supplies, materials, equipment, or other personal property shall remain in Contractor until fully paid for by City.

3. **Nondiscrimination.**

In accordance with Title VI of the Civil Rights Act, as amended, 42 U.S.C. § 2000d, section 303 of the Age Discrimination Act of 1975, as amended, 42 U.S.C. § 6102, section 202 of the Americans with Disabilities Act of 1990, 42 U.S.C. § 12132, and all other provisions of Federal law, Contractor agrees that, during performance of this Agreement, Contractor, for itself, its assignees and successors in interest, will not discriminate against any employee or applicant for employment, any subcontractor, or any supplier because of race, color, creed, national origin, gender, age or disability. In addition, Contractor agrees to comply with all applicable implementing regulations and shall include the provisions of this Section in every subcontract for services contemplated under this Agreement.

4. **Confidentiality.**

Contractor acknowledges that City's disclosure of documentation is governed by Georgia's Open Records Act. Contractor further acknowledges that if Contractor submits records containing trade secret information, and if Contractor wishes to keep such records confidential, Contractor must submit and attach to such records an affidavit affirmatively declaring that specific information in the records constitutes trade secrets pursuant to Article 27 of Chapter 1 of Title 10. The Parties shall follow the requirements of O.C.G.A. § 50-18-72(a)(34) related thereto.

5. **Termination.**

a. For Convenience. City may terminate this Agreement for convenience at any time upon providing written notice thereof at least thirty (30) calendar days in advance of the termination date.

b. For Cause. Contractor shall have no right to terminate this Agreement prior to completion of the services, except in the event of City's breach of the licensing terms as set forth in the Agreement or City's failure to pay Contractor within thirty (30) calendar days of Contractor providing City with notice of a delinquent payment and an opportunity to cure. In the event of Contractor's breach or default under this Agreement, City may terminate this Agreement for cause. City shall give Contractor at least seven (7) calendar days' written notice of its intent to terminate the Agreement for cause and the reasons therefor. If Contractor fails to cure the breach or default within that seven (7) day period, or otherwise remedy the breach or default to the reasonable satisfaction of City, then City may, at its election: (a) in writing terminate the Agreement in whole or in part; (b) cure such default itself and charge Contractor for the costs of curing the default against any sums due or which become due to Contractor under this Agreement; and/or (c) pursue any other remedy then available, at law or in equity, to City for such default.

c. Statutory Termination. In compliance with O.C.G.A. § 36-60-13, this Agreement shall be deemed terminated as provided in this Agreement. Further, this Agreement shall terminate immediately and absolutely at such time as appropriated or otherwise unobligated funds are no longer available to satisfy the obligation of City.

d. Payment Upon Termination. Upon termination, City shall provide for payment to Contractor for services rendered prior to the termination date.

e. Conversion to Termination for Convenience. If City terminates this Agreement for cause and it is later determined that City did not have grounds to do so, the termination will be converted to and treated as a termination for convenience as provided above.

f. Requirements Upon Termination. Upon termination, Contractor shall: (1) promptly discontinue all services, cancel as many outstanding obligations as possible, and not incur any new obligations, unless the City directs otherwise; and

(2) promptly deliver to City all data, drawings, reports, summaries, and such other information and materials as may have been generated or used by Contractor in performing this Agreement, whether completed or in process, in the form specified by City.

g. Reservation of Rights and Remedies. The rights and remedies of City and Contractor provided in this Article are in addition to any other rights and remedies provided under this Agreement, at law, or in equity.

6. **Sovereign Immunity.**

Nothing contained in the Agreement shall be construed to be a waiver of City's sovereign immunity or any individual's qualified, good faith or official immunities. Ratification of this Agreement by a majority of the City Council shall authorize the Mayor to execute this Agreement on behalf of the City. Any provision of the Agreement requiring the City to indemnify the Contractor is only valid to the extent allowed by Georgia law.

7. **Governing Law.**

This Agreement is governed by the laws of the State of Georgia to the extent that such laws apply to the City as municipality of Georgia and as a party to this Agreement.

8. **Force Majeure.**

Neither City nor Contractor shall be liable for its respective non-negligent or non-willful failure to perform or shall be deemed in default with respect to the failure to perform (or cure a failure to perform) any of its respective duties or obligations under this Agreement or for any delay in such performance due to: (i) any cause beyond its respective reasonable control; (ii) any act of God; (iii) any change in applicable governmental rules or regulations rendering the performance of any portion of this Agreement legally impossible; (iv) earthquake, fire, explosion or flood; (v) strike or labor dispute, excluding strikes or labor disputes by employees and/or agents of Contractor; (vi) delay or failure to act by any governmental or military body; or (vii) any war, hostility, embargo, sabotage, civil disturbance, riot, insurrection or invasion. In such event, the time for performance shall be extended by an amount of time equal to the period of delay caused by such acts, and all other obligations shall remain intact.

9. **Material Condition.**

Each term of this Agreement is material, and Contractor's breach of any term of this Agreement shall be considered a material breach of the entire Agreement and shall be grounds for termination or exercise of any other remedies available to City at law or in equity.

10. **Assignment of Agreement; Subcontractors.**

Neither party may assign or transfer this Agreement or any rights granted to it hereunder, in whole or in part, nor delegate any of its duties or obligations arising hereunder without the prior

written consent of the other party, which consent shall not be unreasonably withheld; provided, however that this Agreement may be transferred by operation of law or assignment by either party to a surviving entity of a merger or consolidation involving that party or to a purchaser of all or substantially all of that party's assets. Any assignment, transfer or delegation of rights, duties or obligations hereunder in contravention of the preceding sentence shall be null and void. This Agreement shall be binding upon and shall inure to the benefit of, and be enforceable by, the parties to this Agreement and their respective successors and permitted assigns.

IN WITNESS WHEREOF, City and Contractor have executed this Agreement, including this Contract Addendum, effective as of 5/10/2024.

UTILITY ASSOCIATES, INC.,
a domestic corporation

DocuSigned by:
6032E5928F444E8...

By: _____
Name (printed): Michael J. Nark
Title (printed): President and CEO

ATTEST:

By: _____
Name (printed): _____
Title (printed): _____

CITY OF ALPHARETTA, GEORGIA

By: _____
Jim Gilvin, Mayor

Approved as to substance:

By: _____
Chris Lagerbloom, City Administrator

Approved as to form:

By: _____
Ed Howden, City Attorney

CITY COUNCIL STAFF REPORT

Department: Community Development
Submitted By: Kathi Cook
Prepared By: Michael Woodman
Meeting Date: April 29, 2024

AGENDA ITEM: PH-24-09 DR. J.L. MORRIS HOUSE/116 NORTH MAIN STREET - HISTORIC DESIGNATION

The applicant, Brent Beecham, requests consideration of a public hearing in order to designate a structure as historic. Conditions of zoning require that the Dr. J.L. Morris House (A.K.A. Violin Shop) be saved, restored, and designated as historic under the City's Historic Preservation Incentive Ordinance. The subject property is located at 116 North Main Street on the west side of North Main Street at the intersection with Cumming Street.

This item was considered at the April 11, 2024 Historic Preservation Commission meeting. There were no public comments. After discussion, Historic Preservation Commission recommended approval. Vote 5-0

STAFF RECOMMENDATION:

Approve PH-24-09 Dr. J.L. Morris House/116 North Main Street – Historic Designation.

ITEM DESCRIPTION:

The submitted request, if approved, would move the property from the Contributing Historic Buildings Inventory to the Designated Historic Buildings Inventory as outlined in the Historic Preservation Incentive Ordinance. The property was approved for rezoning and variance on May 23, 2022, to allow two (2), three (3) story mixed-use buildings with 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. The proposed development included saving and restoring the Dr. J.L. Morris House (A.K.A. The Violin Shop) for use as a restaurant or office. The subject property is located at 116 North Main Street on the west side of North Main Street at the Cumming Street intersection.

The Dr. J.L. Morris House was constructed in 1935 and is 89 years old. The structure is approximately 3,117 square feet and was constructed in the English Vernacular Revival style. According to *Alpharetta, Milton County – the Early Years*, Dr. J.L. Morris became one of Alpharetta's first family doctors despite his formal schooling ending after 5th grade. After developing a strong interest in reading, J.L. Morris decided to pursue a career as a doctor at the age of 34. After practicing medicine in Buena Vista, Georgia for seventeen (17) years, Dr. Morris came to Alpharetta in 1929 and opened his first office at what is now 116 North Main Street. Dr. Morris's daughter, Jessie Morris Roberts followed in his footsteps and the two of them provided medical service for Alpharetta for over 94 years.

CRITERIA FOR DESIGNATION OF A HISTORIC PROPERTY

In order to be designated a historic property, the property must be an individual building, structure or parcel of land that meets the following criteria:

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

Response: According to Alpharetta, Milton County – the Early Years, Dr. J.L. Morris became one of Alpharetta's first family doctors. He came to Alpharetta in 1929 and opened his first office at what is now 116 North Main Street. Jessie Morris Roberts, Dr. Morris's daughter, followed in his footsteps and the two of them

provided medical service for Alpharetta for over 94 years.

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

Response: The Alpharetta & Old Milton County Historical Society recognized the significance of the Dr. J.L. Morris House by recommending the structures inclusion on the City's Historic Resources Inventory – Contributing Historic Buildings.

c. Is deemed worthy of preservation (and the benefits available due to such status) by reason of value to the City, the region, the State, or the nation for one or more of the following reasons:

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

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

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

Response: The Dr. J.L. Morris House was constructed in 1935 and is approximately 89 years old. The architectural style is English Vernacular Revival.

CONCURRENCES

Staff has reviewed the applicant's proposal against the established review criteria for a historic designation. The proposal meets the criteria for historic designation.

CITIZEN PARTICIPATION PLAN

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

COMMUNITY ZONING INFORMATION MEETING

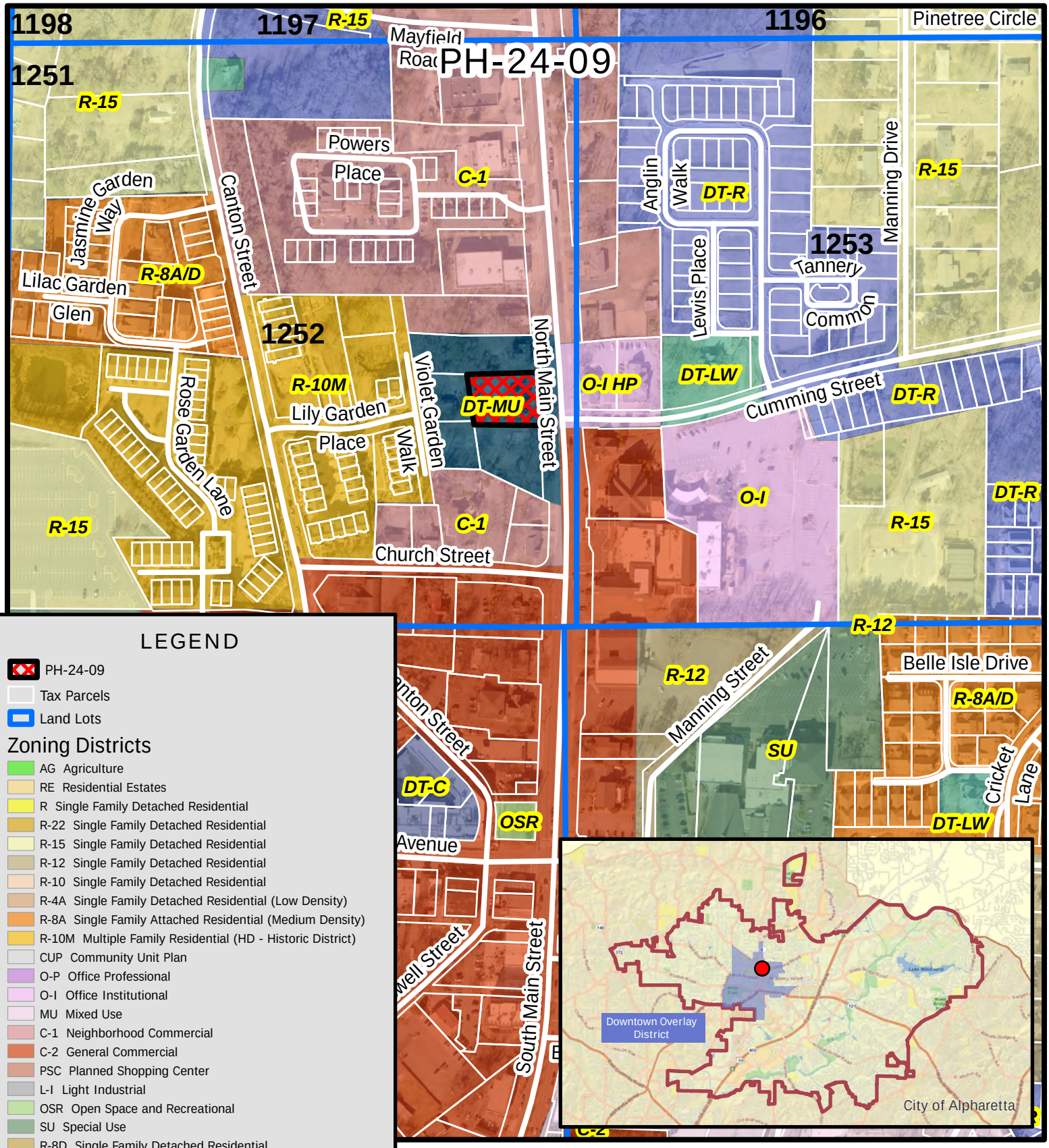
CZIM was held on March 13, 2024. There were no public comments.

ATTACHMENTS:
• Aerial Map • Zoning Map • Future Land Use Map • Location Map • Dr. J.L. Morris Historical Excerpts • Ordinance • CZIM • Citizen Part B • Application

PH-24-09
D/LL: 2/2/1252
HPC: 4/11/24
CC: 4/29/24

Aerial Map
Historic Designation
116 North Main Street

Location Map Provided by:
Community Development - GIS



LEGEND

- PH-24-09
- Tax Parcels
- Land Lots

Zoning Districts

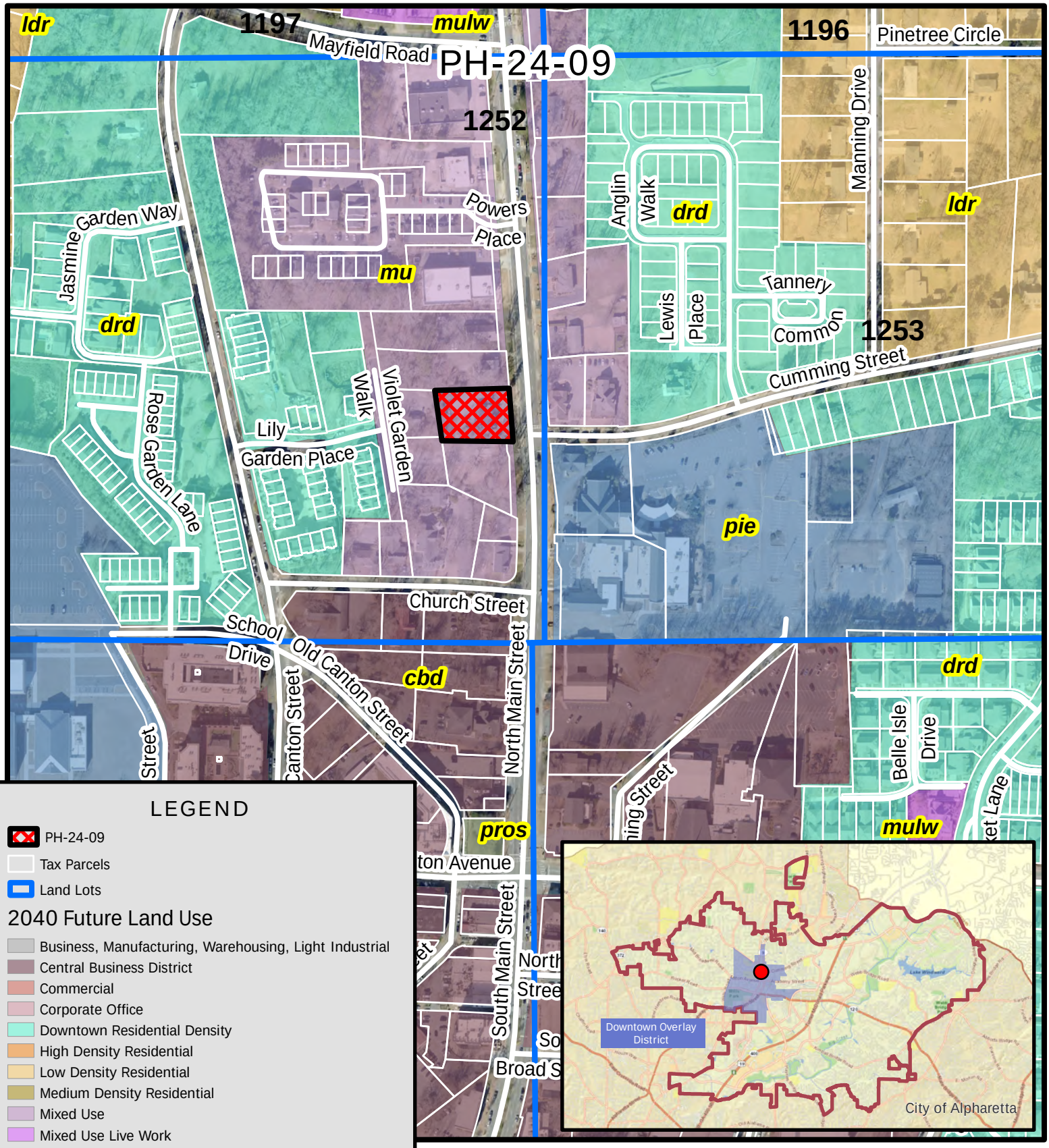
- AG Agriculture
- RE Residential Estates
- R Single Family Detached Residential
- R-22 Single Family Detached Residential
- R-15 Single Family Detached Residential
- R-12 Single Family Detached Residential
- R-10 Single Family Detached Residential
- R-4A Single Family Detached Residential (Low Density)
- R-8A Single Family Attached Residential (Medium Density)
- R-10M Multiple Family Residential (HD - Historic District)
- CUP Community Unit Plan
- O-P Office Professional
- O-I Office Institutional
- MU Mixed Use
- C-1 Neighborhood Commercial
- C-2 General Commercial
- PSC Planned Shopping Center
- L-I Light Industrial
- OSR Open Space and Recreational
- SU Special Use
- R-8D Single Family Detached Residential
- R-4D Single Family Detached Residential (Medium Density)
- R-8A/D Single Family Attached/Detached Residential
- DT-C Downtown Core
- DT-MU Downtown Mixed-Use
- DT-LW Downtown Live-Work
- DT-R Downtown Residential

PH-24-09
D/LL: 2/2/1252
HPC: 4/11/24
CC: 4/29/24

Zoning Map
Historic Designation
116 North Main Street

THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS



LEGEND

- PH-24-09
- Tax Parcels
- Land Lots

2040 Future Land Use

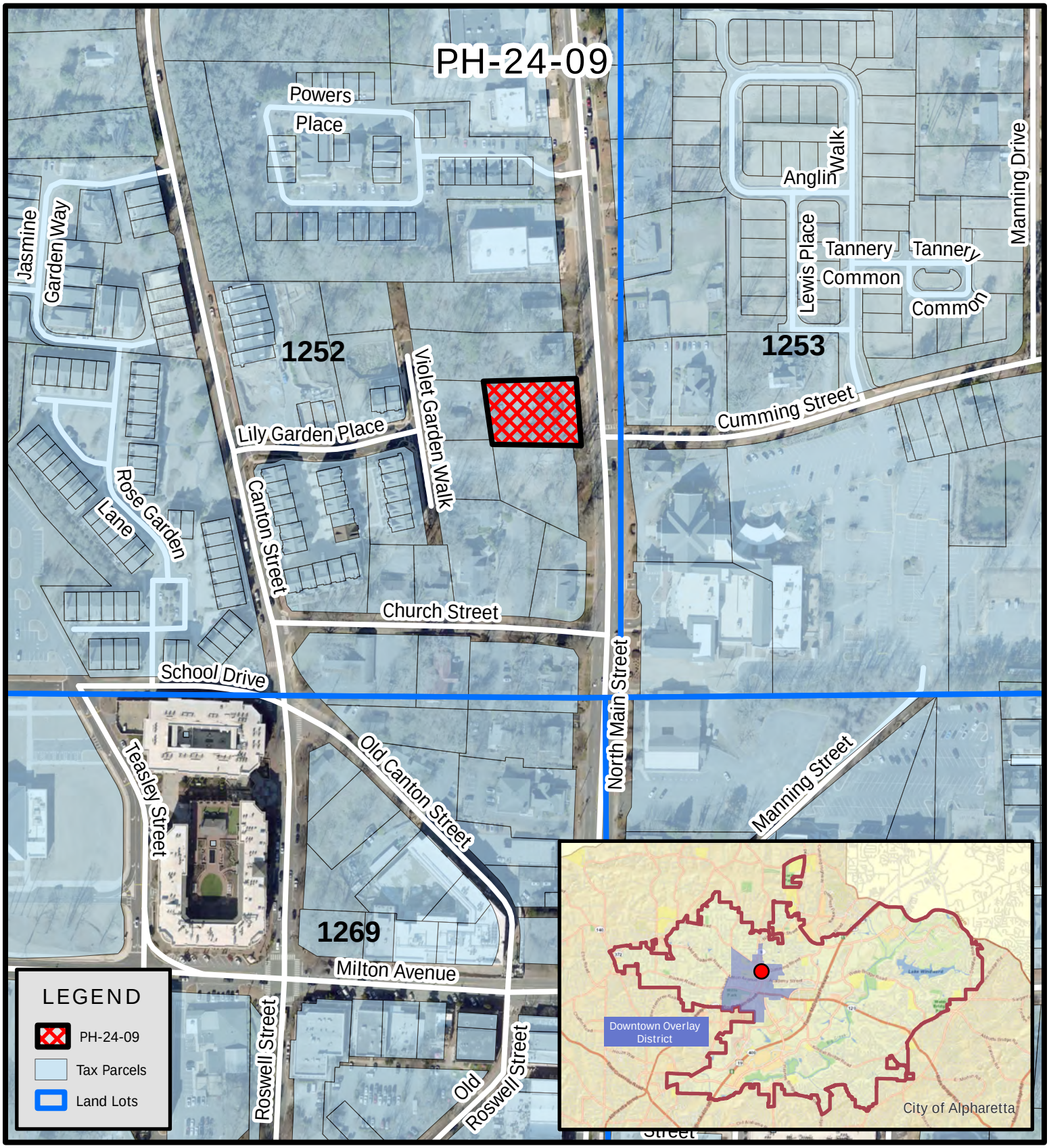
- Business, Manufacturing, Warehousing, Light Industrial
- Central Business District
- Commercial
- Corporate Office
- Downtown Residential Density
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Mixed Use
- Mixed Use Live Work
- Parks, Recreation, Open Space
- Professional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

PH-24-09
D/LL: 2/2/1252
HPC: 4/11/24
CC: 4/29/24

Future Land Use Map
Historic Designation
116 North Main Street

THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS



PH-24-09
D/LL: 2/2/1252
HPC: 4/11/24
CC: 4/29/24

Location Map
Historic Designation
116 North Main Street

Location Map Provided by:
Community Development - GIS

Dr. J. D. McCollum, who was born in 1861 and died in 1916, was a well-known Alpharetta medical doctor. He was also clerk of the Alpharetta First Baptist Church from 1908 to 1916. (Courtesy Clayton Hawkins)

In 1860, four doctors lived within the Alpharetta city limits: Oliver P. Skelton, J. C. Street, Robert Knox, and A. Gregory. Skelton must have been a busy man as he served as Alpharetta's first postmaster and later on as Milton County ordinary for two terms. By 1870, Doctors Knox and Street had moved on, but Dr. James M. Howell was here from 1870 until his death in 1894. Dr. Thomas Chandler was also here in the 1890s.

The early 1900s brought about significant turnover among Alpharetta physicians. Dr. Skelton died in 1892, and Dr. Chandler was no longer here. Fortunately, five other doctors arrived to help meet the city's medical needs. Dr. John D. McCollum was here by the early 1900s, Dr. Cicero Cincinnatus Maddox moved to Alpharetta before 1910, and Dr. W. D. Martin completed his study at the Atlanta College of Physicians and Surgeons by 1904 and opened his practice the same year. "Dr. Martin offered his professional services at the rate of $1.25 for day time calls, $1.50 for night time calls and $5.00 for uncomplicated delivery of babies" (*Revue* Jan 1985). Dr. W. H. Rusk moved to Alpharetta, and Dr. John Carl Gilstrap opened a practice at his home on Marietta Street.

However, the security of having five good doctors was short-lived. Dr. McCollum died in 1916, Dr. Maddox died in 1920, Dr. Rusk died in 1921, Dr. Gilstrap died in 1924, and Dr. Martin died in 1925.

But two more fine doctors, both with interesting backgrounds, moved to Alpharetta in the 1920s. Walter William Phillips was a sawmiller in the Hopewell community until he decided to go to medical school while in his late twenties. After leaving school, he practiced medicine in the Birmingham community for fifteen years. In 1925, he moved to Alpharetta and, for a short time, lived at the Dodd Hotel. After completing a new home on Canton Street, he moved his office there. Eventually, he built a gray brick home on Roswell Street and added a small medical office behind the house. The home still stands and is used for commercial purposes. Dr. Phillips was known for administering doses of a potent red medicine. Children worked hard to stifle coughs while in his presence, hoping to avoid a dose of this powerful liquid. While serving the community, this highly respected physician delivered approximately three thousand babies (*Herald* 24 Oct 1963). Dr. Phillips died at age eighty in 1963.

J. L. Morris had been a tenant farmer in north Milton County, near the Arnold Mill community. His formal schooling ended after fifth grade, but as a young man, he developed a strong interest in reading. A book wagon, an early mobile library, came to his community frequently. Morris began reading two to three books each week. He decided he wanted to become a doctor and entered medical school at age thirty-four. Residents of Milton greatly benefited from his decision. He came here in 1929, after practicing medicine in Buena Vista, Georgia, for seventeen years (Spence 1 Aug 1986, *Revue*). Dr. Morris's first office was in his home on what

Dr. Walter William Phillips was an Alpharetta-area physician for nearly forty years. He delivered approximately three thousand babies. (Courtesy Dimp Bagley Phillips)

Four generations are shown here. From left to right are Anne Maddox Ebright, Blanche Rucker Maddox, Florence Teasley Rucker, and Laura Hagood Teasley. (Courtesy Carla Ebright)

Dr. J. L. Morris is shown in his medical office. Note the telephone in the lower left corner. Dr. Morris dispensed medication from large amber bottles in his Academy Street office. (Courtesy Roberts family)

Top, left: Juliet Tucker was the daughter of Frank Tucker and Mary Estes Tucker. She grew up at the family home on Providence Road. She married James DeVore on January 1, 1937. They became parents of Donald and Sue DeVore. (Courtesy Sue DeVore Rainwater)

During World War II, Dr. Jessie Morris Roberts set up her medical practice with her father, Dr. J. L. Morris. She and her father provided medical service for Alpharetta for a combined total of ninety-four years. (Courtesy Roberts family)

would become North Main Street. Later, he moved his office to the Webb/Brady Building, and he eventually bought the Colonel Brooke home on Academy Street, where he practiced medicine until retirement. Bill Rogers, a longtime resident who knew the doctor well, and was familiar with his quick wit, described an incident involving one of his patients. The patient said, "Doc, I think I have lice." Dr Morris responded, "What have you been doing—sleeping with hogs?"

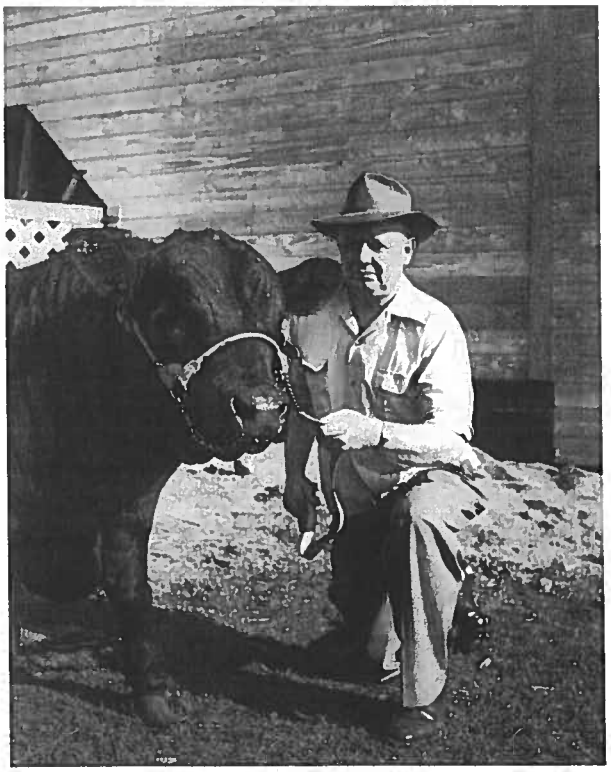
Dr. Morris's daughter, Jessie, followed in her father's footsteps. After finishing medical school, she joined her father's practice at the Brooke House, where she was known simply as Dr. Jessie. Years later, the Colonel Brooke home was razed, and Dr. Jessie built a new office close by. She was a petite woman but remembered for her injections to the rear end that were just as painful as those delivered by a two-hundred-pound man. Dr. Jessie was direct and immensely likeable. A patient, Dot Greene, said of her, "You felt better just walking in the door. She had such a beautiful smile. And she made you feel like the most important person in the world" (*Revue and News* 21 Mar 1997). Dr. Jessie died in 1996 at the age of seventy-four.

Another physician never had an office here, yet he had a great impact on the community. Dr. John R. Walker, a highly regarded and charismatic physician, grew up in the family home on Roswell Street. His father, Colonel Golson B. Walker, was an Alpharetta mayor and a popular attorney in the community. Dr. Walker opened a medical office on West Peachtree Street in Atlanta, but many of his patients were from Alpharetta and Roswell. They did not mind the twenty- to thirty-mile drive to have Dr. Walker treat their medical ills. He came to Alpharetta one day each week to make house calls and check on his five-hundred-acre cattle farm on Summit Road. Dr. Walker is also remembered for his strong and successful stand against the placement of a second regional airport in the Alpharetta area in 1970.

Whenever he performed surgery on children and was about to administer anesthesia, Dr. Walker would calm his young patients by saying, "I want you to smell this Mickey Mouse perfume."

Another valuable health care option was available to Alpharettans for more than seventy years. "The Fulton County Health Center is located on Academy Street. The Health Center provides free X-rays, medical aid and information to county residents. The health center began service in Alpharetta in 1936 with an office in the old courthouse and moved to its present location in 1949" (Brochure 1967).

Residents with toothaches were not ignored. The *Alpharetta Free Press* of March 6, 1925, reported, "Dr. Oscar L. Barnwell will be in town during court week, March 2–7 to do dental work in the hotel." In the 1930s, two dentists had offices here: Dr. Linton Fuller saw patients in his upstairs office in the Webb/Brady Building, and Dr. Holdendorff treated tooth ailments in his office over the drug store on South Main Street.



An Alpharetta native, Dr. John R. Walker was a well-known Atlanta physician. He was also a successful cattle farmer, first raising white-faced Herefords and later Black Angus cattle for breeding stock. He is photographed at his Summit View Farms, which covered five hundred acres on and around Brittle and Summit roads. (Courtesy Virginia Walker Nickerson)

ORDINANCE NUMBER:

AN ORDINANCE BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA TO AMEND SECTION 2.9 HISTORIC PRESERVATION INCENTIVE ZONING OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ALPHARETTA, GEORGIA; TO ADD 116 NORTH MAIN STREET (DR. J.L. MORRIS HOUSE) TO APPENDIX B – HISTORIC RESOURCES INVENTORY DESIGNATED HISTORIC BUILDINGS; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

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

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

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

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

WHEREAS, the City Council desires to amend Article II of the Unified Development Code for the foregoing purposes; and

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

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

- **Section 1:** Section 2.9 Historic Preservation Incentive Zoning Appendix B – Historic Resources Inventory – Designated Historic Buildings of the Unified Development Code is hereby amended by revising same as set forth in Exhibit "A" attached hereto as is fully set forth herein.

- **Section 2:** If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the

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

- **Section 3:** This Ordinance shall be effective immediately upon its adoption by the City Council and the amendments made herein shall be incorporated into the Unified Development Code of the City of Alpharetta, Georgia, as applicable. This Ordinance hereby repeals any and all conflicting ordinances and amendments.

SO ORDAINED, this ____ day of January _____.

CITY OF ALPHARETTA

By: _____
Jim Gilvin, Mayor

COUNCIL MEMBERS

_____
Mayor Pro Tem Dan Merkel

_____
Council Member Donald F. Mitchell

_____
Council Member Brian Will

_____
Council Member Douglas J. DeRito

_____
Council Member John Hipes

_____
Council Member Jason Binder

(SEAL)

Attest:

_____
Lauren Shapiro, City Clerk

Approved as to form and legal sufficiency:

_____
[INSERT ATTORNEY], City Attorney

EXHIBIT “A”

APPENDIX B - HISTORIC RESOURCES INVENTORY—DESIGNATED HISTORIC BUILDINGS

Address	Description	Property Owner
10 Cumming St.	R.D. Manning House	Properties of Duffy, LLC.
40 Cumming St.	Lewis Manning House	Taylor Morrison of Georgia, LLC.
1080 Rucker Rd.	Troy Rucker House	Millie R. Hogan
333 Milton Ave.	Farmhouse Cottage	Blaise Miller, One Ninety-Three Residential Group, LLC.
0 Morris Road	Farmhouse Settlement	City of Alpharetta
531 South Main Street	Earl Wood House	Morley Holdings Coffee Plantation LLC
133 Cumming Street	Gardner House	Toriano Young & Associates, Inc.
116 North Main Street	Dr. J.L. Morris House	116 North Main LLC

Community Zoning Information Meeting (CZIM) **March 13, 2024**

Please sign-in and leave your comments and/or concerns.

PH-24-06 / Dr. J.L. Morris/116 North Main Street Historic Designation

NAME	ADDRESS	COMMENTS
Lars Holmquist	319 Concord St Alpharetta, GA 30009	Very much like that this building will have an historic designation. The proposed changes seem reasonable to accomodate the new function space while maintaining the look of the existing structure.
Nick + Diane ~~Bakes~~ Grecco	310 Banbury Xing Alpharetta, GA 30009	Love the historic designation for the Violin house (+ proposed restaurant). Building plans look reasonable.
Richard DeLuca	400 BANBURY XING ALPHARETTA, GA 30009	Tastefully done. Thanks for saving the house!!

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 North Main

Contact Name: Brent Beecham Telephone: 7708627895

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.

Everyone seemed pleased we would be preserving another nice period home in the city. They were supportive of reuse as a restaurant.

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

- [x] Letter
- [ ] Personal Visits
- [ ] Telephone
- [x] 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: 3/18/2023

Print Form

MARKET DISTRICT

3/4/2024

Brent Beecham
116 North Main St
Alpharetta, GA 30009

RE: **PH-24-09 Dr. Morris House/ 116 North Main Street Historic Designation**

Dear Property Owner:

Please allow this letter to serve as public notice for Consideration of a request to designate the Dr. Morris House as historic. The property is located at 116 North Main Street and is legally described as being located in Land Lot 1252, 2nd District, 2nd Section, Fulton County, Georgia.

The Community Zoning Information Meeting (CZIM) for this request will be held on **Wednesday, March 13, 2024, at 6:00 PM** in the Community Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is Located at 2 Park Plaza, Alpharetta, GA 30009. 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 Historic Preservation Commission on Thursday, April 11, 2024, at 3:00 PM, and City Council on Monday, April 29, 2024, at 6:30 PM**. The meetings will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at brent@md-atl.com or 770-862-7895

Sincerely,

Brent Beecham

CURRENT OCCUPANT
116 N MAIN ST
ALPHARETTA GA 30009

GEISEL PAMELA A
1000 POWERS PL
ALPHARETTA GA 30004

WEST MAIN I LLC
1001 CAMBRIDGE SQ SUITE A
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1120 POWERS PL
ALPHARETTA GA 30009-8359

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F9 PROPERTIES LLC
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1999 LIVING TRUST THE
89 CANTON ST
ALPHARETTA GA 30009-3632

SIMS BRIAN P & LINDSAY
91 CANTON ST
ALPHARETTA GA 30009

CANTON STREET FD DEVELOPMENT
PARTNERS LLC
91 W WIEUCA RD BLDG/STE A 2000
ATLANTA GA 30342

BECHER MICHELLE
93 CANTON ST
ALPHARETTA GA 30009

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

BECKER TIMOTHY A & KELLY L
97 CANTON ST # 2
ALPHARETTA GA 30009

PHILLIPS RICHARD MARK & NATALIE
99 CANTON ST
ALPHARETTA GA 30009

Community Zoning Information Meeting (CZIM) **March 13, 2024**

Please sign-in and leave your comments and/or concerns.

PH-24-06 / Dr. J.L. Morris/116 North Main Street Historic Designation

NAME	ADDRESS	COMMENTS
Lars Holmquist	319 Concord St Alpharetta, GA 30009	Very much like that this building will have an historic designation. The proposed changes seem reasonable to accomodate the new function space while maintaining the look of the existing structure.
Nick + Diane ~~Bakes~~ Grecco	310 Banbury Xing Alpharetta, GA 30009	Love the historic designation for the Violin house (+ proposed restaurant). Building plans look reasonable.
Richard Deluca	400 Banbury Xing Alpharetta, GA 30009	Tastefully done. Thanks for saving the house!!

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #: PH2240006
PH #: PH-24-09
☐ Property Taxes & Code Violations Verified
☑ Fee Paid Initial: PC

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

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

Contact Information:

Contact Name: Brent Beecham Telephone: 7708627895

Address: 4575 Webb Bridge Rd Suite: #5400

City Alpharetta State: GA Zip: 30005 Fax:

Mobile Tel: 7708627895 Email: brent@md-atl.com

Subject Property Information:

Address: 116 N Main St. Current Zoning: DTC

District: Section: Land Lot: Parcel ID:

Proposed Zoning: Current Use: Office/Restaurant

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)*: Application for Historic Designation

Letter of Intent 116 North Main Street Historic Designation

Per the approved zoning conditions for 116 North Main Street, we intend to restore the property and designate it as Historic under the City's Historic Preservation Incentive Ordinance. Restoration will be completed by the 1st TCO/CO, subject to a Certificate of Appropriateness from the Historic Preservation Commission.

The purpose of this application is the designate the existing building on the property, known as the Dr. Morris House under the City's Historic Preservation Incentive Ordinance.

Once the designation is approved by City Council, we will then apply for a Certificate of Appropriateness to the Historic Preservation Commission.

Once the Certificate of Appropriateness is issued, we will become compliant with the approved zoning conditions for Z-22-202/V-22-08 116 & 126 North Main St.

The intended purpose, per the zoning conditions, includes restaurant as an approved new use for the building that is currently used as a violin repair shop. We have contracted a full service restaurant to occupy the renovated space. The permit we will ultimately request is for an empty shell with new mechanical, electrical, plumbing and sprinkler systems installed. In addition, we are adding space in the rear of the building to accommodate a kitchen that the current structure cannot house. The new tenant will apply for its own building permit to finish the interior and kitchen spaces.

Site improvements and relationship to the adjacent new structures are being permitted separately per 126 North Main Street LDP #D230009 under a separate cover.

Applicant Request And Intent

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

Restaurant per our zoning conditions.

Applicant's Request (Please itemize the proposal):

Modify the existing structure to extend the rear of the building and expand the basement level of the structure.

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

Modifications are intended to make the structure suitable for a full service restaurant per our zoning conditions for use of the building.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: 116 North Main LLC (Brent Beecham) Telephone: 7708627895

Address: 4575 Webb Bridge Rd Suite: #5400

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: D Tracy Ward, Architect Telephone: 4044058662

Address: 5155 Doubletree Dr Suite:

City Cumming State: GA Zip: 30040 -

So Sworn and Attested:

Owner Signature: Date: 2/26/24

Notary:

Notary Signature: Date: 2/26/24

VICTORIA K DUBOSE
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires Mar. 5, 2027

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: **Brent Beecham**

Subject Public Hearing Case: **116 N Main St. Application for Historic Designation**

Campaign Contribution Information:

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

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

Name of Official: N/A Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: _____ Date: 2/26/24

DESIGNATION OF A HISTORIC PROPERTY (Wills Overlook - Earl Wood house)

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

   The property is of historic and architectural significance to the City.

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

   The property possesses historic integrity due to its location at the Southern entrance to the City of Alpharetta and its design which is reminiscent of the early 1900 era.

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

   - The property is an outstanding example of a building representative of its era and over 75 years old, and
   - The property is one of the few remaining examples of a past architectural style or type and over 75 years old.

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 North Main St.

Contact Name: Brent Beecham Telephone: 7708627895

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.

Holmes Hawkins	100 North Main St Alpharetta LLC
Larry Bracken	
Douglass Rowles	
Brian Richey	
Paul Northsworthy	
Robert O'Donnell	

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
- [x] Group Meeting
- [x] Email
- [ ] Other *(Please Specify)*

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

Sent email with explanation of our project and offered meeting or phone call as necessary should they desire further information.

CURRENT OCCUPANT
116 N MAIN ST
ALPHARETTA GA 30009

GEISEL PAMELA A
1000 POWERS PL
ALPHARETTA GA 30004

WEST MAIN I LLC
1001 CAMBRIDGE SQ SUITE A
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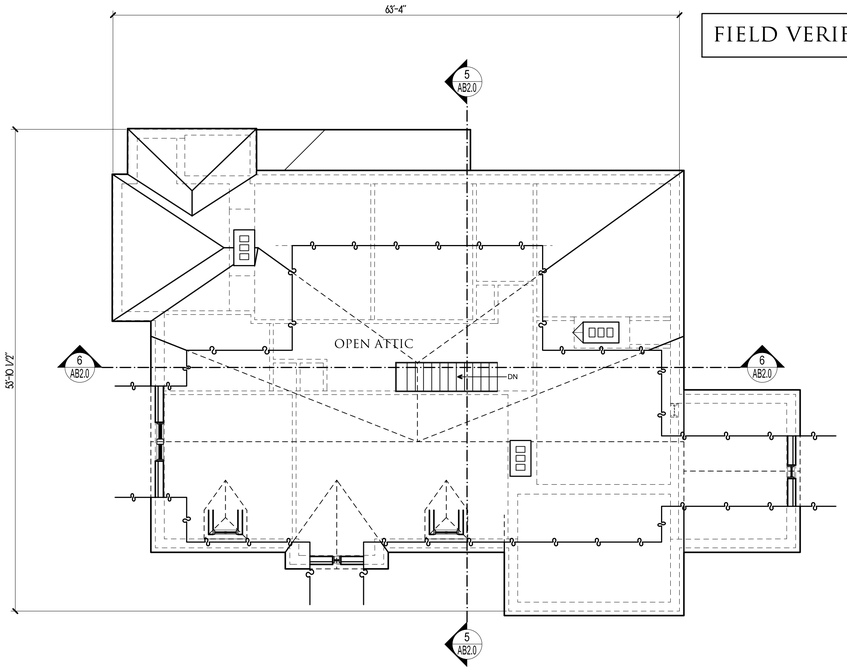
ALPHARETTA GA 30009

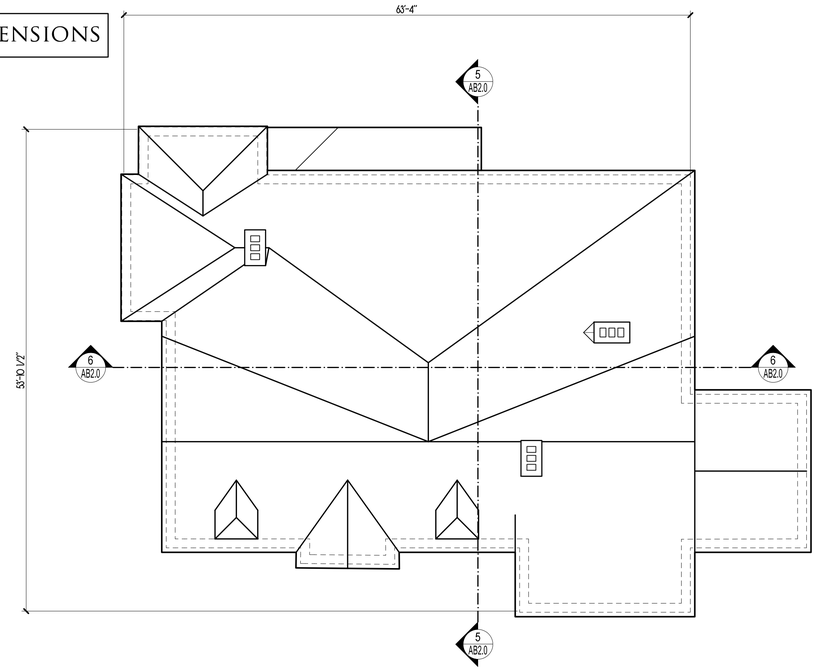
PHILLIPS RICHARD MARK & NATALIE
99 CANTON ST
ALPHARETTA GA 30009

TENANT SIGNAGE
TENANT SIGNAGE
TENANT SIGNAGE
100 N. MAIN
ARCHITECT
D. TRACY WARD
EST. 1993
REVISED
4:37 am, Mar 10, 2023

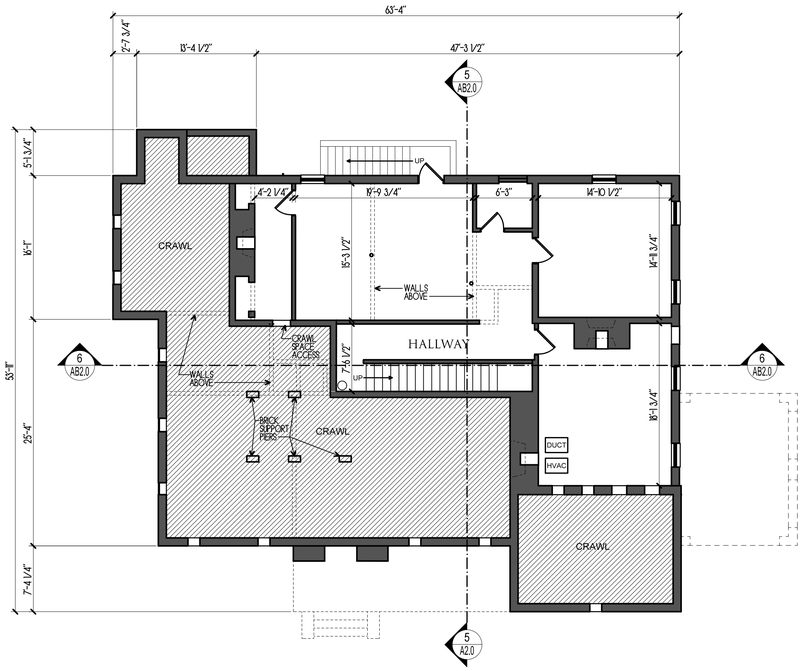
FIELD VERIFY ALL DIMENSIONS



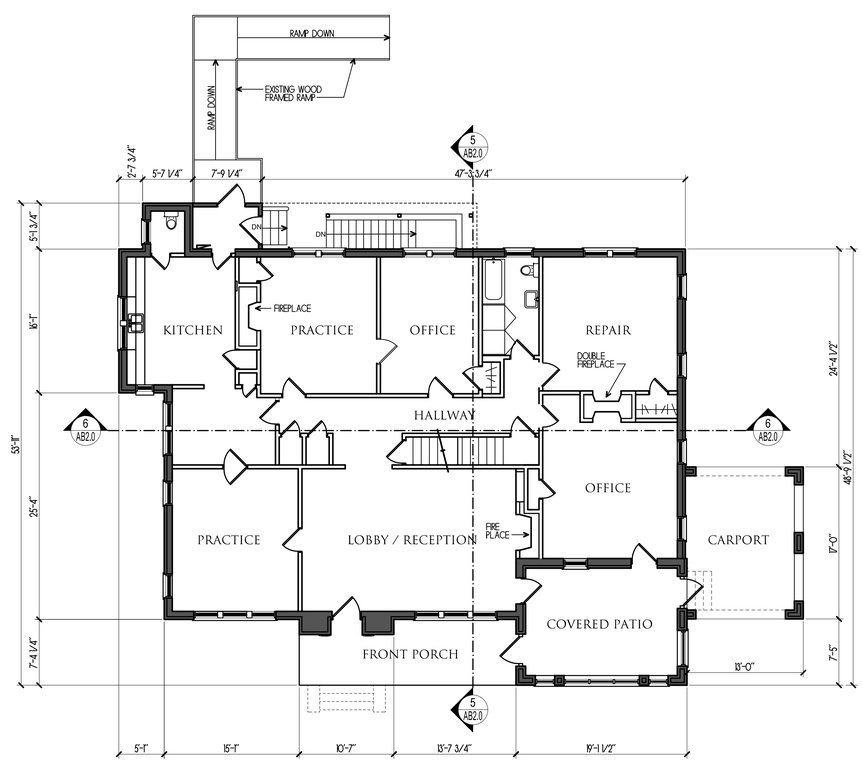
3 ATTIC PLAN
1/8" = 1'-0"



4 ROOF PLAN
1/8" = 1'-0"



0 BASEMENT LEVEL FLOOR PLAN
1/8" = 1'-0"



1 MAIN LEVEL FLOOR PLAN
1/8" = 1'-0"

House Repurpose & Renovation

116 North Main Street
Alpharetta, GA

STATE OF GEORGIA
D. TRACY WARD
REGISTERED ARCHITECT

GENERAL NOTES:

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2- This architect and/or architectural firm is not contracted to provide waterproofing details & specifications for this project (unless otherwise noted).

ARCHITECT
D. TRACY WARD
EST. 1993

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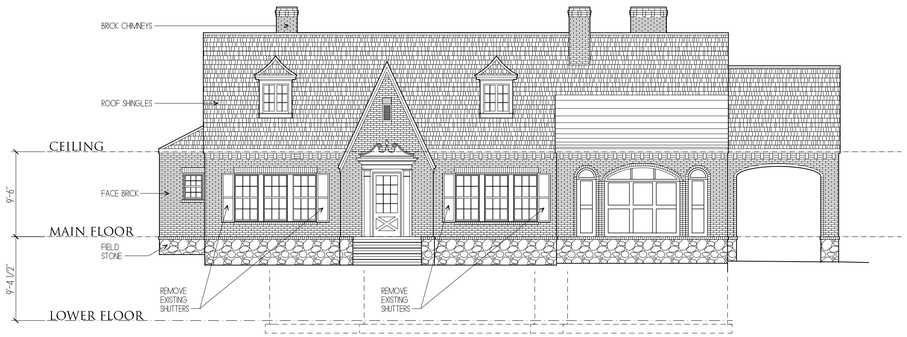
Benchmark Design, PC
Architects & Planners

Design Professional	D. Tracy Ward, GA #8230
Issue Date	02/29/2024

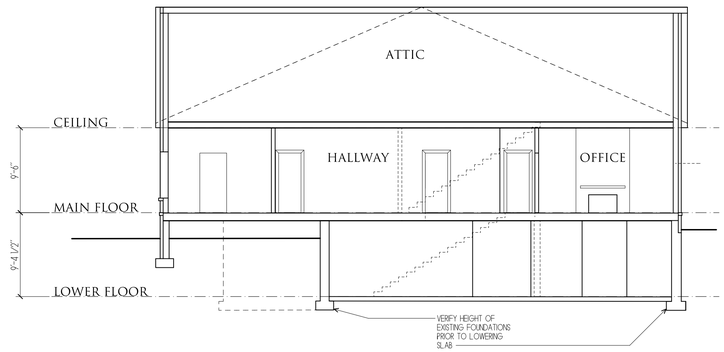
Date	Description
03/15/2023	Owner Review Progress
03/31/2023	Pricing
12/20/2023	Design Review/Pricing
01/15/2024	Preliminary Review
02/29/2024	Shell Demo/Reno/Addition

Project Name	116 North Main Street
Project Number	19030
Drawn by	JB/DTW
Designed by	DTW
Checked by	DTW
Description	As Built Floor Plans
Sheet Number	AB1.0

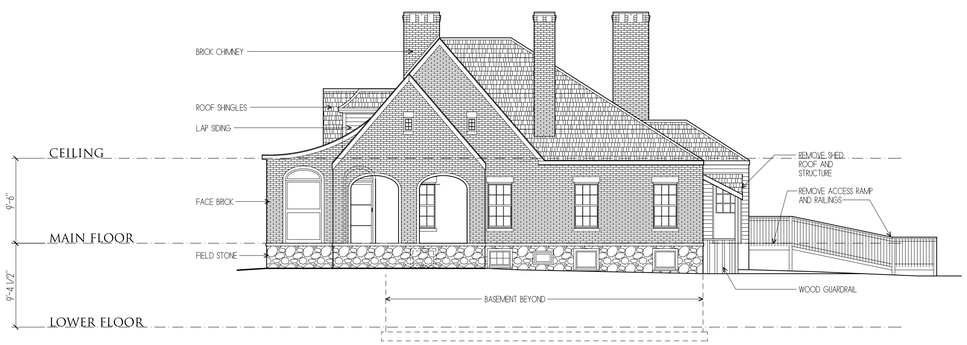
FIELD VERIFY ALL DIMENSIONS



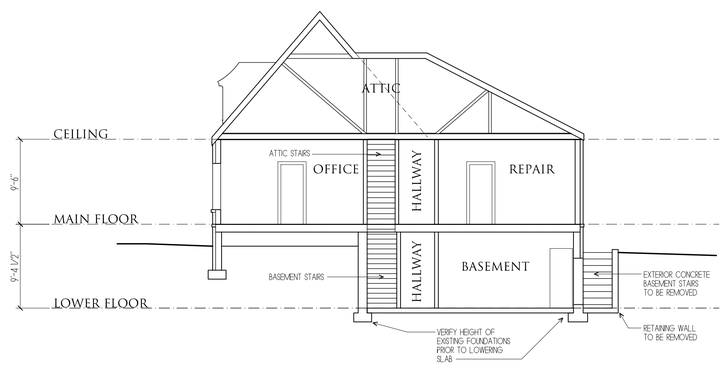
1 EAST ELEVATION
1/8" = 1'-0"



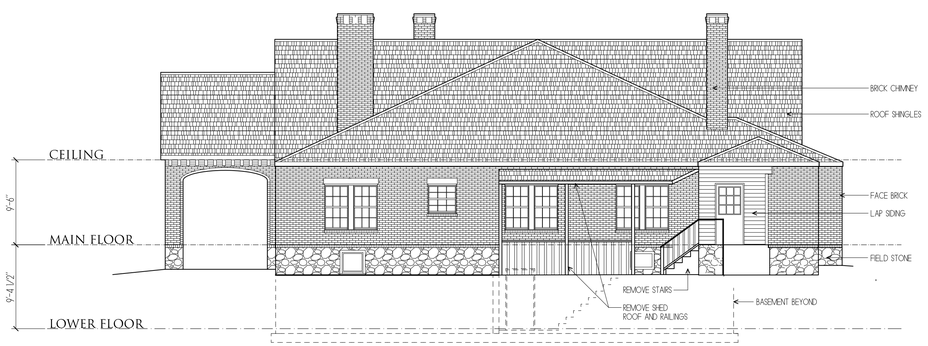
6 LONGITUDINAL SECTION
1/8" = 1'-0"



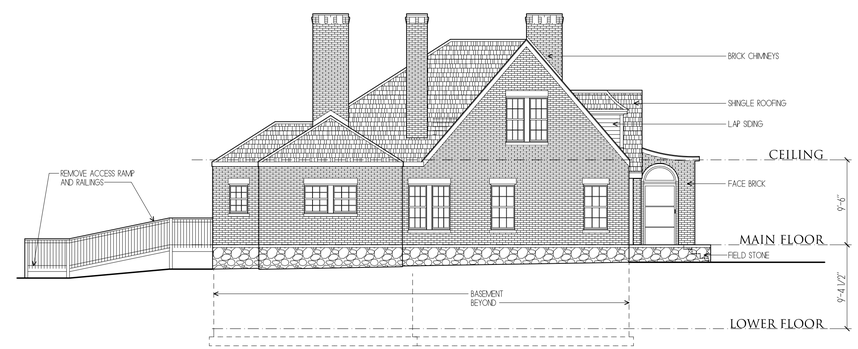
2 NORTH ELEVATION
1/8" = 1'-0"



5 CROSS SECTION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"

House Repurpose & Renovation

116 North Main Street
Alpharetta, GA

STATE OF GEORGIA
D. TRACY WARD
REGISTERED ARCHITECT

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ARCHITECT
D. TRACY WARD
EST. 1993

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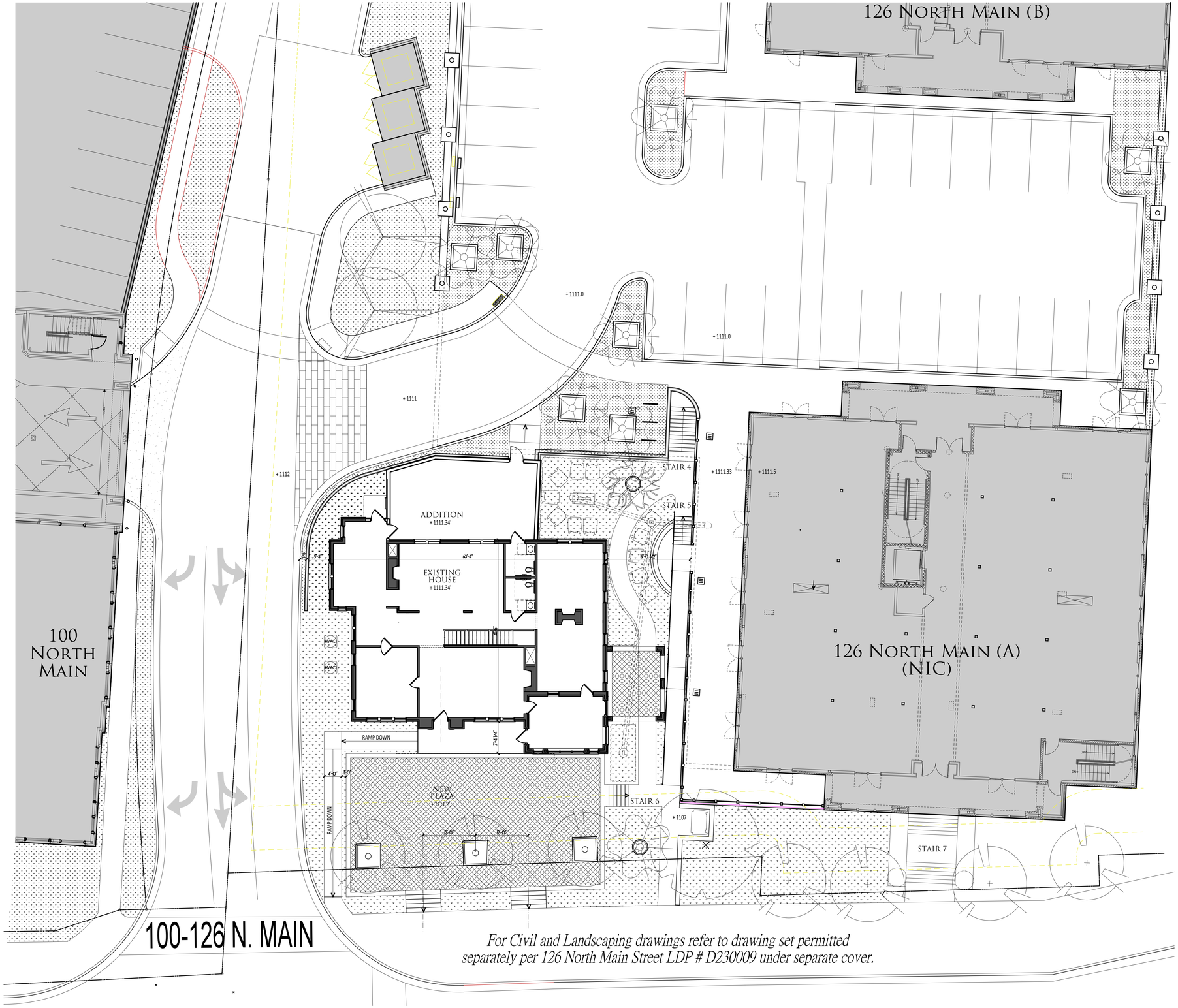
Design Professional	D. Tracy Ward, GA #8230
Issue Date	02/29/2024

Date	Description
03/15/2023	Owner Review Progress
03/31/2023	Pricing
12/20/2023	Design Review/Pricing
01/15/2024	Preliminary Review
02/29/2024	Shell Demo/Reno/Addition

Project Name	116 North Main Street
Project Number	19030
Drawn by	JB/DTW
Designed by	DTW
Checked by	DTW
Description	As Built Elevations & Sections
Sheet Number	AB2.0



For Civil and Landscaping drawings refer to drawing set permitted separately per 126 North Main Street LDP # D230009 under separate cover.

1 ARCHITECTURAL SITE PLAN
3/32" = 1'-0"

(SHOWING FULLY RENOVATED CONDITIONS)

House Repurpose & Renovation

116 North Main Street
Alpharetta, GA

STATE OF GEORGIA
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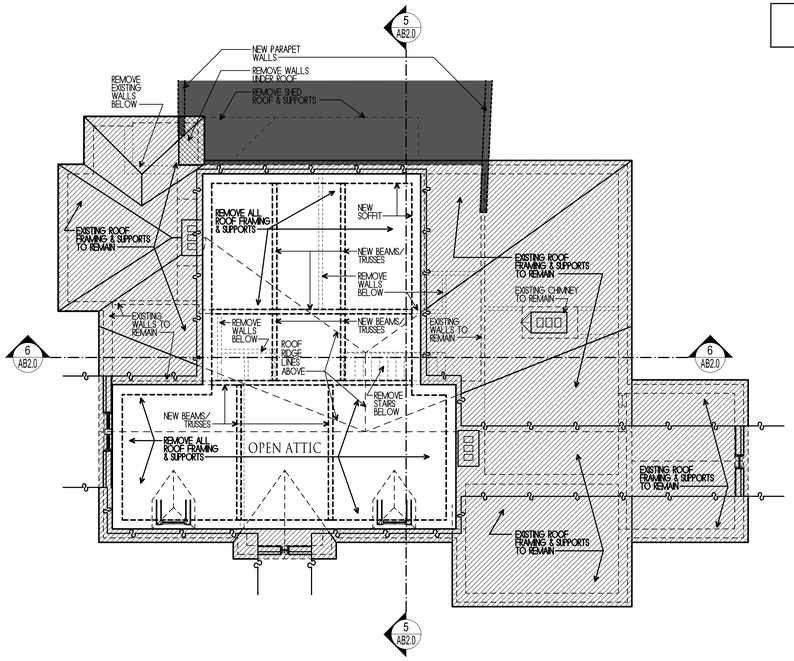
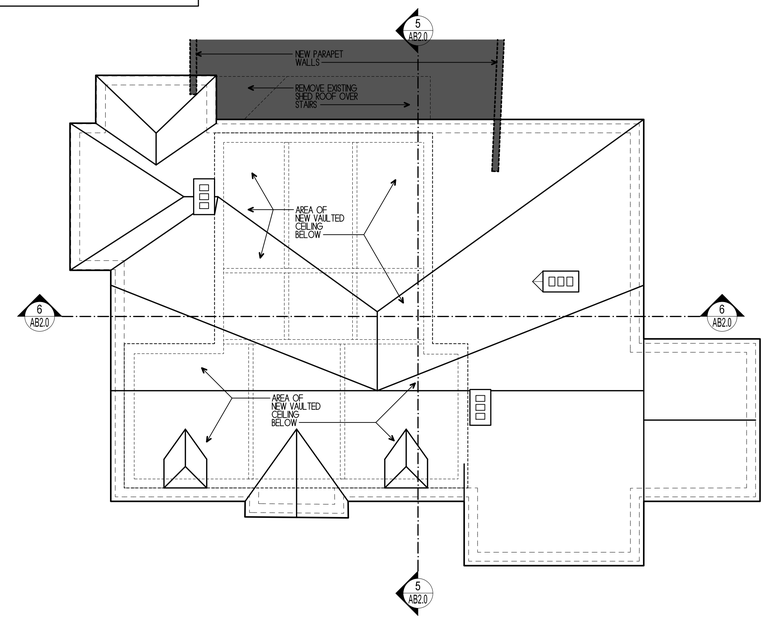
02/29/2024	Shell Demo/Reno/Addition

Project Name	116 North Main Street
Project Number	19030
Drawn by	JB/DTW
Designed by	DTW
Checked by	DTW
Description	Architectural Site Plan
Sheet Number	AS1.0

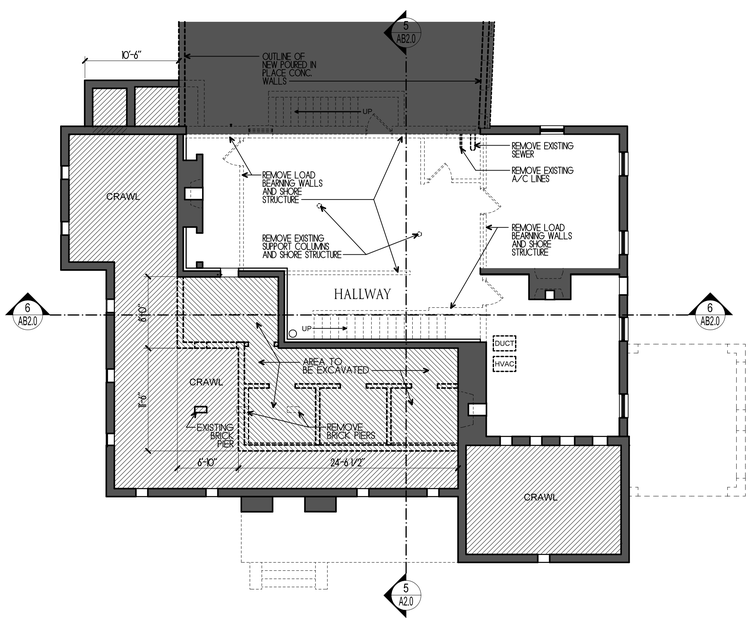
FIELD VERIFY ALL DIMENSIONS



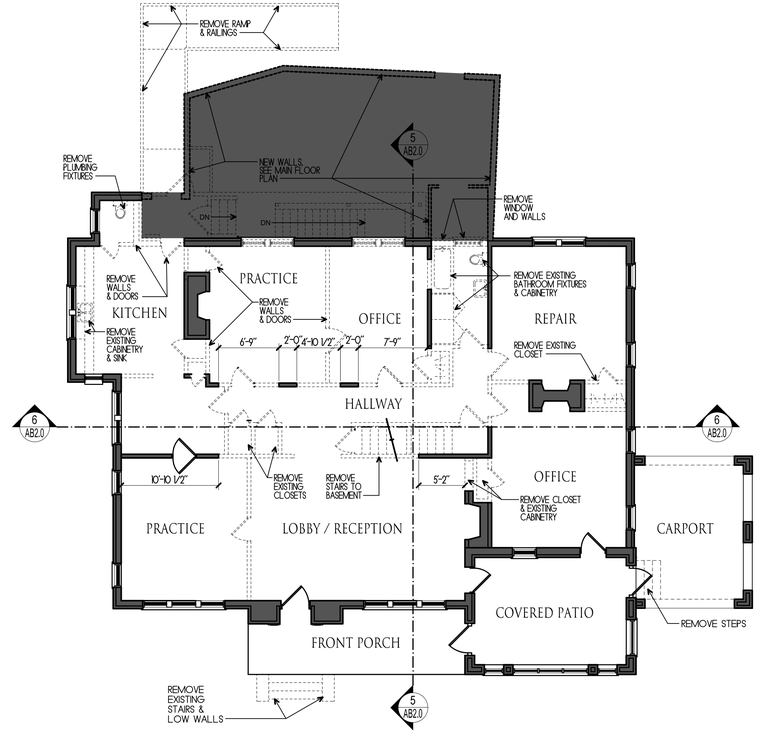
3 ATTIC PLAN
1/8" = 1'-0"



4 ROOF PLAN
1/8" = 1'-0"



0 BASEMENT LEVEL FLOOR PLAN
1/8" = 1'-0"



1 MAIN LEVEL FLOOR PLAN
1/8" = 1'-0"

House Repurpose & Renovation

116 North Main Street
Alpharetta, GA

STATE OF GEORGIA
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EST. 1998

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Date	Description
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03/31/2023	Pricing
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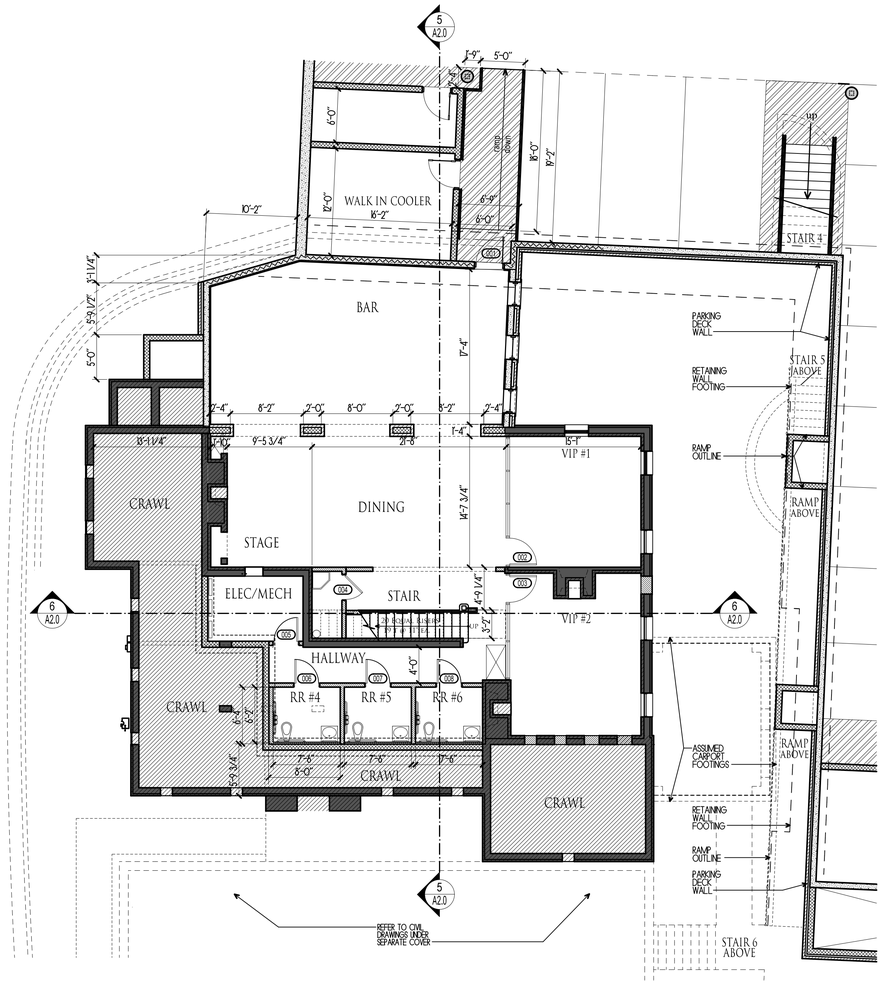
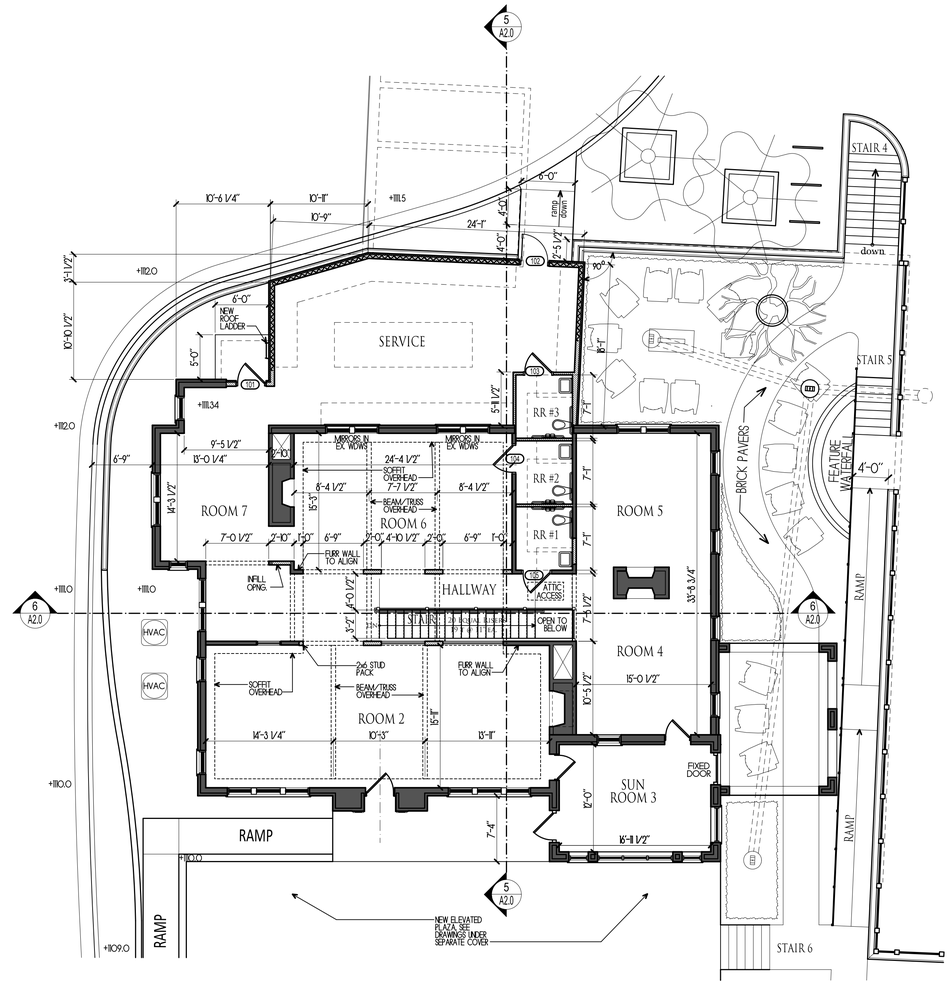
02/29/2024	Shell Demo/Reno/Addition

Project Name	116 North Main Street
Project Number	19030
Drawn by	JB/DTW
Designed by	DTW
Checked by	DTW
Description	Demolition Floor Plans
Sheet Number	A1.0

FIELD VERIFY ALL DIMENSIONS



0 BASEMENT LEVEL FLOOR PLAN
1/8" = 1'-0"



1 MAIN LEVEL FLOOR PLAN
1/8" = 1'-0"

WALL LEGEND

SYMBOL	RATED WALLS AS SHOWN
	2 HOUR WALL - UL U419 6" MTL. STUDS - SEE A0.3
	CMU WALL SEE SHEET A0.3
	CMU WALL SEE SHEET A0.3
	2 HOUR CONC. WALL SEE SHEET A0.3

SEE RATINGS LEGEND SHEET A0.2

House Repurpose & Renovation

116 North Main Street
Alpharetta, GA

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Issue Date	02/29/2024

Date	Description
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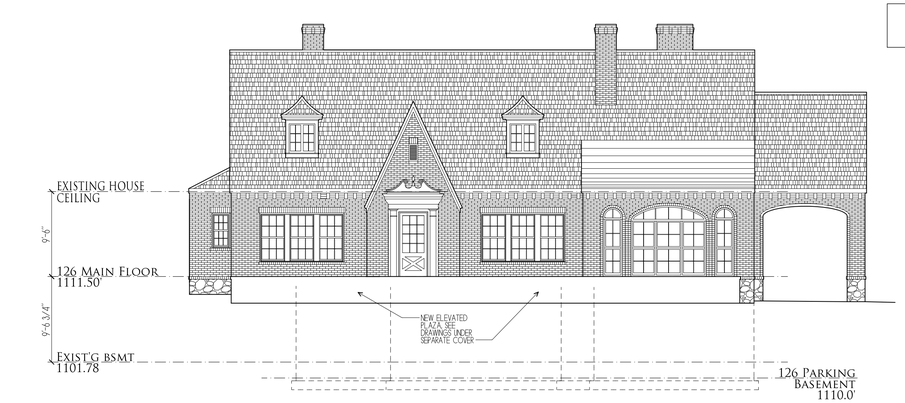
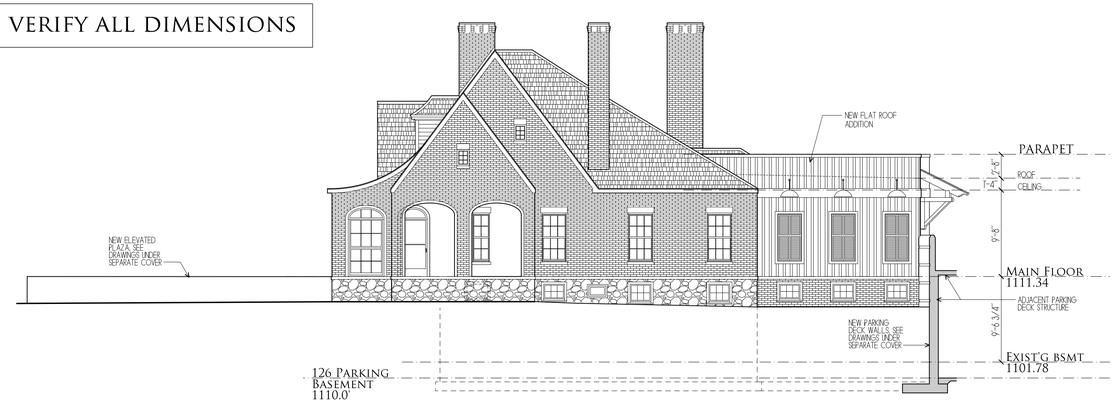
02/29/2024	Shell Demo/Reno/Addition

Project Name	116 North Main Street
Project Number	19030
Drawn by	JB/DTW
Designed by	DTW
Checked by	DTW
Description	New Floor Plans
Sheet Number	A1.1

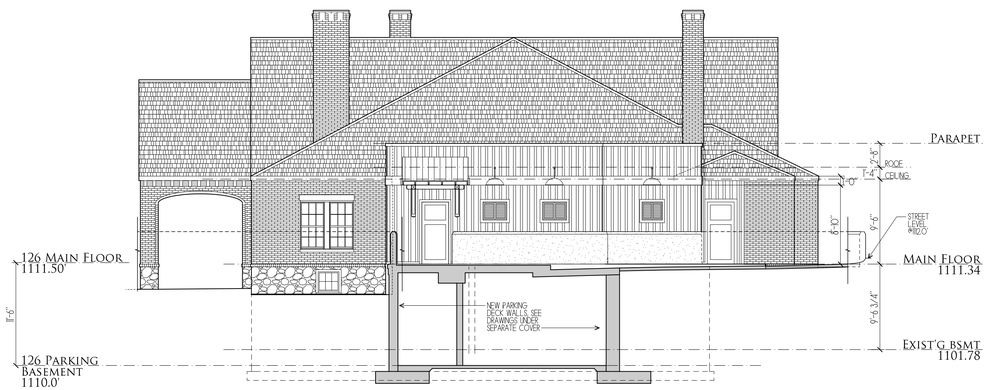
FIELD VERIFY ALL DIMENSIONS



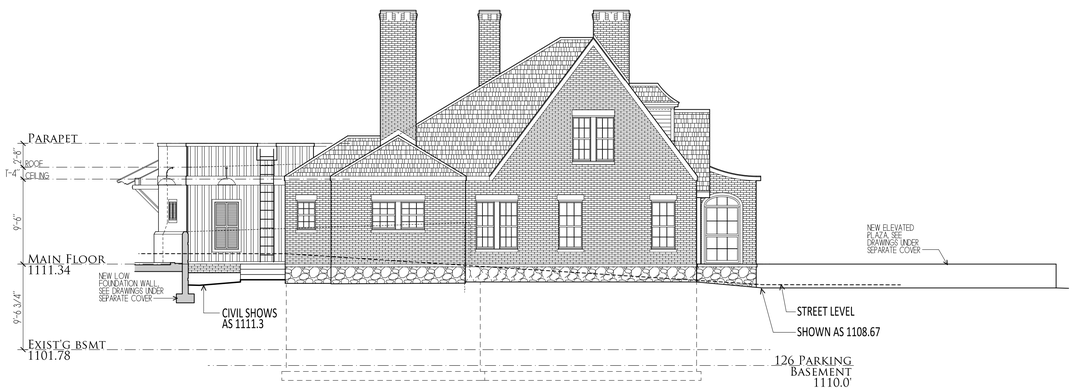
1 EAST ELEVATION
1/8" = 1'-0"



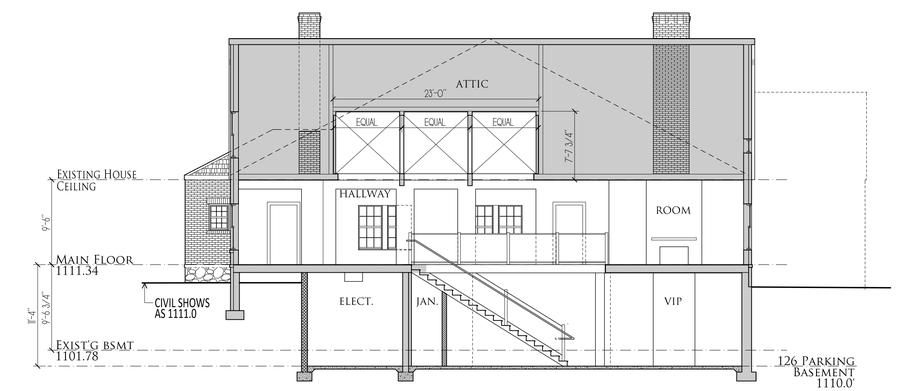
2 NORTH ELEVATION
1/8" = 1'-0"



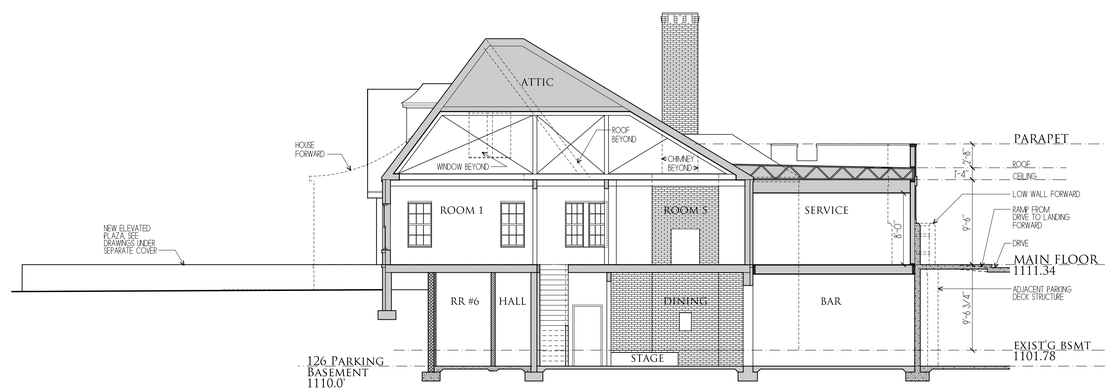
3 WEST ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"



5 LONGITUDINAL SECTION
1/8" = 1'-0"



6 CROSS SECTION
1/8" = 1'-0"

House Repurpose & Renovation

116 North Main Street
Alpharetta, GA

STATE OF GEORGIA
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REGISTERED ARCHITECT

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EST. 1992

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02/29/2024	Shell Demo/Reno/Addition

Project Name	116 North Main Street
Project Number	19030
Drawn by	JB/DTW
Designed by	DTW
Checked by	DTW
Description	New Elevations & Sections
Sheet Number	A2.0

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

~LOCATION MAP~
(NOT TO SCALE)

~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

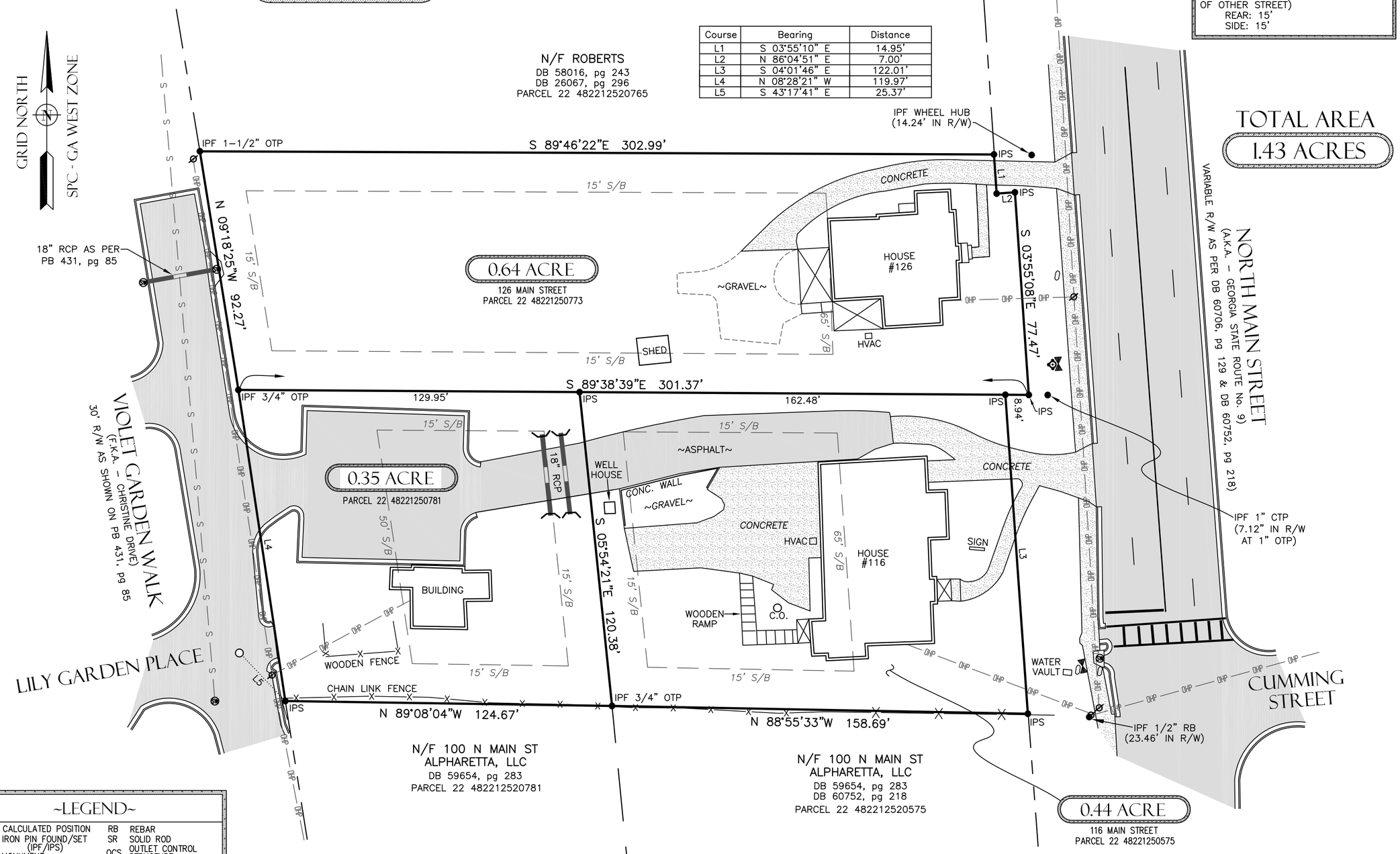
PARCEL NUMBER: 22482212520773, 22482212520781 & 22482212520575

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.

~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'

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'



~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	GI	GRATE INLET
DB	DEED BOOK	DI	DROP INLET
N/F	NOW OR FORMERLY	Ⓢ	SANITARY SEWER MANHOLE (SSMH)
OTP	OPEN TOP PIPE	☼	LIGHTPOLE
PB	PLAT BOOK	⊘	CLEANOUT
PG	PAGE		
P/L	PROPERTY LINE		
⊠	TELEPHONE PED. (T.P.)	(ALL IPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED)	
	FIRE HYDRANT (FH)		
	WATER METER (WM)	— — —	ADJOINER
	WATER VALVE (WV)	———	LAND LOT LINE (L.L.L.)
	POWER BOX (PBX)	———	RIGHT OF WAY (R/W)
	POWER POLE (PP)	—X—	FENCE
		—OHP—	OVERHEAD POWER

GRAPHIC SCALE

0 30 60 90

(IN FEET)
1 inch = 30 ft.

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~

GEORGIA PROFESSIONAL NO. 3216 LAND SURVEYOR DUSTY L. LOWMAN

PREPARED BY
DES DAVIS
ENGINEERING & SURVEYING
133 PROMINENCE COURT
SUITE 210
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM
CERTIFICATE OF AUTHORIZATION NUMBER: LSF 001057

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

116 North Main Street
(only)
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 5 degrees 54 minutes 21 seconds West a distance of 120.38' to a point; thence South 89 degrees 38 minutes 39 seconds East a distance of 162.48' to a point;

thence South 4 degrees1 minute 46 seconds East a distance of 122.01' to a point, said point being the Point of Beginning.

Said tract contains 0.44 acres (19,166 square feet) more or less.

CITY COUNCIL STAFF REPORT

Department: Community Development
Submitted By: Kathi Cook
Prepared By: Michael Woodman
Meeting Date: April 29, 2024

AGENDA ITEM: PH-24-07 UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS – HOTELS

Consideration of text amendments to the Unified Development Code (UDC). Amend UDC Articles I and II to amend the definition of 'Extended Stay Hotel', add a definition for 'Hotel, Hybrid', add 'Hotel, Hybrid' use in certain zoning districts, amend Miscellaneous Regulations pertaining to 'Extended Stay Hotels', and add Miscellaneous Regulations pertaining to 'Hotel, Hybrid' use.

This item was considered at the April 11, 2024 Planning Commission meeting. There were no public comments. After discussion, Planning Commission recommended approval. Vote 7-0

ITEM DESCRIPTION:

Staff recommends amendments to Unified Development Code (UDC) Articles I and II to amend the definition of 'Extended Stay Hotel', add a definition for 'Hotel, Hybrid', add 'Hotel, Hybrid' use in certain zoning districts, amend Miscellaneous Regulations pertaining to 'Extended Stay Hotels', and add Miscellaneous Regulations pertaining to the 'Hotel, Hybrid' use. Amend UDC Section 1.4. Definitions, amend UDC Section 2.2 Permitted Use Districts and Regulations, and amend UDC Section 2.7 Miscellaneous Regulations.

The amendments to the definition and miscellaneous regulations pertaining to 'Extended Stay Hotel' is necessary to distinguish the use from the proposed 'Hotel, Hybrid' use. The primary distinction proposed to the definition of 'Extended Stay Hotel' is to the average length of stay. Additional regulations related to 'Extended Stay Hotel' and 'Hotel, Hybrid' are proposed to address public health, safety, and welfare. These include prohibitions against vehicles backing into parking spaces with the license plate not visible from the drive aisle, as well as a maximum height for shrubs along the properties' road frontage.

The proposed 'Hotel, Hybrid' use is intended to address a new hotel concept allowing stays up to one (1) year. The new hotel concept typically has rooms equipped with a full kitchen and laundry room. Currently, the City's Unified Development Code (UDC) includes three (3) hotel uses, 'Boutique Hotel', 'Hotel or Motel' and 'Extended Stay Hotel'. 'Extended Stay Hotel' use would not allow the new hotel concept due to the length of stay and in-room food preparation and laundry facilities.

The proposed definition of 'Hotel, Hybrid' limits the number of long-term stay rooms (up to one year) to no more than 30% of the total rooms in the hotel. All other rooms would comply with the definition of 'Hotel or Motel' which has an average stay of less than seven (7) days. Staff proposes to allow 'Hotel, Hybrid' by conditional use in the CUP (Community Unit Plan), O-I (Office-Institutional), C-2 (General Commercial), PSC (Planned Shopping Center), LI (Light Industrial), and MU (Mixed Use) zoning districts. As is the case with an 'Extend Stay Hotel', miscellaneous regulations are proposed for the 'Hotel, Hybrid' use, including a minimum three (3) acre parcel size, minimum 60,000 square feet of conference room or group meeting space, minimum 4-star hotel rating, specific parking rate, maximum number of long-term stay rooms, minimum 3,000 square foot on-site sit-down restaurant, minimum room size and maximum occupancy, to name a few. A conditional use request for this hotel type would be required to comply with the miscellaneous regulations in order to be considered for approval.

ATTACHMENTS:
• Ordinance • UDC Section 1.4 Definitions • UDC Section 2.2 Permitted Use Districts and Regulations • UDC Section 2.7 Miscellaneous Regulations

ORDINANCE NUMBER:

AN ORDINANCE BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA TO AMEND ARTICLES I AND II OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ALPHARETTA, GEORGIA; TO ADD AND AMEND DEFINITIONS, USE OF LAND AND STRUCTURES, AND MISCELLANEOUS REGULATIONS PERTAINING TO EXTENDED STAY HOTELS AND HYBRID HOTELS; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

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

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

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

WHEREAS, the City Council desires to amend Articles I and II of the Unified Development Code for the foregoing purposes; and

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

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

Section 1: Article I, Subsection 1.4.2 titled "Defined Terms" of the Unified Development Code is hereby amended by amending same as set forth in Exhibit "A" attached hereto as if fully set forth herein.

Section 2: Article II, Section 2.2 titled "Permitted Use Districts and Regulations" of the Unified Development Code is hereby amended by amending same as set forth in Exhibit "B" attached hereto as if fully set forth herein.

Section 3: Article II, Section 2.7 titled "Miscellaneous Regulations" of the Unified Development Code is hereby amended by amending same as set forth in Exhibit "C" attached hereto as if fully set forth herein.

Section 4: If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City Council that this Ordinance would have

been adopted in its current form without the invalid or unconstitutional provision contained therein.

Section 5: This Ordinance shall be effective immediately upon its adoption by the City Council and the amendments made herein shall be incorporated into the Unified Development Code of the City of Alpharetta, Georgia, as applicable. This Ordinance hereby repeals any and all conflicting ordinances and amendments.

SO ORDAINED, this ____ day of _____.

CITY OF ALPHARETTA

By: _____
Jim Gilvin, Mayor

COUNCIL MEMBERS

_____
Mayor Pro Tem Dan Merkel

_____
Council Member Donald F. Mitchell

_____
Council Member Brian Will

_____
Council Member Douglas J. DeRito

_____
Council Member John Hipes

_____
Council Member Fergal Brady

(SEAL)

Attest:

_____
Lauren Shapiro, City Clerk

Approved as to form and legal sufficiency:

_____
[INSERT ATTORNEY], City Attorney

Exhibit “A”

1.4.2 Defined Terms.

Extended Stay Hotel. A building in which lodging is provided for transient guests for an average stay of less than one (1) month and offered to the public for compensation and ~~A building containing guest rooms for lodging, offered to the public for compensation, which are advertised, designed, intended or routinely utilized for weekly or monthly occupancy, or in which at least 30% of all~~ guest rooms have facilities for the refrigeration and preparation of food by guests, such as a refrigerator and a cooktop/stove (or a refrigerator, a microwave, and a dishwasher or kitchenette sink), and a self-serve laundry facility is available for guests use. For the purposes of this Code, extended stay hotels, hybrid hotels, and hotels (or motels) are separate and distinct uses. See Section 2.7.3, and Section 2.7.8.

Hotel, Hybrid. A building in which lodging along with customary lodging facilities and services, such as meeting rooms, restaurant, maid service and fitness center, are provided for transient guests for a mix of short- and long-term stays. The hybrid hotel primarily provides lodging for transient guests for an average stay of less than 7 days and offered to the public for compensation. No more than 30% of guest rooms may provide lodging for transient guests for long-term stays up to one year. Hotel services shall include the provision of food and beverage services suitable for both guests and groups, on-site restaurant, lounges, group meeting space with banquet facilities and selective amenities, such as but not limited to spas, banquets rooms, doormen, valet parking, concierge, and high-end restaurant and boutiques. Guest rooms within the building shall not contain equipment for food preparation other than a mini-fridge and/or microwave, except that rooms provided for longer stays may have equipment for food preparation. There shall be no self-laundry facilities (for guest's use) within the building, except that rooms provided for longer stays may have self-laundry facilities. Access to each guest room shall be through an inside lobby supervised at all hours.

Exhibit “B”

2.2.11 CUP community unit plan.

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

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

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

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

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

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

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

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

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

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

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

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

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

C. *Conditional Uses.* A property in the CUP district may be used for those uses listed in Table 2.2, including any of the following uses if the uses have been included in the conditions of approval for the CUP zoning on the property; or if the uses are designated on the CUP's Concept Plan; or if the

CUP's concepts plan identifies district categories (i.e. commercial, office) wherein the use would otherwise be permitted by right or as a conditional use:

1. Agricultural and Residential Uses.
    a. Dwelling, Group (congregate housing, assisted living facility, home-elderly, nursing).
    b. Dwelling, 'For-Sale' Attached.
    c. Dwelling, 'For-Sale' Detached.
    d. Dwelling, 'For-Rent'.
    e. Bed and Breakfast.
2. Business Uses.
    a. Animal Hospital, small animals.
    b. Art Galleries.
    c. Athletic Facility.
    d. Automobile Sales and Leasing.
    e. Automobile Service and Service Station.
    f. Automotive Parts.
    g. Bakery.
    h. Barber Shop.
    i. Bank, Savings and Loan.
    j. Beauty Shop.
    k. Book Store or Stationery.
    l. Boutique Hotel.
    m. Bowling Alley.
    n. Brewery.
    o. Broadcasting Studio (radio or TV).
    p. Building Equipment/Material.
    q. Clinic.
    r. Contractor's Office with and without outside storage.
    s. Convenience Market with or without gas pumps.
    t. Dance Studio.
    u. Day Care Center.
    v. Distillery.
    w. Drug Store.
    x. Dry Cleaning Pick-up Station.
    y. Equestrian Center.

z. Extended stay hotel (see Section 2.7).

aa. Fitness Studio.

bb. Florist, Retail without Greenhouse.

cc. Funeral Home wino cemetery or mausoleum.

dd. Golf, Miniature.

ee. Grocery Store.

ff. Hardware and Garden Supply Store.

gg. Hotel or Motel.

hh. Hotel, Hybrid.

ii. Laboratory, Research or Commercial.

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

kk. Liquor Store.

ll. Office Building or Office Park (Research and Development shall be a permitted use within an existing Office Building or Office Park or where office is a permitted use within an existing master plan).

mm. Park, playground.

nn. Pet Day Care.

oo. Pet Grooming.

pp. Print Shop.

qq. Public Building.

rr. Recreation Facilities, Indoor and Outdoor.

ss. Rental Services Establishment without outside storage.

tt. Research and Development.

uu. Restaurant.

vv. Restaurant, with Drive-thru window.

ww. Retail Sales and Services Establishments not otherwise listed for this zoning district.

xx. Retail Establishment, Mixed Sales.

yy. School, Commercial.

zz. Shop or Studio, Craftsman/Artist.

aaa. Spa Services.

bbb. Special Event Facility.

ccc. Theater, Cinema.

3. Wholesale, Storage and Industrial Uses.

a. Laundry, Industrial.

b. Locker, Frozen Food or Cold Storage.

c. Manufacturing, Light.

d. Wholesale Establishment.

4. Semipublic Uses, Utilities.

a. Airport, public or private.

b. Amphitheater.

c. Auditorium.

d. Church, Synagogue.

e. Club, association or lodge.

f. Country Club.

g. Fire Station.

h. Golf Course, Driving Range.

i. Heliport, public or private.

j. Hospital.

k. Library.

l. Museum.

m. Parle or Playground.

n. Power Station.

o. School, Academic.

p. Switching Station (Telecom).

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

r. Wireless Tower.

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

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

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

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

Open space: Each CUP shall have a minimum of 15% of the gross acres of the CUP dedicated or set aside as open space. Amenities may be included within the 15% open space requirement. However, open

space shall not include any other required open areas such as required building set backs, buffers, landscape strips or other similar requirements of this Ordinance or other applicable laws.

(Ord. No. 718 , §§ 2, 4, 12-14-2015; Ord. No. 741 , § 4, 6-5-2017; Ord. No. 744 , §§ 2, 6, 7-10-2017; Ord. No. 808 , § 2(Exh. B), 9-8-2020; Ord. No. 836 , § 1(Exh. A), 10-4-2021; Ord. No. 843 , § 2(Exh. B), 4-18-2022)

2.2.13 O-I office-institutional.

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

A. *Conditional Principal Uses.* A property in the O-1 district may be used for the uses listed below and shown in Table 2.2 in accordance with an approved masterplan, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use. Lots of less than five (5) acres in size may be developed for bank, office or research and development use without public hearing subject to Design Review Board Approval.

1. Residential Uses.

    a. Dwelling, Group (nursing home, children's home, congregate housing, assisted living facility).

2. Business Uses.

    a. Bank, Savings and Loan.

    b. Broadcasting Studio (radio or TV).

    c. Clinic.

    d. Congregate Housing.

    e. Day Care Center.

    f. Drug Store.

    g. Manufacturing, Heavy.

    h. Office Building or Office Park (Research and Development shall be a permitted use within an existing Office Building or Office Park or where office is a permitted use within an existing master plan).

    i. Recreational Facilities (Indoor or Outdoor).

    j. Research and Development.

    k. Special Event Facility.

    l. Theater, Cinema.

3. Semipublic Uses, Utilities.

    a. Church, Synagogue.

    b. Club, association or lodge.

    c. Golf Course, Driving Range.

    d. Heliport.

    e. Hospital.

f. Library.

g. Museum.

h. Public Building.

i. School, Academic.

B. *Accessory Uses.* A property in the O-I district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

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

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

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

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

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

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

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

2. Privacy and decorative fences and walls.

3. Swimming pool, tennis court, patio and other private recreation facilities.

4. Clubhouse, swimming pool, or community recreation facilities serving a development.

5. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.

6. Signs, subject to all of the requirements regulating signage herein.

7. Retaining walls and other site improvement structures approved as part of the development permit.

8. Retail service uses up to 25% of the floor area of an office building for services incidental to the associated office use.

C. *Conditional Subordinate Uses.* A property in the O-I district may be used for any of the following listed uses upon approval as a conditional use by the City Council provided that the uses in aggregate do not constitute more than 25% of the total project and are not segregated so as to create a retail strip center.

1. Residential Uses.

   a. Reserved.

2. Business Uses.

   a. Animal Hospital, Small Animal.

b. Art Galleries.

c. Athletic Facility.

d. Automobile Service and Service Station.

e. Bakery.

f. Barber Shop.

g. Beauty Shop.

h. Book Store.

i. Boutique Hotel.

j. Bowling Alley.

k. Brewery.

l. Car Wash.

m. Contractor's Office without outside storage.

n. Convenience Market with or without gas pumps.

o. Dance Studio.

p. Distillery.

q. Dry Cleaning Pick-up Station.

r. Extended Stay Hotel (see Sec. 2. 7).

s. Fitness Studio.

t. Florist, Retail without Greenhouse.

u. Funeral Home w/out cemetery or mausoleum.

v. Golf, Miniature, or Golf Driving Range.

w. Hotel/motel.

x. Hotel, Hybrid.

y. Laboratory, Research or Commercial.

z. Liquor Store.

aa. Parking Lot, Commercial.

bb. Print Shop.

cc. Restaurant.

dd. Restaurant, with Drive-thru window.

ee. Retail Sales & Services Establishments subject to the limitation of [subsection] 2.2.13 B 8.

ff. School, Commercial.

gg. Spa Services.

3. Wholesale, Storage and Industrial Uses.

a. Manufacturing, Light.

4. Semipublic Uses, Utilities.

a. Airport.

b. Amphitheater.

c. Auditorium.

d. Country Club.

e. Fire Station.

f. Park or Playground.

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

h. Wireless Tower.

D. *District Regulations.*

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

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

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

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

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—40 feet.

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

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

(Ord. No. 718 , §§ 3, 6, 12-14-2015; Ord. No. 741 , § 4, 6-5-2017; Ord. No. 744 , §§ 2, 6, 7-10-2017; Ord. No. 808 , § 2(Exh. B), 9-8-2020; Ord. No. 813 , § 1(Exh. A), 10-26-2020; Ord. No. 836 , § 1(Exh. A), 10-4-2021; Ord. No. 843 , § 2(Exh. B), 4-18-2022)

2.2.15 C-2 general commercial.

A. *Permitted Principal Uses.* A property in the C-2 district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Residential Uses.
    a. Dwelling, 'For-Sale'—in an existing or historic structure only.
    b. Bed and Breakfast.
2. Business Uses.
    a. Art Gallery.
    b. Athletic Facility.
    c. Automobile Service and Service Station.
    d. Automotive Parts.
    e. Bakery.
    f. Bank, Savings and loan.
    g. Barber Shop.
    h. Beauty Shop.
    i. Book Store.
    j. Bowling Alley.
    k. Broadcasting Studio (radio or TV).
    l. Carpet and Rug Sales.
    m. Clinic.
    n. Contractor's Office without outside storage.
    o. Convenience Market with or without gas pumps.
    p. Dance Studio.
    q. Day Care Center.
    r. Drug Store.
    s. Dry Cleaning Pick-up Station.
    t. Fitness Studio.
    u. Florist, Retail Without Greenhouse.
    v. Grocery Store.
    w. Hardware and Garden Supply Store.
    x. Home Improvement Store.
    y. Laundry, Self-Serve, Pick-up.
    z. Liquor Store.
    aa. Nail Salon.
    bb. Office Building or Park.
    cc. Parking lot, Commercial.
    dd. Pet Day Care.

ee. Pet Grooming.

ff. Print Shop.

gg. Rental Services Establishment without outside storage.

hh. Restaurant.

ii. Restaurant w/ Drive-thru Window.

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

kk. Retail Establishment, Mixed Sales.

ll. School, Commercial.

mm. Shop or Studio, Craftsman/Artist.

3. Semipublic Uses, Utilities.

a. Hospital.

b. Library.

c. Museum.

d. Park or Playground.

e. School, Academic.

B. *Accessory Uses.* A property in the C-2 district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following: (See also Supplementary Regulations in this Article.)

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

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

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

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

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

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

2. Privacy and decorative fences and walls.

3. Swimming pool, tennis court, patio and other private recreation facilities.

4. Clubhouse, swimming pool, or community recreation facilities serving a development.

5. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.

6. Signs, subject to all of the requirements regulating signage herein.

7. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the C-2 district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Residential Uses.

   a. Dwelling, Group (congregate housing, nursing home, etc.).

2. Business Uses.

   a. Animal Hospital, small animals.

   b. Assisted Living, Congregate housing.

   c. Automobile Sales and Leasing.

   d. Boutique Hotel.

   e. Brewery.

   f. Builder's Equipment/Material.

   g. Car Wash.

   h. Check Cashing.

   i. Church, Synagogue.

   j. Club, fraternity, association or lodge.

   k. Contractor's Office with outside storage.

   l. Distillery.

   m. Extended Stay Hotel (see Sec. 2.7).

   n. Funeral Homes.

   o. Golf, Miniature.

   p. Greenhouse with nursery.

   q. Hotel or Motel.

   r. Hotel, Hybrid.

   s. Limousine Service and Taxi.

   t. Massage Therapy (see Sec. 2.7).

   u. Pest Control Business.

   v. Spa Services.

   w. Recreation Facilities, Indoor.

   x. Recreation Facilities, Outdoor.

   y. Small Appliance Repair Shop.

z. Smoke Shop and Tobacco Store.

aa. Spa Services.

bb. Special Event Facility.

cc. Theater, Cinema.

3. Semipublic Uses, Utilities.

a. Auditorium.

b. Public Building.

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

d. Wireless Tower.

D. *District Regulations.*

Minimum Lot Area—none.

Minimum Lot Width—none.

Minimum Setbacks.

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

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

Rear yard—10 feet.

Maximum Coverage By Principal Buildings—70% (for development within Downtown Overlay—90%).

Maximum Building Height—40 feet.

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

(Ord. No. 703 , § 1, 6-1-2015; Ord. No. 704 , § 2, 6-1-2015; Ord. No. 718 , §§ 5—7, 9, 12-14-2015; Ord. No. 730 , §§ 3, 4, 12-5-2016; Ord. No. 741 , § 4, 6-5-2017; Ord. No. 744 , §§ 2, 6, 7-10-2017; Ord. No. 772 , § 3, 2-4-2019; Ord. No. 808 , § 2(Exh. B), 9-8-2020; Ord. No. 836 , § 1(Exh. A), 10-4-2021; Ord. No. 843 , § 2(Exh. B), 4-18-2022)

2.2.16 PSC planned shopping center.

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

A. *Conditional Principal Uses.* A property in the PSC district may be used for those uses listed in Table 2.2, only upon approval as a conditional use by the city council:

1. Residential Uses.

a. Dwelling, 'For-Sale', Attached (only allowed in the North Point Overlay and not exceeding (8) dwelling units/acre unless additional density is authorized in accordance with said overlay).

b. Dwelling, 'For-Sale', Detached (only allowed in the North Point Overlay and not exceeding (8) dwelling units/acre unless additional density is authorized in accordance with said overlay).

2. Business Uses.

a. Art Galleries.

b. Bakery.

c. Barber Shop.

d. Bank, Savings and Loan.

e. Beauty Shop.

f. Brewery.

g. Book Store.

h. Car Wash.

i. Carpet and Rug Sales.

j. Clinic.

k. Dance Studio.

l. Day Care Center.

m. Distillery.

n. Drug Store (Pharmacy).

o. Florist, Retail without Greenhouse.

p. Grocery Store (max. 50,000 SF in the North Point Overlay).

q. Hardware Store (max. 50,000 SF in the North Point Overlay).

r. Home Improvement Store.

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

t. Liquor Store.

u. Office Building or Park.

v. Pest Control Business.

w. Rental Services Establishment without outside storage.

x. Restaurant.

y. Restaurant w/Drive-thru window.

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

aa. Retail Establishment, Mixed Sales.

B. *Accessory Uses.* A property in the PSC district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

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

1. Privacy and decorative fences and walls.

2. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.

3. Signs, subject to all of the requirements regulating signage herein.

4. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Subordinate Uses.* A property in the PSC district may be used for any of the following only upon approval as a conditional use by the City Council and provided that these uses in aggregate do not constitute more than 50% of the site area:

1. Residential Uses.

   a. Reserved.

2. Business Uses.

   a. Animal Hospital, small animals.

   b. Athletic Facility.

   c. Automobile Service and Service Station.

   d. Automotive Parts.

   e. Bowling Alley.

   f. Boutique Hotel.

   g. Broadcasting Studio (radio or TV).

   h. Convenience Center with gas pumps.

   i. Dry Cleaning Plant.

   j. Dry Cleaning Plant with pick-up station.

   k. Fitness Studio.

   l. Funeral Home with no cemetery or mausoleum.

   m. Greenhouse, Nursery.

   n. Golf, Miniature.

   o. Hotel or Motel.

   p. Hotel, Hybrid.

   q. Nail Salon.

   r. Parking Lot, Commercial.

   s. Pet Day Care.

   t. Pet Grooming.

   u. Print Shop.

   v. Recreation Facilities, Indoor.

   w. School, Commercial.

   x. Shop or Studio, Craftsman/Artist.

   y. Spa Services.

   z. Special Event Facility.

aa. Theater, Cinema.

3. Semipublic Uses, Utilities.

a. Auditorium.

b. Church, Synagogue.

c. Club, fraternity, association or lodge.

d. Heliport, public or private.

e. Libraries.

f. Museum.

g. Park or Playground.

h. Public Building.

i. Recreational Facilities (Outdoor).

j. School, Academic.

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

l. Wholesale Establishment.

m. Wireless Tower.

D. *District Regulations.*

Minimum Lot Area—the planned development shall occupy a total of at least 10 acres. No minimum lot size is required for each building or related development site within the overall development.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

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

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

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—40 feet.

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

F. *Review Criteria.* The PSC district is intended to promote specific objectives. Therefore, the following shall be considered when reviewing a PSC master plan:

1. Pedestrian connectivity to all uses.

2. Large parking areas below grade, in decks or screened. Design efforts to provide shared parking will also be considered.

3. Accommodations for public transportation.

4. Buildings that face or appear to face public roadways.

5. Appearance standards for buildings and structured parking.

6. Limitations on uninterrupted building elevations.

7. Creation of vistas and view corridors within development.

8. Focal point features at prominent locations and ends of vistas.

9. Incorporation of natural site features.

10. Block lengths conducive to pedestrian traffic.

11. Detention and retention facilities designed to be aesthetically pleasing.

12. Creative methods for stormwater management to provide additional open space.

13. Attractive and usable street furniture in public spaces.

14. Emphasis on a high quality landscape plan.

(Ord. No. 715 , § 2, 9-28-2015; Ord. No. 718 , §§ 3, 4, 12-14-2015; Ord. No. 741 , § 4, 6-5-2017; Ord. No. 744 , §§ 2, 4, 6, 7-10-2017; Ord. No. 767 , §§ 1—3, 10-22-2018; Ord. No. 808 , § 2(Exh. B), 9-8-2020; Ord. No. 836 , § 1(Exh. A), 10-4-2021; Ord. No. 843 , § 2(Exh. B), 4-18-2022)

2.2.17 L-I industrial.

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

1. Agricultural and Residential Uses.

   a. Dwelling, Group (home-elderly, children, nursing).

2. Business Uses.

   a. Animal Hospital, small and large animals.

   b. Art Gallery.

   c. Athletic Facility.

   d. Automobile Service and Service Station.

   e. Automotive Parts.

   f. Automotive Sales and Leasing.

   g. Bakery.

   h. Bank, Savings and Loan.

   i. Book Store.

   j. Bowling Alley.

   k. Brewery.

   l. Broadcasting Studio (radio or TV).

   m. Builder's Equipment/Material.

   n. Car Wash.

o. Carpenter Shop, Woodworking.

p. Carpet and Rug Sales.

q. Check Cashing.

r. Church, Synagogue.

s. Congregate Housing.

t. Contractor's Office with and without outside storage.

u. Convenience Market with or without gas pumps.

v. Dance Studio.

w. Day Care Center.

x. Discount Store.

y. Distillery.

z. Drug Store.

aa. Dry Cleaning Pick-up Station.

bb. Fireworks Sales.

cc. Fitness Studio.

dd. Funeral Home.

ee. Greenhouse, Nursery.

ff. Grocery Store.

gg. Hardware and Garden Center.

hh. Home Improvement Store.

ii. Kennel.

jj. Laboratory, Research or Commercial.

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

ll. Limousine Service and Taxi.

mm. Liquor Store.

nn. Massage Therapy (see Sec. 2.7).

oo. Nail Salon.

pp. Office Building or Office Park.

qq. Parking Lot, Commercial.

rr. Pawn Shop.

ss. Pest Control.

tt. Pet Day Care.

uu. Pet Grooming.

vv. Print Shop.

ww. Recreation Facilities, Indoor and Outdoor.

xx. Rental Services Establishment with outside storage.

yy. Rental Services Establishment without outside storage.

zz. Research and Development.

aaa. Restaurant.

bbb. Restaurant w/ Drive-thru Window.

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

ddd. Retail Establishment, Mixed Sales.

eee. Shop or Studio, Craftsman/Artist.

fff. Small Appliance Repair Shop.

ggg. Smoke Shop and Tobacco Store.

hhh. Spa Services.

iii. Special Event Facility.

jjj. Tattoo Parlor, Body Piercing.

kkk. Taxidermist.

lll. Theater, Cinema.

mmm. Tire Retreading.

3. Wholesale, Storage and Industrial Uses.

a. Bottled Gas, storage and distribution.

b. Locker, Frozen Food or Cold Storage.

c. Machine Shop.

d. Manufacturing, Light.

e. Mini-Warehouse.

f. Septic Tank Sales, Construction.

g. School, Commercial.

h. Storage, Inside and Outside.

i. Welding Shop.

j. Wholesale Trade Establishment.

4. Semipublic Uses, Utilities.

a. Amphitheater.

b. Auditorium.

c. Church, Synagogue.

d. Heliport.

e. Hospital.

f. Library.

g. Museum.

h. Park or Playground.

i. Public Building.

j. School, Academic.

k. Switching Station, Telecom.

B. *Accessory Uses.* A property in the L-I district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

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

1. Privacy and decorative fences and walls.

2. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.

3. Signs, subject to all of the requirements regulating signage herein.

4. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* When reviewing a conditional use, consideration shall be given to factors associated with the use including, but not limited to, the following:

1. Site design.

2. Property access.

3. Hours of operation of the business.

4. Vehicular trips generated by the use.

5. Impact of the use on surrounding properties.

6. Impact of the use on the natural features of the site.

A property in the L-I district may be used for any of the following only upon approval as a conditional use by the City Council:

1.0 *Business Uses.*

a. Adult Entertainment Establishment (see Sec. 2.7).

b. Boutique Hotel.

c. Extended Stay Hotel.

d. Golf Driving Range.

e. Glass Fabrication.

f. Hotel, Hybrid.

g. Tire Retreading.

2.0 *Wholesale, Storage and Industrial Uses.*

a. Asphalt Plant.

b. Dry Cleaning Plant.

c. Concrete Plant.

d. Indoor Shooting Range (see Sec. 2.7).

e. Junk or Salvage Yard.

f. Laundry Industrial.

g. Manufacturing, Heavy.

h. Recycling Center.

i. Sawmill.

j. Sewage Disposal Plant.

k. Transfer Station.

3.0 *Semipublic Uses, Utilities.*

a. Airport, public or private.

b. Power Station.

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

d. Wireless Tower.

4.0 *Transfer Station.* Any facility associated with waste or a facility used to transfer solid waste from one transportation vehicle to another for transportation to a disposal facility or processing operation.

4.1 *General Standards.*

a. No access to transfer station facility shall be allowed from streets that primarily access residential developments;

b. Access streets shall be paved and shall be able to withstand maximum load limits established by the State of Georgia as approved by the Engineering Director;

c. No portion of a new transfer station shall be located within a three-mile radius of the property lines of an existing transfer station;

d. A minimum 200 foot undisturbed buffer and ten-foot improvement setback shall be required along all property lines except public rights-of-way;

e. A minimum 50 foot buffer and ten-foot improvement setback shall be required along all public rights-of-way;

f. A minimum six foot high solid fence or wall shall be located on property lines or interior to the required buffers and improvement setback;

g. Operation of the facility shall be limited to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday; 9:00 a.m. to 7:00 p.m., Saturday; 12:00 p.m. to 5:00 p.m., Sunday (for routine maintenance and other non-operational facility activities).

h. Only municipal solid waste is accepted at the facility. No treated or untreated regulated medical waste, treated and destroyed medical waste or asbestos waste debris shall be accepted;

i. All solid waste is removed from the transfer station within 24 hours of receipt;

j. A transfer station with permanent operating mechanical equipment must have an attendant on duty whenever the facility is open;

k. The facility shall be designed and constructed in a manner to ensure that odor will not be emitted from the site;

l. The transfer facility must be cleaned at least once every 24 hours;

m. The entrance and exit shall be cleaned at a frequency which prevents the tracking or off-site migration of waste materials;

n. The operator shall take adequate measures to minimize the creation, emission, or accumulation of excessive dust and particulates;

o. The operator shall take adequate steps to control or prevent the propagation, harborage and attraction of pests;

p. All floors must be free from standing water. All drainage from cleaning areas must be discharged to sanitary sewers, authorized cleaning areas must be discharged to sanitary sewers, authorized sanitary waste treatment facilities, or a corrosion-resistant holding tank;

q. The facility shall provide fire suppression equipment as directed by the City of Alpharetta Fire Department;

r. All solid waste passing through the transfer station must be ultimately treated or disposed of at an authorized facility;

s. The transfer station must have adequate storage space for incoming solid waste;

t. Operational records must be maintained at facilities with permanent operating mechanical equipment. These records must include a daily log of the quantity of solid waste received and transported, specifying the origin by hauler and the destination of the solid waste transported daily;

u. The facility shall not generate more than 150 total vehicle trips per day;

v. An annual report must be submitted to the Community Development Department which summarized the information gathered in (t), above;

w. The facility shall be developed, operated and maintained in a safe, nuisance-free manner; and

x. The facility and its operation must be in compliance with GA EPD requirements.

4.2 *Additional Permit Application Requirements.*

a. Application requirements. An application for a solid waste transfer station permit must confirm to the requirements set forth herein. Applications for initial permits to construct and operate a solid waste transfer station must include the following:

(1) Regional plan or map. The regional plan or map must delineate the service area of the proposed transfer station.

(2) Site plan. The site plan must include:

(a) Site conditions and projected site utilization, including all site structures (such as buildings, fences, gates, entrances and exits, parking areas);

(b) Property boundaries, access roads, the locations of all surface water bodies, and 100-year floodplain boundaries;

(c) All proposed structures and areas designated for unloading, sorting, storage, and loading, including dimensions, elevations and floor plans of these structures and areas, and the general process flow; and

(d) Adjacent properties, including the location of public and private water supplies on these properties.

(3) Engineering report. The engineering report must include:

(a) A description of the general operating plan for the proposed facility, including the origin, composition, and expected weight or volume of all solid waste to be accepted, the maximum time any such waste will be stored, where all waste will be disposed of, and the proposed capacity operating hours, and the expected life of the facility;

(b) A description of all machinery and equipment, including the design capacity;

(c) A proposed transfer plan specifying the transfer route, the number and type of transfer vehicles to be used, and how often solid waste will be transferred to the disposal site;

(d) A description of the facility's drainage system and water supply system; and

(e) A contingency plan that details an alternative solid handling system for periods when not operating, or for delays in transporting solid waste due to undesirable conditions, such as delivery of unauthorized waste, fires, dust, odor, vectors, unusual traffic conditions, equipment breakdown or other emergencies.

4.3 *Design Standards.* All transfer stations must meet minimum design requirements as follows:

a. Unloading and loading areas.

(1) The unloading area must be adequate in size and design to facilitate efficient unloading from the collection vehicles and the unobstructed movement of vehicles;

(2) The unloading and loading pavement areas must be constructed of concrete or asphalt paving material and equipped with adequate drainage structures;

(3) Processing, tipping, sorting, storage, and compaction areas must be located within an enclosed building;

(4) Provisions must be made for weighing or measuring all solid waste transferred to the facility;

(5) Sufficient internal storage areas must be provided for incoming solid waste;

(6) Exhaust removal systems must be installed in enclosed areas; and

(7) The facility must be designed to accommodate expected traffic flow in a safe and efficient manner.

4.4 *Expansion or Modification of Existing Facilities.* No transfer station facility existing as of 12/06/04 may make modifications which require a permit, make changes that require a permit modification from the GA EPD or increase the square footage of any buildings on site without City Council approval. When reviewing modification or expansion plans, the Council

may consider the extent to which the proposed modification or expansion meets the standards established in Sections 4.1 and 4.3, herein; however, any existing buildings which do not meet setback requirements shall be considered non-conforming and shall remain, but may not be expanded with regard to the setback non-conformity pursuant to UDC Sec. 2.4.2.

D. *District Regulations.*

Minimum lot size—one acre.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

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

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

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—35%.

Maximum Building Height—35 feet.

Development on property over 25 acres in size requires masterplan approval through a Public Hearing process.

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

(Ord. No. 708 , § 1, 8-10-2015; Ord. No. 715 , § 3, 9-28-2015; Ord. No. 718 , §§ 7, 10—12, 12-14-2015; Ord. No. 741 , §§ 2, 3, 6-5-2017; Ord. No. 744 , §§ 2, 3, 5, 6, 7-10-2017; Ord. No. 808 , § 2(Exh. B), 9-8-2020; Ord. No. 835 , § 1(Exh. B), 10-4-2021; Ord. No. 836 , § 1(Exh. A), 10-4-2021; Ord. No. 843 , § 2(Exh. B), 4-18-2022)

2.2.20 MU mixed use district.

This district is intended to allow for the development of a mix of uses within the framework of a master plan. The district regulations are intended to allow greater design flexibility in order to accommodate a pedestrian focused environment that provides opportunities for living, working, shopping, recreation and entertainment.

A. *Applicability.* This zoning district is applicable to properties located within:

1. Areas that are primarily non-residential in character; or
2. Along major roadways that are primarily commercial in character; or
3. Historic Downtown Alpharetta; or
4. As noted in the Comprehensive Land Use Plan.

B. *Permitted Principal Uses.* A property in the MU district may be used only for those uses approved as part of the conditions of approval of the MU zoning on the property and as further limited below.

1. *Dwelling, attached or detached:* At least 25% of the MU development shall be utilized as residential dwellings. Land use calculations shall utilize gross floor area for vertical mix of uses and land area for horizontal mix of uses.

Dwelling, 'For-Rent' and 'For-Sale' units shall require conditional use approval as set forth in Table 2.2.

2. *Commercial:* At least 10% of the MU development shall be utilized as commercial uses (as approved in the MU master plan). Land use calculations shall utilize gross floor area for vertical mix of uses and land area for horizontal mix of uses.

3. *Open Space:* MU developments shall incorporate the following amounts and types of open space:

   a. *All developments:* A minimum of 10% of the gross land area shall be designed for use as civic space in conformance with Sec. 2.10.10.C of the North Point Overlay.

   b. *Developments with residential uses:* In addition to the requirements of "a" immediately above, each MU development containing residential uses shall provide a minimum of one acre of open space/100 population generated by residential uses. Household size shall be calculated using the most current US Census data for the City of Alpharetta. This requirement shall not apply in the North Point Overlay, where alternate standards apply.

4. *Office/Institutional:* At least 25% of the MU development shall be utilized for office buildings. Land use calculations shall utilize gross floor area for vertical mix of uses and land area for horizontal mix of uses.

5. Redevelopment projects that incorporate existing buildings and do not conform to the dwelling, commercial, or office/institutional percentages set forth in "1","2" or "4" above (prior to redevelopment) are not subject to said requirements when all of the following are met:

   a. At least 75% of the total existing floor area remains after redevelopment; and

   b. The total floor area of new construction does not exceed the total floor area of existing buildings to remain; and

   c. The redevelopment does not increase the degree of non-conformity with regards to the percentages set forth in "1"," 2" or "4" above.

As determined by City staff, uses shall be calculated using one of the following methods:

Horizontal Mixed Use: Land Use Land Area (acres)/Total MU Land Area (acres) = % Land Use of MU Development

Example: 25 acres of Residential Land Use/100 acres of MU Land Area = 25% Residential Land Use of MU Development

Vertical Mixed Use: Land Use Gross Floor Area (square feet)/Total Gross Floor Area of All MU Development (square feet) = % Land Use of MU Development

Example: 25,000 SF of Commercial Land Use/100,000 SF for All Vertical Development = 25% Commercial Land Use of MU Development

Combination of Horizontal and Vertical Mixed Use:

Land Use Gross Floor Area (square feet)/Total Gross Floor Area of All MU Vertical and Horizontal Development (square feet) = % Land Use of MU Development

Example: [25,000 SF of Vertical Commercial Land Use + 25,000 SF of Horizontal Commercial Development]/200,000 SF for All Vertical and Horizontal Development = 25% Commercial Land Use of MU Development

C. *Conditional Uses.* A property in the MU district may be used for those uses listed below and in Table 2.2, as well as, any additional uses included in the conditions of approval for the MU

zoning on the property. Conditional uses not included in the master plan shall require a public hearing by the Planning Commission and approval by the City Council.

1. Residential Uses:

    a. Dwelling, Group (assisted living facility, congregate housing).

    b. Dwelling, 'For-Rent'.

    c. Dwelling, 'For-Sale', Attached and Detached.

    d. Bed and Breakfast.

2. Commercial Uses:

a. Art Gallery.

b. Athletic Facility.

c. Bakery.

d. Bank, Savings & Loan.

e. Barber Shop.

f. Beauty Shop.

g. Book Store.

h. Boutique Hotel.

i. Brewery.

j. Clinic.

k. Dance Studio.

l. Day Care Center.

m. Distillery.

n. Drug Store (Pharmacy).

o. Dry cleaning, Pickup Station.

p. Fitness Studio.

q. Florist, Retail.

r. Grocery Store (max. 50,000 SF in the North Point Overlay).

s. Hardware and Garden Supply Store (max. 50,000 SF in the North Point Overlay).

t. Hotel/Motel.

u. Hotel, Hybrid.

v. Liquor Store.

w. Manufacturing. Heavy.

x. Nail Salon.

y. Office.

z. Pet Grooming.

aa. Print Shop.

bb. Recreation Facilities, Indoor and Outdoor.

cc. Restaurant.

dd. Retail Establishment.

ee. School, Commercial.

ff. Spa Services.

gg. Special Event Facility.

hh. Theater, Cinema.

3. Semipublic Uses, Utilities:

a. Church, Synagogue.

b. Heliport.

c. Library.

d. Museum.

e. Park or Playground.

f. Public Building.

g. School, Academic.

D. *District Regulations.*

Minimum Lot Size: The minimum area permitted to be zoned for an MU development is 25 acres.

Maximum Density of Dwelling Units: The MU master plan shall establish maximum density for each area within the development. Density for all residential units combined shall not exceed eight (8) dwelling units/acre, except when City Council approves greater density by conditional use in the North Point Overlay. Density shall be calculated based on the gross acreage of the entire MU master plan.

Development Standards: Regulations governing lot size, lot width, setbacks, principal building coverage, floor area of dwelling unit, and height shall be established for each area within the MU master plan and approved through the public hearing process.

Maximum Impervious Area: 80% for the entire MU development.

Civic Space: See Sec. 2.20.B.3.

Open Space: Open space may include residential recreational amenities. However, at least 50% of the required open space shall be provided in passive land area(s).

E. *Review Criteria.* The MU district is intended to promote specific objectives. Therefore, the following shall be considered when reviewing an MU master plan:

1. Retail, restaurant, office, and personal service uses at ground level.

2. Pedestrian connectivity to all uses.

3. Large parking areas below grade, in decks or screened. Design efforts to provide shared parking will also be considered.

4. Accommodations for public transportation.

5. Buildings that face or appear to face public roadways.

6. Appearance standards for buildings and structured parking.

7. Limitations on uninterrupted building elevations.

8. Creation of vistas and view corridors within development.

9. Focal point features at prominent locations and ends of vistas.

10. Incorporation of natural site features.

11. Block lengths conducive to pedestrian traffic.

12. Detention and retention facilities designed to be aesthetically pleasing.

13. Creative methods for stormwater management to provide additional open space.

14. Attractive and usable street furniture in public spaces.

15. Emphasis on a high quality landscape plan.

16. Number of office jobs internally captured on-site.

F. *Time Linkage/Concurrency.* In order to ensure that the objectives of MU district are met and development occurs which incorporates a mix of uses, a development phasing strategy or time line shall be established for each MU project, subject to the following:

1. *Open Space and Civic Space.* No certificate of occupancy for any use shall be issued until a proportional amount of required open space and civic space has been installed.

Furthermore, when reviewing the phasing strategy or timeline, the City Council may link the issuance of other permits and/or certificates of occupancy for a portion of the development with the completion of other portions of the development.

(Ord. No. 702, § 1(Exh. A), 3-2-2015 ; Ord. No. 732 , § 1, 2-6-2017; Ord. No. 741 , § 4, 6-5-2017; Ord. No. 744 , § 2, 7-10-2017; Ord. No. 749 , §§ 2, 3, 9-18-2017; Ord. No. 767 , § 4(Exh. A), 10-22-2018; Ord. No. 808 , § 2(Exh. B), 9-8-2020; Ord. No. 836 , § 1(Exh. A), 10-4-2021; Ord. No. 843 , § 2(Exh. B), 4-18-2022)

Exhibit “C”

SECTION 2.7 MISCELLANEOUS REGULATIONS

2.7.3 Extended stay hotel.

A. *Definition.* "Extended Stay Hotel" means a building in which lodging is provided for transient guests for an average stay of less than one (1) month and offered to the public for compensation and ~~containing guest rooms for lodging, offered to the public for compensation, which are advertised, designed, intended or routinely utilized for weekly or monthly occupancy, or in which at least 30% of all~~ guest rooms have facilities for the refrigeration and preparation of food by guests, such as a refrigerator and a cooktop/stove (or a refrigerator, a microwave, and a dishwasher or kitchenette sink), and a self-serve laundry facility is available for guests use. For the purposes of this Code, extended stay hotels, hybrid hotels, and hotels (or motels) are separate and distinct uses.

B. *Findings and Purpose.* The City finds that extended stay hotels offer an alternative form of lodging from hotels (or motels) or corporate apartments (apartments with short-term leases) for longer-term, business travelers, families in the process of relocating or awaiting new construction or remodeling, long-term tourists and similar patrons. Extended stay hotels, which are places of public accommodation providing longer-term temporary lodging (weekly or monthly occupancies), may be an appropriate use in certain zoning districts as determined by the City Council after considering and finding that certain factors are met, including the use is compatible with surrounding uses, properties and neighborhoods, will not impede the normal and orderly development of surrounding property for uses predominant in the area, and the location and character of said conditional use is consistent with a desirable pattern of development for the city; however, the City finds that if extended stay hotels are left unregulated, such uses can become transitional residences and in some cases permanent residential accommodations, akin to "For-Rent" dwellings. Further, because extended stay hotels are designed for longer-term, temporary lodging (weekly or monthly occupancies), whereas hotels or motels are designed for short-term transient occupancies (less than seven (7) days) and hybrid hotels are designed for short-term and long-term transient occupancies (less than seven (7) days and up to one (1) year, respectively), the City finds that tourism activities and other attendant activities of guests at extended stay hotels differ from those activities of guests at hotels or motels and hybrid hotels, which may not be compatible with the City's comprehensive plan or economic development goals. Accordingly, the City finds that extended stay hotels are separate and distinct land uses from hotels (or motels) and hybrid hotels and that different considerations must be considered to ensure that such uses are consistent with the City's land use patterns and tourism and economic development goals. The City therefore finds that it is necessary to establish regulations that distinguish these types of uses in order to encourage the appropriate use of land for the development of hotels (motels) and hybrid hotels to implement important City interests, including the promotion of tourism within the City, while also providing the opportunity for the development of extended stay hotels to meet the demands of businesses and the community for lodging accommodations designed for longer-term business travelers, families in the process of locating a new residence, awaiting new construction or remodeling, and long-term tourists, while also preventing such uses from becoming permanent residential occupancies or dwellings.

C. *Conditional Use Permit Approval.* The location, construction and use of a property or building for an extended stay hotel use shall require the prior approval of a conditional use permit by the City Council. In addition to consideration of the conditional use standards otherwise provided for in this Code, the approval of a conditional use permit for an extended stay hotel is subject to the City Council finding that the proposed use meets the following requirements:

1. The minimum lot size for extended stay hotels is three (3) acres.

2. No facility may contain more than thirty-five (35) guestrooms per gross acre of development.

3. All guestrooms which have facilities for the refrigeration and preparation of food by guests shall have a minimum of four hundred square feet (400 sq. ft.) of floor area. For any such guestrooms designed for occupancy of more than two (2) guests, a minimum of five hundred and fifty square feet (550 sq. ft.) of floor area shall be required.

4. A minimum of 15% of the gross area of the lot must be designed and used as outdoor amenity space. Outdoor amenity spaces may only be used for the following types of active and/or passive recreational uses: yards or lawns available for unstructured recreation; gardens; hardscape areas or walkway paths for pedestrian enjoyment (but excluding any improvements serving parking areas), which may include pergolas, gazebos, benches and exercise or play equipment; pool areas; tennis courts, basketball courts and similar recreational facilities; and playgrounds designed and equipped for the recreation of children, which must be fenced and may include an open shelter. However, outdoor amenity space shall not include any other required open areas such as required building setbacks, buffers, landscape strips or other similar requirements of this Ordinance or other applicable laws.

5. All such facilities shall provide a fifty-foot (50') buffer from any property zoned for a 'For-Rent' dwelling use and a one-hundred-foot (100') buffer from any property zoned for a 'For-Sale' dwelling use.

6. No building may be located within three hundred feet (300 ft.) of any residentially zoned property, inclusive of the required buffer.

7. Access to each guest room shall be through an inside lobby which is supervised at all hours the facility is open.

8. Number of Vehicle Parking Spaces Required: One (1) space for each guest room, plus 1 employee space for each 20 sleeping rooms, plus one space per 500 sq. ft. of space used for convention rooms, conference rooms, ballrooms, restaurant and/or retail shops.

D. *Additional Regulations.* Extended stay hotels shall comply with the following additional regulations:

1. The maximum occupancy for a guestroom with facilities for the refrigerated storage and preparation of food by guests that is less than five hundred and fifty square feet (550 sq. ft.) in floor area shall be two (2) persons. For all guestrooms with facilities for the refrigerated storage and preparation of food by guests that exceed five hundred and fifty square feet (550 sq. ft.), the maximum occupancy shall be four (4) persons. For the purposes of this provision, minor children related by blood or marriage to an adult occupant shall be excluded from this computation; provided, however, that in no event shall the maximum occupancy of any room exceed the requirements of the Life Safety Code. Further, except to the extent the regulations of the Life Safety Code are applicable, the restrictions set forth in this subparagraph shall not apply to extended stay hotels built prior to the effective date of these regulations.

2. No more than ten percent (10%) of individual guests shall register, ~~reside~~ lodge in, or occupy a room or rooms within the same facility for more than a continuous ninety (90) day period, nor shall any guest move from one room to another without a three (3) day vacancy in between.

3. Each such facility shall be protected with an alarm system and a sprinkler system meeting the requirements of the Life Safety Code.

4. No outdoor storage or permanent parking of equipment or vehicles shall be permitted. Parking of inoperable vehicles and vehicles backed into parking spaces with the license plate not visible from the parking lot drive aisle shall be prohibited.

5. Off-street parking lot lighting shall have an average footcandles of 3.0 and maximum footcandles of 6.0. Parking lot lighting shall be maintained in good working order.

6. No permanent business license shall be issued for the conduct of any business from any guestroom of the facility.

7. No facility under this section may be converted to or used as an apartment or condominium.

8. Facilities under this section shall maintain parking lot and landscape strip shrubs along the properties' road frontage at a height not to exceed four (4) feet.

E. The prior approval of a hotel (or motel) or hybrid hotel use shall not confer the right to locate, construct or use a property or building as an extended stay hotel. No hotel (or motel) or hybrid hotel may be converted to an extended stay hotel without the approval of a conditional use permit by the City Council in accordance with the foregoing standards.

F. Extended stay hotels built prior to the effective date of these regulations, which conform to the standards in place at the time of their approval, shall be deemed non-conforming uses; provided, however, such uses shall comply with the regulations set forth in Paragraph D above, except to the extent expressly excepted therefrom as provided herein.

(Ord. No. 718 , § 18, 12-14-2015)

2.7.8 Hybrid hotel.

A. *Definition.* "Hybrid Hotel" means a building in which lodging along with customary lodging facilities and services, such as meeting rooms, restaurant, maid service and fitness center, are provided for transient guests for a mix of short- and long-term stays. The hybrid hotel primarily provides lodging for transient guests for an average stay of less than 7 days and offered to the public for compensation. No more than 30% of guest rooms may provide lodging for transient guests for long-term stays up to one year. Hotel services shall include the provision of food and beverage services suitable for both guests and groups, on-site restaurant, lounges, group meeting space with banquet facilities and selective amenities, such as but not limited to spas, banquets rooms, doormen, valet parking, concierge, and high-end restaurant and boutiques. Guest rooms within the building shall not contain equipment for food preparation other than a mini-fridge and/or microwave, except that rooms provided for longer stays may have equipment for food preparation. There shall be no self-laundry facilities (for guest's use) within the building, except that rooms provided for longer stays may have self-laundry facilities. Access to each guest room shall be through an inside lobby supervised at all hours.

B. *Findings and Purpose.* The City finds that hybrid hotels offer an alternative form of lodging from hotels (or motels) or corporate apartments (apartments with short-term leases) for longer-term, business travelers, families in the process of relocating or awaiting new construction or remodeling, long-term tourists and similar patrons. Hybrid hotels, which are places of public accommodation providing both short- and longer-term temporary lodging, may be an appropriate use in certain zoning districts as determined by the City Council after considering and finding that certain factors are met, including the use is compatible with surrounding uses, properties and neighborhoods, will not impede the normal and orderly development of surrounding property for uses predominant in the area, and the location and character of the hybrid hotel is consistent with a desirable pattern of development for the City; however, the City finds that if hybrid hotels are left unregulated, such uses can become transitional residences and in some cases permanent residential accommodations, akin to 'For-Rent' dwellings. Further, because hybrid hotels are designed for a mix of short- and long-term temporary lodging, whereas hotels or motels are designed for short-term transient occupancies (less than seven (7) days) and extended stay hotels are designed for long-term transient occupancies (weekly or monthly occupancies), the City finds that tourism activities and other attendant activities of guests at hybrid hotels differ from those activities of guests at hotels or motels, which may not be compatible with the City's comprehensive plan or economic development goals. Accordingly, the City finds that hybrid hotels are separate and distinct land uses from hotels (or motels) and extended stay hotels and that different considerations must be considered to ensure that such uses are consistent with the City's land use patterns and tourism and economic development goals. The City therefore finds that it is necessary to establish regulations that distinguish these types of uses in order to encourage the appropriate use of land for the development of hotels (motels) to implement important City interests, including the promotion of

tourism within the City, while also providing the opportunity for the development of hybrid hotels to meet the demands of businesses and the community for lodging accommodations designed for a mix of short- and longer-term business travelers, families in the process of locating a new residence, awaiting new construction or remodeling, and long-term tourists, while also preventing such uses from becoming permanent residential occupancies or dwellings.

C. *Conditional Use Permit Approval.* The location, construction and use of a property or building for a hybrid hotel use shall require the prior approval of a conditional use permit by the City Council. In addition to consideration of the conditional use standards otherwise provided for in this Code, the approval of a conditional use permit for a hybrid hotel is subject to the City Council finding that the proposed use meets the following requirements:

1. The minimum lot or development size for hybrid hotels is three (3) acres.

2. The building shall contain no more than thirty percent (30%) of guest rooms for long-term stays.

3. Building shall be rated by Forbes or AAA as 4 stars or better.

4. Building or development shall have a minimum 60,000 square foot conference room or minimum 60,000 square foot event space, or minimum 60,000 square foot group meeting space with banquet facilities.

5. Building shall have a minimum 3,000 square foot sit-down restaurant with table service.

6. All guestrooms which have facilities for the refrigeration and preparation of food by guests shall have a minimum of four hundred square feet (400 sq. ft.) of floor area.

7. A minimum of 15% of the gross area of the lot must be designed and used as outdoor amenity space. Outdoor amenity spaces may only be used for the following types of active and/or passive recreational uses: yards or lawns available for unstructured recreation; gardens; hardscape areas or walkway paths for pedestrian enjoyment (but excluding any improvements serving parking areas), which may include pergolas, gazebos, benches and exercise or play equipment; pool areas; tennis courts, basketball courts and similar recreational facilities; and playgrounds designed and equipped for the recreation of children, which must be fenced and may include an open shelter. However, outdoor amenity space shall not include any other required open areas such as required building setbacks, buffers, landscape strips or other similar requirements of this Ordinance or other applicable laws.

8. All such buildings shall provide a minimum fifty-foot (50') buffer from any property zoned for a 'For-Sale' or 'For-Rent' dwelling use.

9. Access to each guest room shall be through an inside lobby which is supervised at all hours the building is open.

10. Number of Vehicle Parking Spaces Required: One (1) space for each short-term guest room and two (2) spaces for each long-term guest room, plus 1 employee space for each 20 guest rooms, plus one space per 500 sq. ft. of space used for convention rooms, conference rooms, ballrooms, restaurant and/or retail shops.

D. *Additional Regulations.* Hybrid hotels shall comply with the following additional regulations:

1. The maximum occupancy for a guest room with facilities for the refrigerated storage and preparation of food by guests that is less than five hundred and fifty square feet (550 sq. ft.) in floor area shall be two (2) persons. For all guestrooms with facilities for the refrigerated storage and preparation of food by guests that exceed five hundred and fifty square feet (550 sq. ft.), the maximum occupancy shall be four (4) persons. The maximum occupancy shall be six (6) persons when an additional bedroom is provided. For the purposes of this provision, minor children related by blood or marriage to an adult occupant shall be excluded from this

computation; provided, however, that in no event shall the maximum occupancy of any room exceed the requirements of the Life Safety Code.

2. No more than 30% of individual guests shall register, lodge in, or occupy a room or rooms within the same facility for more than a continuous 365-day period, nor shall any guest move from one room to another without a three (3) day vacancy in between.

3. Each such building shall be protected with an alarm system and a sprinkler system meeting the requirements of the Life Safety Code.

4. No outdoor storage or permanent parking of equipment or vehicles shall be permitted. Parking of inoperable vehicles and vehicles backed into parking spaces with the license plate not visible from the parking lot drive aisle shall be prohibited.

5. Off-street parking lot lighting shall have an average footcandles of 3.0 and maximum footcandles of 6.0. Parking lot lighting shall be maintained in good working order.

6. No permanent business license shall be issued for the conduct of any business from any guestroom of the building.

7. No building under this section may be converted to or used as an apartment or condominium.

E. The prior approval of a hotel or motel use shall not confer the right to locate, construct or use a property or building as a hybrid hotel. No hotel or motel may be converted to a hybrid hotel without the approval of a conditional use permit by the City Council in accordance with the foregoing standards.

SECTION 1.4 DEFINITIONS

1.4.1 Use of words and phrases.

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

A. Words used in the present tense include the future tense. Words used in the singular tense include the plural tense, and words used in the plural tense include the singular tense. The masculine person "his" also means "her."

B. The word "shall" is always mandatory and not discretionary.

C. The word "may" is permissive.

D. The word "and" indicates that all of the conditions, requirements, or factors so connected must be met or fulfilled, whereas the word "or" indicates that at least one condition, requirement, or factor so connected must be met.

E. The term "such as" is intended to introduce one or more examples in illustration of a requirement or point, and is used herein to mean "including but not limited to the following."

F. The word "structure" includes the word "building."

G. The word "lot" shall include the words "plot," "tract," "parcel," and "property."

H. The word "used" or "occupied" as applied to any land or building shall be construed to include the words "intended," "arranged," or "designed to be used or occupied."

I. The verbs "zone" and "rezone" have the same meaning and refer to the act of amending the Official Zoning Map through the process established by this Ordinance.

J. The nouns "zone," "zoning district" and "district" have the same meaning and refer to the Zoning Districts established under this Ordinance.

K. All words and phrases shall be interpreted within the context of the sentence, Section and Article in which they occur.

1.4.2 Defined terms.

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

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

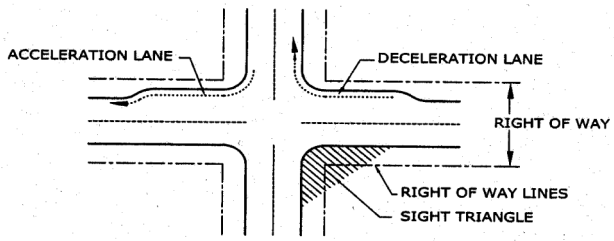


FIGURE 1

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

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

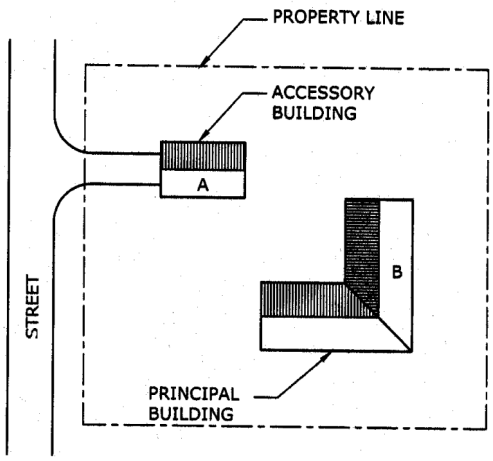


FIGURE 2

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

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

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

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

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

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

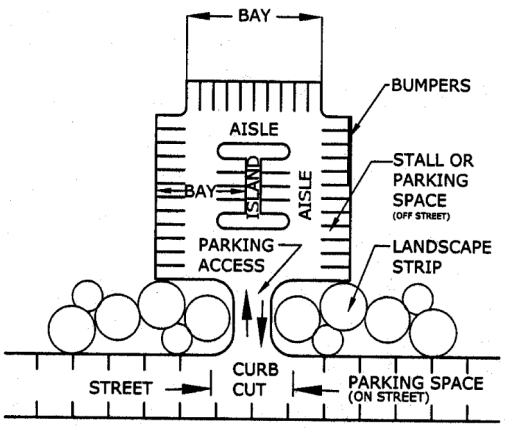


FIGURE 3

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

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

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

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

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

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

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

Antenna. See Section 2.8 for definition of 'antenna.'

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

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

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

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

Assisted Living Facility. See Congregate Housing.

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

Athletic Facility. An establishment sometimes referred to as a health club or gym. These facilities are typically located in a large space containing special equipment, and may include indoor and/or outdoor courts (tennis, basketball. etc.) and swimming facilities, where people go to do physical exercise. Establishments tend to be general exercise facilities but often provide specialized classes. Businesses frequently include incidental (occupying no more than 10% of the floor area) related services such as, personal training, tanning beds, massage and stretch therapy, nutritional programs, cafe, juice bars, and retail sales.

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

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

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

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

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

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

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

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

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

Beauty Shop. Any commercial establishment, residence, vehicle, or other establishment, place, or event wherein cosmetology is offered or practiced on a regular basis for compensation, excluding such types of services requiring customers to disrobe.

Bed and Breakfast. A building in which lodging and meals are provided for no more than seven (7) guest rooms and one (1) owner's suite and meals are served in a common dining room. Lodging facilities and services are provided for transient guests for an average stay of less than 7 days and offered to the public for compensation. Bed and Breakfast does not include retail uses, public bar, conference center or special event facilities. Guest rooms within the building shall contain no equipment for food preparation other than a coffee maker, mini-fridge and/or microwave. There shall be no self-serve laundry facilities (for guests use) within the building. Access to each guest room shall be through the interior of the building.

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

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

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

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

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

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

Boutique Hotel. A high quality hotel which contains less than 120 rooms located in a unique setting, such as the City's Downtown, mixed-use developments and/or an entertainment district. The building shall reflect a unique exterior architecture and interior design compatible with the area in which the hotel is located. The boutique hotel shall provide guests with high quality services, such as, but not limited to, concierge, on-site restaurant, room service, meeting space, business center, banquet facilities, spas, doormen, valet parking, boutiques and/or other amenities. Guest rooms within the building shall contain no equipment for food preparation other than a mini-fridge and/or microwave. There shall be no self-serve laundry facilities (for guests use) within the building. Access to each guest room shall be through an inside lobby supervised at all hours.

Brewery. A facility where malt beverages are manufactured or brewed.

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

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

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

Buildable Area. See "Lot Building Area."

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

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

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

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

Building Height. The vertical distance between the "ground" and the level of the highest point of the roof surface of a flat roof, the deck line of a mansard roof, and to the mean height level between eaves and ridge of a gable, hip or gambrel roof. For the purpose of measuring building height, the "ground" level is the highest of the following three levels: curb level; established or mean street grade if no curb exists; or the average existing ground level adjoining the building if the building is setback more than 10 feet from the street line.

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

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

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

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

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

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

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

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

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

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

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

City. The City of Alpharetta, Georgia.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Congregate Housing. Any group dwelling or facility licensed by the state, public or private, which for gain or otherwise, regularly provides one or more persons with assisted living care. The term "assisted living care" means specialized care and services including the provision of personal services, the administration of medications by a certified medication aide and the provision of assisted self-preservation. The term "personal services" includes, but is not limited to, individual assistance with or supervision of self-administered medication, assistance, essential activities of daily living such as eating, bathing, grooming, dressing, toileting, ambulation and transfer. The term "assisted self-preservation" means the capacity of a resident to be evacuated from an assisted living facility to a designated point of safety and within an established period of time as determined by the Office of Fire Safety Commissioner. Assisted self-preservation is a function of all of the following:

1. The condition of the individual.
2. The assistance that is available to be provided to the individual by the staff of the assisted living facility; and
3. The construction of the building in which the assisted living facility is housed, including whether such building meets the state fire safety requirements applicable to an existing health care occupancy.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Discount Store. A retail store that sells new or used goods or products at prices lower than traditional retail outlets. Discount stores principally engage in offering a category of similar goods or a wide assortment of goods for sale to the general public. This includes, but is not limited to, swap shops, flea markets, antique malls, donation centers, surplus stores and thrift stores.

Distillery. A facility where distilled spirits are manufactured (distilled, rectified or blended).

Downtown Overlay. That portion of the City generally bounded by Canton Street and Mayfield Road to the North; Wills Road and the western boundaries of Milton Manor and Milton Estates Subdivisions to the West; South Main Street, Old Milton Parkway and the southern boundary of Alpha Park Subdivision to the South; and Westside Parkway and the eastern boundary of Alpha Park Subdivision to the East. The study area of the City of Alpharetta Downtown Master Plan shall be shown on the Official Zoning Map and labeled "Downtown Overlay." In the event of a conflict between the general description set out herein and the Map, the Map shall control.

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

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

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

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

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

Dwelling, 'For-Rent' (Downtown Overlay).

a. Unit—A residential unit designed to be leased or rented and occupied by a single family tenant and located within the Downtown Overlay (map A).

b. Building—A structure incorporating multiple rental units. (See Apartments.)

c. See Section 2.7 Standards for Downtown Overlay.

Dwelling, 'For-Rent' (Outside of Downtown Overlay).

a. Unit—A residential unit designed to be leased or rented and occupied by a single family tenant.

b. Building—A structure incorporating multiple rental units. (See Apartment.)

c. See Section 2.7 Standards for Units (outside of Downtown Overlay).

Dwelling, 'For-Sale'.

a. Detached—A free-standing residential unit designed to be purchased and occupied by a single family.

b. Attached—A residential unit attached to other residential units and designed to be purchased and occupied by a single family.

c. Condominium—A type of property ownership in which a 'For-Sale' unit is purchased and the purchaser of each unit acquires full title to the unit and an undivided interest in the common elements (the land, roof, elevator, etc.).

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

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

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

Egress. An exit.

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

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

Extended Stay Hotel. A building in which lodging is provided for transient guests for an average stay of less than one (1) month and offered to the public for compensation and ~~A building containing guest rooms for lodging, offered to the public for compensation, which are advertised, designed, intended or routinely utilized for weekly or monthly occupancy, or in which at least 30% of all~~ guest rooms have facilities for the refrigeration and preparation of food by guests, such as a refrigerator and a cooktop/stove (or a refrigerator, a microwave, and a dishwasher or kitchenette sink), and a self-serve laundry facility is available for guests use. For the purposes of this Code,

extended stay hotels, hybrid hotels, and hotels (or motels) are separate and distinct uses. See Section 2.7.3, and Section 2.7.8.

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

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

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

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

Fitness Studio. An establishment where equipment or instruction is provided for a specialized activity related to physical well-being such as, personal training, dance, martial arts. boxing, yoga, barre and other forms of similar physical exercise. These facilities are typically located in a smaller space due to their focused specialty. Businesses frequently include incidental (occupying no more than 10% of the floor area) related services such as, tanning beds, massage and stretch therapy, nutritional programs, cafe, juice bars, and retail sales.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Greenspace. All that area of land that can be landscaped or planted, allows natural passage through by water, and is not covered by manmade materials or structures such as buildings or paving.

Group Home. A dwelling shared by four or fewer persons, excluding resident owner, (or no more than six persons including the resident owner), who live together as a single housekeeping unit and in a long term, family-like environment in which the resident owner, serving as the primary caregiver to the residents, provides care, education and participation in community activities for the residents with the primary goal of enabling the residents to live as independently as possible in order to reach their maximum potential. 1. No group home shall be located within 2,000 ft. of another group home as measured at the property line. 2. A group home shall be limited to one structure and multiple structures located near one another shall not be considered components of one group home. Each structure shall meet distance requirements. The term "group home" shall not include a halfway house, a treatment center for alcoholism or drug abuse, and work release facility for convicts or ex-convicts, a home for detention and/or rehabilitation of juveniles adjudged delinquent or unruly and placed in custody of the state or other housing facilities serving as an alternate to incarceration. The term "group home" shall also not allow the use of a dwelling as an apartment or duplex. A "group home" shall not allow use of the dwelling as a home for individuals on parole, probation, or convicted and released from incarceration, for any crimes including child molestation, aggravated child molestation, or child sexual abuse, as defined in O.C.G.A. 16-6-4 or individuals required to register as sex offenders pursuant to O.C.G.A. 42-1-12. A group home may include a home for the handicapped. As used in this subsection, the term "handicapped" shall mean:

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

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

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

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

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

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

Hotel (or Motel). A building in which lodging along with customary lodging facilities and services, such as meeting rooms, restaurant, maid service and fitness center, are provided for transient guests for an average stay of less than 7 days and offered to the public for compensation. Hotel services shall include the provision of food

and beverage services suitable for both guests and groups, on-site restaurant, lounges, group meeting spaces with banquet facilities and selective amenities, such as but not limited to spas, banquet rooms, doormen, valet parking, concierge, and high-end restaurant and boutiques. Guest rooms within the building shall contain no equipment for food preparation other than a mini-fridge and/or microwave. There shall be no self-serve laundry facilities (for guests use) within the building. Access to each guest room shall be through an inside lobby supervised at all hours.

Hotel, Hybrid. A building in which lodging along with customary lodging facilities and services, such as meeting rooms, restaurant, maid service and fitness center, are provided for transient guests for a mix of short- and long-term stays. The hybrid hotel primarily provides lodging for transient guests for an average stay of less than 7 days and offered to the public for compensation. No more than 30% of guest rooms may provide lodging for transient guests for long-term stays up to one year. Hotel services shall include the provision of food and beverage services suitable for both guests and groups, on-site restaurant, lounges, group meeting space with banquet facilities and selective amenities, such as but not limited to spas, banquets rooms, doormen, valet parking, concierge, and high-end restaurant and boutiques. Guest rooms within the building shall not contain equipment for food preparation other than a mini-fridge and/or microwave, except that rooms provided for longer stays may have equipment for food preparation. There shall be no self-laundry facilities (for guest's use) within the building, except that rooms provided for longer stays may have self-laundry facilities. Access to each guest room shall be through an inside lobby supervised at all hours.

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

A. *Public Improvements.* Any structure, owned by or to be dedicated to a government or a utility regulated by the Georgia Public Service Commission, together with its associated public land, easement or right-of-way, necessary to provide transportation, drainage, public or private utilities, or other public services such as education, recreation, or public safety.

B. *Site Improvements.* Any structure, other than a principal building or a structure intended for dedication to public ownership, constructed to support or provide for the use or occupancy of a property, such as driveways, parking and loading areas, retaining walls and other earthen works, erosion and sedimentation control facilities, stormwater drains and detention facilities, and connections to public water, sewer or other utilities.

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

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

Ingress. Access or entry.

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

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

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

Laboratory, Research or Commercial (also see *Research and Development*). A facility that provides controlled conditions in which scientific or technological research, experiments, and measurement may be performed. At the Federal level, four levels of laboratory biosafety have been created. The levels denote the types of actions, administrative (procedures, training or physical controls (protective gear, filtration) that should be used to contain

the agent(s) being worked with. Containment means protection of the lab workers, those in the building, and the greater environment. Containment level limited to biosafety levels 1, 2 and 3.

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

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

Landscape Strip. A portion of a lot required to be reserved for, installed with, and maintained with vegetation. Such a strip may or may not be required to be of a linear form. No utilities or parking shall be allowed within a required landscape strip.

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

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

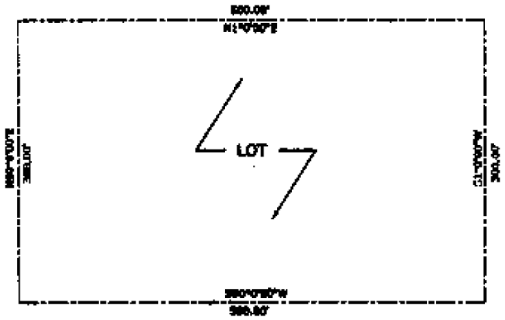


FIGURE 4

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

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

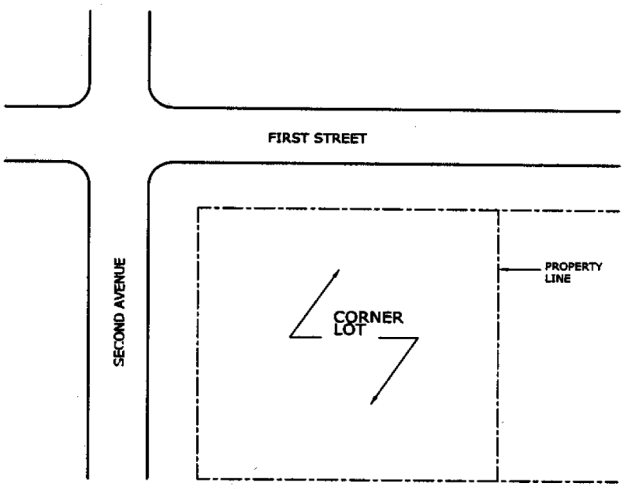


FIGURE 5

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

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

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

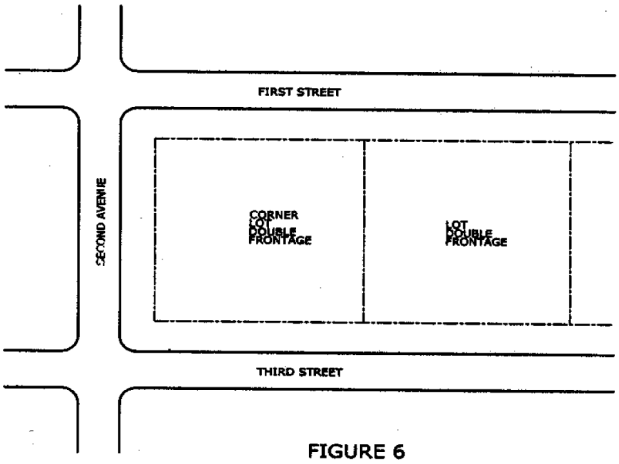


FIGURE 6

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

Lot Frontage. See "Frontage."

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

A. *Front Lot Line.* Any boundary line of a lot which is coterminous with a public street right-of-way line or private street easement line. For a corner lot, the narrow portion is usually considered the front.

B. *Rear Lot Line.* Any boundary line of a lot which does not intersect with a street right-of-way or private street easement line and which is usually opposite of the front lot line.

C. *Side Lot Line.* Any boundary line of a lot which intersects with a street right-of-way or private street easement line.

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

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

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

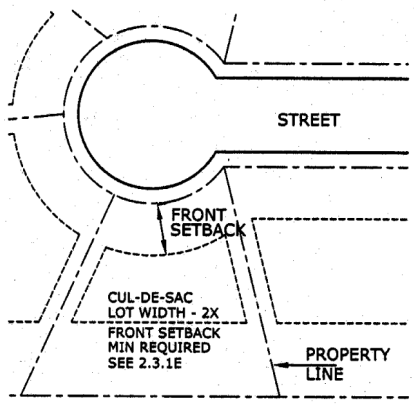


FIG 7

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

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

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

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

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

Massage Therapy. The manipulation and/or treatment of soft tissues of the body, including, but not limited to, the use of effleurage, petrissage, pressure, friction, tapotement, kneading, vibration, range of motion stretches, a system of structured touch, pressure, movement, and holding to the soft tissue of the body, and any other soft tissue manipulation whether manual or by use of massage apparatus, and may include the use of water, oils, lotions, creams, lubricants, salt glows or scrubs, hydrotherapy, heliotherapy, hot packs, cold packs or other topical preparations. Such business shall be located within a zoning category allowing retail use, shall not occupy more than 4,000 sq. ft. and shall not be closer than 2,000 ft. to a comparable business. The term "massage" or "massage therapy" shall not include diagnosis, the prescribing of drugs or medicines, spinal or other joint manipulations, or any service or procedure when performed by a person who is licensed by the state to practice chiropractic, physical therapy, podiatry or medicine. Further, the term "massage" or "massage therapy" shall not include the following when lawfully performed by a natural person licensed or certified by the state board of cosmetology

while engaged in the practice authorized by such state license (or certificate of registration) in accordance with, and as further regulated by, the state licensing laws set forth in O.C.G.A. § 43-10-1 et seq.:

(1) Touching of the scalp or face by a state-licensed barber or cosmetologist;

(2) Touching of the hands or feet by a state-licensed nail technician or cosmetologist; and

(3) Touching of the face, neck, décolletage, or arms by a state-licensed esthetician or cosmetologist. It shall be unlawful to establish a massage establishment in the city, unless said establishment is located:

(1) At least 300 feet from State Route 9;

(2) At least 300 feet from State Route 120; and

(3) At least 300 feet from any parcel occupied by a house of worship, public or private elementary or secondary school/public park, state-licensed day care facility, or any residence.

The foregoing minimum distance requirements shall not apply to any massage establishment located within a mixed use development in the MU district. For the purpose of this subsection, measurements shall be made in a straight line in all directions without regard to intervening structures or objects, from the closest point on a boundary line of the massage establishment parcel to the closest point on the State Route 9 or State Route 120 right-of-way, or to the closest point on a boundary line of any parcel containing a house of worship, public or private elementary or secondary school, public park, or residence.

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

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

Medical Cannabis Dispensary or *Medical Marijuana Dispensary.* Any business premises that sells, distributes, or otherwise dispenses "low THC oil" and/or any related "product" (as those terms are defined in O.C.G.A. § 16-12-200(12), (15)), pursuant to a "dispensing license" (as that term is defined by O.C.G.A. § 16-12-200(9)); provided, however, that any pharmacy (as that term is defined in O.C.G.A. § 26-4-5(30)(B)) that holds such a dispensing license shall not deemed a Medical Cannabis Dispensary or Medical Marijuana Dispensary. Every such dispensary shall adhere to all applicable state and local laws, rules, regulations, and ordinances, including, but not limited to, O.C.G.A. §§ 16-12-200 to 16-12-236 and the rules and regulation promulgated by the Georgia Access to Medical Cannabis Commission. A Medical Cannabis Dispensary or Medical Marijuana Dispensary shall not be closer than 2,000 ft. to a day care center or early care or education program, public or private school, religious institution or place of worship, government building, park, residential dwelling, residential substance abuse diagnostic or treatment facility, any licensed drug or alcohol rehabilitation facility, or any other medical cannabis dispensary or medical marijuana dispensary, and the distance shall be measured from property boundary to property boundary.

Medical Cannabis Production Facility or *Medical Marijuana Production Facility.* Any business premises which produces and/or manufactures "low THC oil" and/or any related "product" (as those terms are defined in O.C.G.A. § 16-12-200(12), (15)), pursuant to a "Class 1 production license" or "Class 2 production license" (as those terms are defined by O.C.G.A. § 16-12-200(3), (4)). This use is a prohibited use in all zoning districts.

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

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

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

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

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

Motel. See "Hotel".

Mural. A hand-painted, hand-tiled, or digitally printed restorative image on the exterior wall of a building or other permanent surface.

Nail Salon. An establishment that offers nail care services such as manicures, pedicures, and nail enhancements, excluding such types of services requiring customers to disrobe.

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

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

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

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

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

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

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

Nursery School. See "Day Care Center."

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

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

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

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

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

Open Space. A privately or publicly owned area on the grounds of a premises outside of any principal building or parking area, which is open to the sky and set aside and intended for the outdoor enjoyment of occupants or visitors to the property, and which may but is not required to include such pedestrian oriented improvements as landscaping, walkway paths, pergolas, gazebos, bikeways, exercise or play equipment, and benches, and which may further include up to 20% of its area in water bodies or areas inappropriate for pedestrian use. Open space shall not include any other required open areas such as required building setbacks, buffers, landscape strips or other similar requirements of this ordinance. There are 2 types of open space: Civic space and Amenity space.

1. *Civic Space.* Portion of open space for public use defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping, and their adjacent buildings. Civic space may include the following types: park, square, plaza, pocket park and playground.

2. *Amenity Space.* The covered or uncovered, but unenclosed, outdoor areas of at least 100 square feet each for use by the occupants, invitees and guests of the development and specifically excluding civic spaces and required sidewalks. Amenity spaces may include the following types: rooftop deck, balconies, patios and porches, outdoor dining areas, pool areas, athletic courts and similar uses, yards and lawns, gardens, hardscape areas improved for pedestrian enjoyment, wooded areas and runoff reduction measures such as bioretention areas and cisterns.

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

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

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

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

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

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

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

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

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

A. *Compact Car Parking Space.* A designated space not less than 8 feet by 16 feet expressly provided within a parking area for purposes of temporarily parking a compact car or other compact motor vehicle.

B. *Handicapped Parking Space.* A designated space not less than thirteen feet in width (including loading area) and twenty feet in length, laid out and designated by signage in accordance with the requirements of the Georgia Accessibility Code for Buildings and Facilities.

C. *Handicap - Van Only.* A designated space not less than sixteen feet in width including loading area and twenty feet in length.

D. *Regular Parking Space.* A designated space not less than 9 feet in width by 19 feet in length.

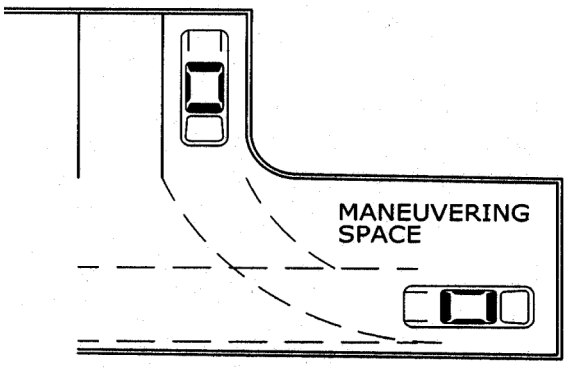


FIGURE 8

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

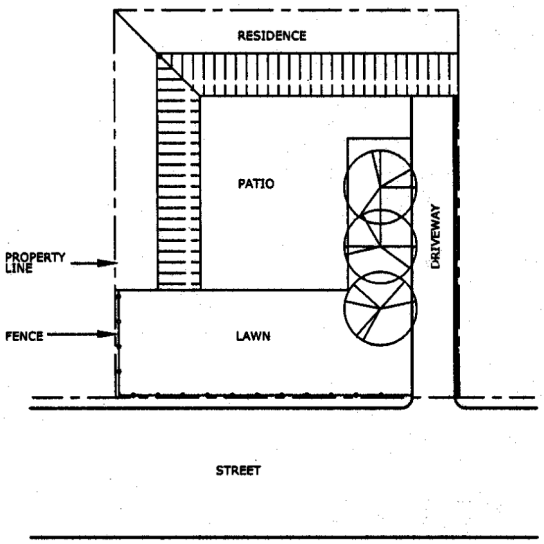


FIGURE 9

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

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

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

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

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

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

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

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

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

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

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

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

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

Portable. See Industrialized Buildings.

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

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

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

Privacy Fence. A sight-obscuring fence used to block the area enclosed by the fence from view from neighboring properties or public rights-of-way. Sight-obscuring shall mean opaque or having such qualities as to constitute a complete visual barrier to persons outside the perimeter of the sight-obscuring object. A fence which partially obscures sight shall not be considered sight-obscuring if the distance or open space between boards, slats, rails, stanchions, or balusters (which shall not exceed four (4) inches in width) equals or exceeds the width of said boards, slats, etc., measured at ninety (90) degree angles.

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

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

Recreation Facility. A place designed and equipped for the conduct of sports, leisure time activities and other customary and usual recreational activities.

1. *Recreation Facilities, Indoor.* Recreational uses conducted almost wholly indoors, including bowling alley, skating rink, shooting range, health club, etc.
2. *Recreation Facilities, Outdoors.* Recreational uses conducted almost wholly outdoors, including ball fields, soccer, etc.

Recycling Center. A use operated exclusively for the collection and temporary storage of used paper, glass, metal, and similar materials suitable for reprocessing, which are transported elsewhere for separating, processing, or storage.

Rental Services Establishment. Any business establishment which rents or leases items of personal property such as tools, appliances and equipment to the general public.

Research and Development. A use that includes activities that businesses undertake to innovate and introduce new products and services, such as biomedical, software and technology development and manufacturing, technically oriented services and training facilities, engineering and consulting, scientific laboratories and clean rooms, office and corporate headquarters. Incidental related commercial and services uses are permitted within this use. Space dedicated to manufacturing and laboratory activities shall be limited to no more than 50% of a building or development.

Residence. A dwelling unit.

Restaurant. An establishment where food and drink are prepared, served and consumed primarily within the principal building, and without a drive-in or drive-thru component.

Restaurant, Drive-thru or Fast-Food. Any establishment, building or structure where food or drink are served for consumption, either on or off the premises, with drive-thru components. This definition shall not include otherwise permitted restaurants where outdoor table service is provided to customers in outdoor dining areas.

Retail Establishment, Mixed Sales. Any business establishment selling a wide variety of goods arranged in several departments including, but not limited to, hardware, automotive, sporting goods, audio and video equipment, and clothing.

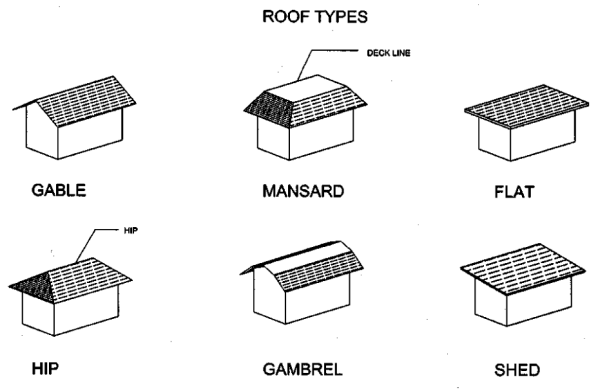
Retail Sales Establishment. A business principally engaged in offering a category of similar goods or products for sale to the general public, such as grocery store, hardware store, pharmacy, clothing shop, home furnishings store, office supplies store, and the like.

Retail Services Establishment. A business principally engaged in providing a service, as opposed to products, to the general public, such as a banking or financial institution, real estate or insurance office, barber or beauty shop, travel agency, amusement or recreation center, health clinic, legal firm, professional service, and the like.

Retail Strip Center. A group of retail stores designed as one development and being less than 50,000 square feet in size.

Right-of-Way. A strip of land occupied or intended to be occupied by a street, sidewalk, railroad, road, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, or for another special purpose use. Rights-of-way intended for streets, crosswalks, water mains, sanitary sewers, sewers, storm drains, or any other use involving maintenance by a public agency shall be dedicated to public use in fee simple.

Roof. The outside top covering of a building.



Salvage Yard. A facility or area for storing, keeping, selling, dismantling, shredding, compressing, or salvaging scrap or discarded material.

School, Academic. Any building or part thereof which is designed, constructed or used for education or instruction following the same curriculum offered in a public elementary, secondary, trade or technical, or higher education facility, and accredited to award diplomas as such.

School, Commercial. Any building or part thereof which is designed, constructed or used for education or instruction in any branch of knowledge or vocational pursuit, other than an academic school.

Semipublic Use. A use owned or operated by a nonprofit, religious, or educational institution for the purpose of providing educational, cultural, recreational, religious, or social services to the general public.

Service Drive. A minor, permanent, public right-of-way which is used primarily for vehicular service access to the back or side or properties otherwise abutting on a street.

Setback. The straight line distance between a street right-of-way or a lot line and the nearest point of a structure or building or projection therefrom (excluding steps, roof overhang, chimneys, bay windows and patios).

Setback, Front Cul-de-Sac.

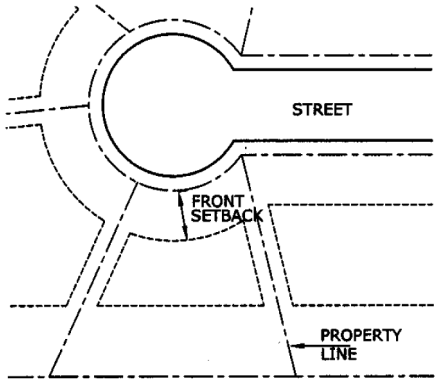


FIG 11

Setback, Minimum. The shortest distance allowed between a property line and any principal or accessory building on a lot, not including any required buffer areas. Minimum setback requirements for buildings are associated with the type of lot line from which the setback is taken; for instance, a "side yard setback" is measured from a side lot line.

Shopping Center. A group of retail sales or services establishments planned, constructed and managed as a total entity with customer and employee parking provided on-site, provision for goods delivery separated from customer access, aesthetic considerations and protection from the elements with a total size of at least 50,000 square feet.

Shopping Center, Specialty. A shopping center whose shops cater to a specific market and are linked together by an architectural, historical or geographic theme or by a commonality of goods and services.

Sidewalk. A paved, surfaced or leveled area, paralleling and usually separated from the street, used as a pedestrian walkway.

Sign. See Article II, Section 2.6, for all definitions relating to signs.

Site Plan. A plan accurately drawn to scale of a development project, depicting the buildings proposed to be placed on the property, related public and site improvements on the site, and additional information as required by this Ordinance or conditions of zoning approval, and other applicable ordinances.

Smoke Shop and Tobacco Store. Any business premises dedicated to the display, sale, distribution, delivery, offering, furnishing, or marketing of tobacco, tobacco products, or instruments, vape products, or any combination thereof. Such businesses shall be located within a retail center and shall not be closer than 2,000 ft. to a school, religious institution, government building, park, residential dwelling or each other. Distance shall be measured by the straight-line distance from premises to premises. "Smoke shop and tobacco store" shall not include any grocery store, supermarket, convenience store or similar retail use that only sells conventional cigars, cigarettes, vape or tobacco as an ancillary sale (ten percent (10%) or less of total sales).

Spa Services. A business that provides services requiring a customer to disrobe, which may include non-medical massage, other personal services such as skin, nail, hair treatments, hair removal/waxing, and may have the sale of associated retail products. Such business shall be located within a zoning category allowing retail use, shall not occupy more than 4,000 sq. ft. and shall not be closer than 2,000 ft. to a comparable business. The term "spa establishment" shall not include hospitals or other professional health care establishments separately licensed as such by the state.

It shall be unlawful to establish a spa establishment in the city, unless said establishment is located:

(1) At least 300 feet from State Route 9;

(2) At least 300 feet from State Route 120; and

(3) At least 300 feet from any parcel occupied by a house of worship, public or private elementary or secondary school, public park, state-licensed day care facility, or any residence.

The foregoing minimum distance requirements shall not apply to any spa establishment located within a mixed use development in the MU district. For the purpose of this subsection, measurements shall be made in a straight line in all directions without regard to intervening structures or objects, from the closest point on a boundary line of the spa establishment parcel to the closest point on the State Route 9 or State Route 120 right-of-way, or to the closest point on a boundary line of any parcel containing a house of worship, public or private elementary or secondary school, public park, or residence.

Special Care Home. An accessory use in a 'For-Sale' dwelling occupied by one or more persons related by blood, adoption, guardianship or marriage and/or not more than three unrelated persons, some of whom are in need of special care, living together as a nonprofit housekeeping unit. The term "special care home" shall include a home for adolescents, a home for physically handicapped persons and a home for mentally handicapped persons. The term "special care home" shall not include the business of operating a boarding house, rooming house or other similar establishment. Additionally, the term shall not include a penal institution, any place for persons convicted of a crime or any place for persons found to be juvenile delinquents.

Special Event Facility. A public or privately owned structure or area used for the purposes of performances, sporting events, receptions or parties, or similar attractions that may generate heavy traffic. Facilities may include improvements to accommodate special events, such as access and circulation improvements, parking areas, gathering areas, and other physical improvements necessary to accommodate special events.

Storage, Climate Controlled. A facility consisting of a building or group of buildings that contain individual storage units of varying sizes in a climate controlled environment where customer access is through a lobby and where no commercial transactions or activities take place other than the rental of the storage units (permitted in L-I only).

Storage, Mini-Warehouse. A facility consisting of a building or group of buildings that are surrounded by a security fence with controlled access and which contains individual storage units of varying sizes whose doors open directly to the outside and where no commercial transactions or activities take place other than the rental of the storage units.

Storefront Street. A street, that by virtue of its pre-existing pedestrian-supportive qualities. or its future importance to pedestrian connectivity, requires that new development along it achieves a high standard of design and pedestrian orientation.

Storm Water Management Report. A report prepared by a Professional Engineer registered in the State of Georgia that details the pre and post development activity hydrologic conditions.

Story. That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above, or if there is no floor above, the space between the floor and the ceiling next above. Each floor or level in a multi-story building used for parking, even if below grade, shall be classified as a story.

Street. A dedicated and accepted public right-of-way for vehicular traffic from which direct access may be gained to abutting properties, or an easement or private right-of-way approved by the City Council to serve such purpose. The term "street" shall refer to the full width located between the limits of the right-of-way or easement, and not be limited to the roadway itself.

A. *Principal Arterials*—are those streets and highways which serve major activity centers and emphasize traffic service rather than access to abutting land access. Principal arterials include all limited access freeways, expressways or parkways, and carry a high proportion of total area travel on a minimum of mileage.

B. *Major Arterials*—are those streets which interconnect with the principal arterial system and provide service to trips of moderate length with emphasis on both traffic service and land access and generally do not penetrate identifiable single family residential neighborhoods.

C. *Minor Arterials*—provide intra-community continuity but should not penetrate identifiable neighborhoods.

D. *Collector Streets*—distribute trips from arterial street to their ultimate origin or destination. Collector streets provide a greater level of land access than arterial streets, may enter or traverse identifiable neighborhoods, and rarely serve significant volumes of through traffic.

E. *Local Streets*—comprise all facilities not classified as arterial or collector. Local streets provide land access with service to through traffic being actively discouraged.

Street, Future Right-of-Way Line. The right-of-way line which is anticipated by the City, State or other agency for future development.

Street Right-of-Way Line. The limit of public ownership or private easement for property containing or intended to contain a street, dividing it from an adjacent lot.

Structure. A combination of materials to form a construction for use, occupancy or ornamentation which is fastened or attached to the ground.

Structure Height. The vertical distance to the highest point of a structure, as measured in the same manner as "Building Height" herein.

Subdivision. The division of a lot, tract or parcel of land into 2 or more lots, tracts, parcels or other divisions of land for sale, development, finance or lease.

Swimming Pool. A water-filled enclosure, permanently constructed or portable, having a depth of more than 18 inches below the level of the surrounding land, or an above-surface pool having a depth of more than 30 inches, designed, used and maintained for swimming and bathing.

Temporary Use. A use established for a fixed period of time with the intent to discontinue such use upon the expiration of the time period.

Theater. A building or part of a building devoted to showing motion pictures, or for dramatic, musical or live performances.

Townhouse/Rowhouse. A building type consisting of at least three, but not more than eight independent units that are attached by common side walls in a linear arrangement. Each unit occupies the space from the ground to the roof and normally has at least two, but no more than four floors. Such units typically feature a primary entrance on the front elevation and variations in materials, colors and/or windows to create a visual distinction between each of the attached units.

Tract. See "Lot."

Tree. See Article III, Section 3.2, for definitions relating to tree protection.

Use. The purpose for which a property or structure is designed, intended, reserved, or occupied.

Use, Accessory. See "Accessory Use."

Use, Conditional. See "Conditional Use."

Use, Principal. See "Principal Use."

Variance. Permission granted under circumstances prescribed herein to depart from the specific requirements of this Ordinance.

Vehicle for Hire Company. An establishment offering to transport passengers for a fee in any motorized or animal-drawn vehicle, the charges for which are determined by agreement, mileage or by the length of time for which the vehicle is engaged and also described as a taxi or limousine service.

Warehouse. A building used primarily for the storage of goods and materials. See also "Mini-Warehouse."

Wholesale Trade. Establishments or places of business primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional or professional business users, or to other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies.

Wireless Telecommunications Facilities. See Section 2.8 for definition of 'wireless tower.'

Yard. An area that lies between the buildings on a lot and the nearest lot line.

1. *Front Yard.* A yard situated along any public street right-of-way or private street easement.
2. *Rear Yard.* A yard situated along a rear lot line.
3. *Side Yard.* A yard situated along a side lot line.

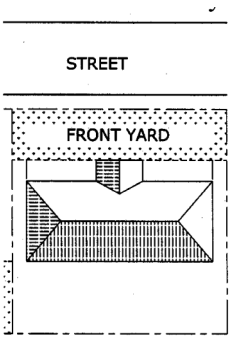


FIG 12

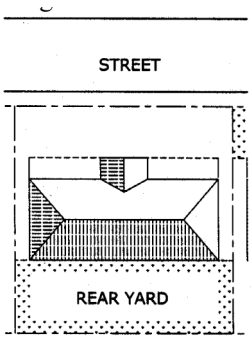


FIG 13

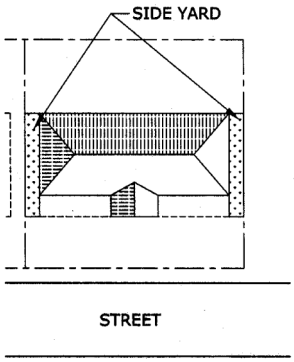


FIG 14

Zero Lot Line. The location of a building on a lot in such a manner that one or more of the building's sides rest directly on a lot line.

Zoning Change. An amendment to the Official Zoning Map or other action having the result of rezoning a property, approval of a Conditional Use on a particular property, or a change in conditions of approval applied to the zoning or conditional uses pertaining to a property.

Zoning Map. The Official Zoning Map of the City of Alpharetta, Georgia, which may include a series of maps in section.

(Ord. No. 689, § 1, 6-2-2014 ; Ord. No. 702, § 1(Exh. A), 3-2-2015 ; Ord. No. 704, § 1, 6-1-2015 ; Ord. No. 715 , § 1, 9-28-2015; Ord. No. 718 , § 1, 12-14-2015; Ord. No. 730 , § 1, 12-5-2016; Ord. No. 741 , § 1, 6-5-2017; Ord. No. 744 , § 1, 7-10-2017; Ord. No. 749 , § 1, 9-18-2017; Ord. No. 772 , § 1, 2-4-2019; Ord. No. 778 , § 1, 6-17-2019; Ord. No. 786 , § 1, 9-23-2019; Ord. No. 787 , § 1(Exh. A), 10-28-2019; Ord. No. 804 , § 1(Exh. A), 8-10-2020; Ord. No. 807 , § 1(Exh. A), 9-8-2020; Ord. No. 808 , § 1(Exh. A), 9-8-2020; Ord. No. 835 , § 1(Exh. A), 10-4-2021; Ord. No. 843 , § 1(Exh. A), 4-18-2022; Ord. No. 847 , § 1(Exh. A), 8-22-2022)

SECTION 2.2 a CONDITIONAL USE REVIEW CRITERIA

When reviewing a conditional use, consideration shall be given to factors associated with the use including, but not limited to, the following:

1. Site design.
2. Property access.
3. Hours of operation of the business.
4. Vehicular trips generated by the use.
5. Impact of the use on surrounding properties.
6. Impact of the use on the natural features of the site.
7. Separation from similar uses and conflicting uses.

(Ord. No. 807 , § 2(Exh. B), 9-8-2020)

2.2.1 AG agriculture.

A. *Permitted Principal Uses.* A property in the AG district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Agricultural and Residential Uses.
    a. Bed and Breakfast.
    b. Dwelling, 'For-Sale' Detached.
    c. Farmlands, including livestock, poultry.
2. Business Uses.
    a. Taxidermist.
3. Semipublic Uses, Utilities.
    a. Park or Playground.

B. *Accessory Uses.* A property in the AG district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.
2. Home Occupation in a residence.
3. Family Day Care Home in a residence.
4. Group Home.
5. Special Care Home in a detached 'For-Sale' dwelling.
6. Swimming pool, tennis court, detached garage, play house, green house, storage shed, patio, gazebo and other private recreation facilities.

7. Clubhouse, swimming pool, or community recreation facilities serving a development.

8. Barns, stables and similar structures for the housing, repair, storing, or processing of farm products of the property.

9. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.

10. Signs, subject to all of the requirements regulating signage herein.

11. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the AG district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Residential and Agricultural Uses.

   a. Additional 'For-Sale' detached dwelling.

   b. Greenhouse, Nursery.

2. Business Uses.

   a. Animal Hospital, Veterinarian.

   b. Broadcasting (Radio or TV).

   c. Builder's Equipment.

   d. Carpenter Shop, Woodworking.

   e. Equestrian Center.

   f. Golf Course, Driving Range.

   g. Kennel.

   h. Special Event Facility.

3. Semipublic Uses, Utilities.

   a. Airport.

   b. Auditorium.

   c. Cemetery.

   d. Church, Synagogue or any other religious institution.

   e. Club or Lodge.

   f. Country Club.

   g. Heliport, Public/Private.

   h. Utility Substation.

   i. Wireless Tower.

D. *District Regulations.*

Minimum lot size—5 acres.

Minimum Lot Width—200 feet.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—25 feet.

Rear yard—50 feet.

Maximum Ground Coverage By Principal Buildings—25%.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—1,800 square feet.

(Ord. No. 744 , § 6, 7-10-2017; Ord. No. 800 , § 1(Exh. A), 6-22-2020; Ord. No. 808 , § 2(Exh. B), 9-8-2020; Ord. No. 833 , § 2(Exh. B), 7-26-2021; Ord. No. 843 , § 2(Exh. B), 4-18-2022)

2.2.2 Re-residential estate.

A. *Permitted Principal Uses.* A property in the RE district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Agricultural and Residential Uses.
   a. Dwelling, 'For-Sale' Detached.
2. Semipublic Uses, Utilities.
   a. Park or Playground.

B. *Accessory Uses.* A property in the R-E district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.
2. Home Occupation in a residence.
3. Family Day Care Home in a residence.
4. Group Home.
5. Special Care Home in a 'For-Sale' detached dwelling.
6. Swimming pool, tennis court, detached garage, play house, green house, storage shed, patio, gazebo and other private recreation facilities.
   a. Clubhouse, swimming pool, or community recreation facilities serving a development.
   b. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
   c. Signs, subject to all of the requirements regulating signage herein.
   d. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the R-E district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Semipublic Uses, Utilities.

   a. Church, Synagogue, or any other religious institutions.

   b. Country Club.

   c. Golf course, Driving range.

   d. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

   e. Bed and Breakfast.

   f. Equestrian Center.

D. *District Regulations.*

Minimum Lot Size—3 acres.

Minimum Lot Width—100 feet.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—25 feet.

Rear yard—50 feet.

Maximum Ground Coverage By Principal Buildings—25%.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—1,800 square feet.

Accessory Structure setback see Sec. 2.3 (c).

(Ord. No. 730 , § 2, 12-5-2016; Ord. No. 800 , § 1(Exh. A), 6-22-2020; Ord. No. 833 , § 2(Exh. B), 7-26-2021; Ord. No. 836 , § 1(Exh. A), 10-4-2021)

2.2.3 R-Dwelling, 'for-sale', residential.

A. *Permitted Principal Uses.* A property in the R district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Agricultural and Residential Uses.

   a. Dwelling, 'For-Sale', Detached.

2. Semipublic Uses, Utilities.

   a. Park or Playground.

B. *Accessory Uses.* A property in the R district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional

use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.
2. Home Occupation in a residence.
3. Family Day Care Home in a residence.
4. Group Home.
5. Special Care Home in a 'For-Sale' detached dwelling.
6. Swimming pool, tennis court, detached garage, play house, green house, storage shed, patio, gazebo and other private recreation facilities.
7. Clubhouse, swimming pool, or community recreation facilities serving a development.
8. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
9. Signs, subject to all of the requirements regulating signage herein.
10. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the R district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Semipublic Uses, Utilities.
    a. Bed and Breakfast.
    b. Church, Synagogue, or any other religious institutions.
    c. Country Club.
    d. Golf course or golf driving range.
    e. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.
    f. Equestrian Center.

D. *District Regulations.*

Minimum Lot Size—1 acre (43,560 square feet).

Minimum Lot Width—100 feet.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—25 feet.

Rear yard—50 feet.

Maximum Ground Coverage By Principal Buildings—25%.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—1,800 square feet.

Accessory Structure Setback see Sec. 2.3 (c).

(Ord. No. 730 , § 2, 12-5-2016; Ord. No. 800 , § 1(Exh. A), 6-22-2020; Ord. No. 833 , § 2(Exh. B), 7-26-2021)

2.2.4 R-22 dwelling, 'for-sale', residential.

A. *Permitted Principal Uses.* A property in the R-22 district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Agricultural and Residential Uses.
    a. Dwelling, 'For-Sale' Detached.
2. Semipublic Uses, Utilities.
    a. Park or Playground.

B. *Accessory Uses.* A property in the R-22 district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.
2. Home Occupation in a residence.
3. Family Day Care Home in a residence.
4. Group Home.
5. Special Care Home in a 'For-Sale' detached dwelling.
6. Swimming pool, tennis court, detached garage, play house, green house, storage shed, patio and other private recreation facilities.
7. Clubhouse, swimming pool, or community recreation facilities serving a development.
8. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
9. Signs, subject to all of the requirements regulating signage herein.
10. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the R-22 district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Semipublic Uses, Utilities.
    a. Church, Synagogue or any other religious institution.
    b. Country Club, Association or Lodge.
    c. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.
    d. Bed and Breakfast.

e. Golf Course, Driving Range.

f. Equestrian Center.

D. *District Regulations.*

Minimum Lot Size—22,000 square feet.

Minimum Lot Width—100 feet.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—35 feet.

From right-of-way of all other streets—65 feet.

Side yard—25 feet.

Rear yard—30 feet.

Maximum Ground Coverage By Principal Buildings—25%.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—1,500 square feet.

Accessory Structures Setback see Sec. 2.3 (c).

(Ord. No. 730 , § 2, 12-5-2016; Ord. No. 800 , § 1(Exh. A), 6-22-2020; Ord. No. 833 , § 2(Exh. B), 7-26-2021)

2.2.5 R-15 dwelling, 'for-sale', residential.

A. *Permitted Principal Uses.* A property in the R-15 district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Agricultural and Residential Uses.

   a. Dwelling, 'For-Sale', Detached.

2. Semipublic Uses, Utilities.

   a. Park or Playground.

B. *Accessory Uses.* A property in the R-15 district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.

2. Home Occupation in a residence.

3. Family Day Care Home in a residence.

4. Group Home.

5. Special Care Home in a 'For-Sale' detached dwelling.

6. Swimming pool, tennis court, detached garage, play house, storage shed, patio and other private recreation facilities.

7. Clubhouse, swimming pool, or community recreation facilities serving a development.

8. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.

9. Signs, subject to all of the requirements regulating signage herein.

10. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the R-15 district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Semipublic Uses, Utilities.

a. Associations, (Clubs and Lodges).

b. Church, Synagogue or other religious institution.

c. Country Club with golf course or driving range.

d. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

e. Bed and Breakfast.

f. Equestrian Center.

D. *District Regulations.*

Minimum Lot Size—15,000 square feet

Minimum Lot Width—100 feet.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—35 feet.

From right-of-way of all other streets—65 feet.

Side yard—10 feet.

Rear yard—25 feet.

Maximum Ground Coverage By Principal Buildings—25%.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—1,500 square feet.

(Ord. No. 730 , § 2, 12-5-2016; Ord. No. 800 , § 1(Exh. A), 6-22-2020; Ord. No. 833 , § 2(Exh. B), 7-26-2021)

2.2.6 R-12 dwelling, 'for-sale', residential.

A. *Permitted Principal Uses.* A property in the R-12 district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Agricultural and Residential Uses.

a. Dwelling, 'For-Sale', Detached.

2. Semipublic Uses, Utilities.

a. Park or Playground.

B. *Accessory Uses.* A property in the R-12 district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.
2. Home Occupation in a residence.
3. Family Day Care Home in a residence.
4. Group Home.
5. Special Care Home in a 'For-Sale' detached dwelling.
6. Swimming pool, tennis court, detached garage, play house, storage shed, patio and other private recreation facilities.
7. Clubhouse, swimming pool, or community recreation facilities serving a development.
8. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
9. Signs, subject to all of the requirements regulating signage herein.
10. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the R-12 district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Semipublic Uses, Utilities.

a. Associations, (Clubs and Lodges).

b. Church, Synagogue, or any other religious institutions.

c. Country Club with golf course or driving range.

d. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. *District Regulations.*

Minimum Lot Size—12,000 square feet.

Minimum Lot Width—80 feet.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—30 feet.

From right-of-way of all other streets—65 feet.

Side yard—10 feet.

Rear yard—30 feet.

Maximum Ground Coverage By Principal Buildings—25%.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—1,500 square feet.

Accessory Structure Setback see Sec. 2.3 (c).

2.2.7 R-10 dwelling, 'for-sale', residential.

A. *Permitted Principal Uses.* A property in the R-10 district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Agricultural and Residential Uses.
    a. Dwelling, 'For-Sale', Detached.
2. Semipublic Uses, Utilities.
    a. Park or Playground.

B. *Accessory Uses.* A property in the R-10 district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.
2. Home Occupation in a residence.
3. Group Home.
4. Family Day Care Home in a residence.
5. Special Care Home in a 'For-Sale' detached dwelling.
6. Swimming pool, tennis court, detached garage, play house, storage shed, patio and other private recreation facilities.
7. Clubhouse, swimming pool, or community recreation facilities serving a development.
8. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
9. Signs, subject to all of the requirements regulating signage herein.
10. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the R-10 district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Semipublic Uses, Utilities.
    a. Associations, (Clubs and Lodges).
    b. Church, Synagogue, or any other religious institution.
    c. Country Club with golf course or driving range.

d. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. *District Regulations.*

Minimum Lot Size—10,000 square feet.

Minimum Lot Width—75 feet.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—30 feet.

From right-of-way of all other streets—65 feet.

Side yard—10 feet.

Rear yard—25 feet.

Maximum Ground Coverage By Principal Buildings—25%.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—1,500 square feet.

Accessory Structures Setback see Sec. 2.3 (c).

2.2.8 R-4A dwelling, 'for-sale', attached residential—Low density.

A. *Permitted Principal Uses.* A property in the R-4A district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Agricultural and Residential Uses.

   a. Dwelling, 'For-Sale' Attached.

2. Semipublic Uses, Utilities.

   a. Park or Playground.

B. *Accessory Uses.* A property in the R-4A district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.
2. Home Occupation in a residence.
3. Family Day Care Home in a residence.
4. Swimming pool, tennis court, detached garage, play house, storage shed, patio and other private recreation facilities.
5. Clubhouse, swimming pool, or community recreation facilities serving a development.
6. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.

7. Signs, subject to all of the requirements regulating signage herein.

8. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the R-4A district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Semipublic Uses, Utilities.

a. Associations, (Clubs and Lodges).

b. Church, Synagogue, or other religious institutions.

c. Country Club with golf course or driving range.

d. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. *District Regulations.*

Minimum Lot Size—1 acre.

Maximum Density of Dwelling Units—4 per acre.

Minimum Lot Width—30 feet for each individual lot, if the development is subdivided or 30 feet for each dwelling unit.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—35 feet.

From right-of-way of all other streets—65 feet.

Side yard:

From lot line of adjacent property—20.

Between building groupings—20 feet.

Between individual lots, if the development is subdivided—none.

Rear yard—30 feet.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—1,200 square feet.

2.2.8a R-4D dwelling, 'for sale' detached residential—Low density.

A. *Permitted Principal Uses.* A property in the R-4D district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Agricultural and Residential Uses.

a. Dwelling, Single-Family Detached.

2. Semipublic Uses, Utilities.

a. Park or Playground.

B. *Accessory Uses.* A property in the R-4D district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.
2. Home Occupation in a residence.
3. Family Day Care Home in a residence.
4. Swimming pool, tennis court, detached garage, play house, storage shed, patio and other private recreation facilities.
5. Clubhouse, swimming pool, or community recreation facilities serving a development.
6. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
7. Signs, subject to all of the requirements regulating signage herein.
8. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the R-4D district may be used for any of the following only upon approval as a conditional use by the City Council.

1. Semipublic Uses, Utilities.
    a. Associations, (Clubs and Lodges).
    b. Church, Synagogue, or other religious institutions.
    c. Country Club with golf course or driving range.
    d. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. *District Regulations.*

Minimum Lot Size—5,000 sf.

Maximum Density of Dwelling Units—4 per acre.

Minimum Lot Width—50 ft.

Minimum Setbacks.

Front yard—from all street frontages.

From right-of-way of local street—35 feet.

From right-of-way of all other streets—65 feet.

Side yard—5 feet.

Corner Side Yard—10 feet.

Rear yard:

With Rear Alley—0′.

No Rear Alley—20′.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—1,500 square feet.

(Ord. No. 692, § 1(Exh. 1), 7-21-2014)

2.2.9 R-8A/D dwelling, 'for-sale', attached/detached residential—Medium density.

A. *Permitted Principal Uses.* A property in the R-8A/D district may be used for those uses in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Agricultural and Residential Uses.
    a. Dwelling, 'For-Sale', Attached and Detached.
2. Semipublic Uses, Utilities.
    a. Park or Playground.

B. *Accessory Uses.* A property in the R-8A district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.
2. Home Occupation in a residence.
3. Family Day Care Home in a residence.
4. Swimming pool, tennis court, play house, storage shed, patio and other private recreation facilities.
5. Clubhouse, swimming pool, or community recreation facilities serving a development.
6. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
7. Signs, subject to all of the requirements regulating signage herein.
8. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the R-8A district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Semipublic Uses, Utilities.
    a. Associations, (Clubs and Lodges).
    b. Church, Synagogue, or other religious institutions.
    c. Country Club with golf course or driving range.
    d. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. *District Regulations.*

Minimum Lot Size—the development shall occupy a total of at least 1 acre Attached, 4,500 sq. ft. Detached. No minimum lot size is required for each dwelling unit within the development.

Maximum Density of Dwelling Units—8 per gross acre.

Minimum Lot Width—50 feet for each individual lot, if the development is subdivided or 30 feet for each dwelling unit.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—35 feet.

From right-of-way of all other streets—65 feet.

Side yard.

From lot line of adjacent property—5 feet.

Between building groupings—10 feet.

Between individual lots, if the development is subdivided—none.

Rear yard—W/Rear Alley—0', No Rear Alley—20'.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—1,200 square feet.

Rear Yard: Alley—0', No Rear Alley—20'

(Ord. No. 675, § 1, 6-3-2013)

2.2.10 R-10M dwelling, 'for-rent' or 'for-sale', residential.

A. *Permitted Principal Uses.* A property in the R-10M district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Agricultural and Residential Uses.
   a. Dwelling, 'For-Sale', Attached.
   b. Dwelling 'For-Rent'.
   c. Bed and Breakfast.
2. Semipublic Uses, Utilities.
   a. Park or Playground.

B. *Accessory Uses.* A property in the R-10M district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.
2. Home Occupation in a residence.

3. Family Day Care Home in a residence.

4. Swimming pool, tennis court, storage shed, play house, patio and other private recreation facilities.

5. Clubhouse, swimming pool, or community recreation facilities serving a development.

6. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.

7. Signs, subject to all of the requirements regulating signage herein.

8. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the R-10M district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Business Uses.

   a. Dwelling, Group (congregate housing, nursing home, etc.).

2. Semipublic Uses, Utilities.

   a. Associations, (Clubs and Lodges).

   b. Church, Synagogue, or other religious institutions.

   c. Country Club with golf course or driving range.

   d. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. *District Regulations.*

Minimum Lot Size—the development shall occupy a total of at least one acre. No minimum lot size is required for each dwelling unit within the development.

Maximum Density of Dwelling Units—10 per gross acre.

Minimum Lot Width.

For the property to be developed—75 feet.

If the development is subdivided—20 feet for each individual lot, or 20 feet for each dwelling unit.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—35 feet.

From right-of-way of all other streets—65 feet.

Side yard.

From lot line of adjacent property—25 feet.

Between building groupings—20 feet.

Between individual lots, if the development is subdivided—none.

Rear yard—50 feet.

Maximum Coverage By Principal Buildings—none.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—none.

(Ord. No. 730 , §§ 3, 4, 12-5-2016)

2.2.11 CUP community unit plan.

This district is intended to allow for the development of a mix of uses within the framework of a masterplan. The district regulations are intended to allow greater design flexibility without increasing overall density.

A. *Permitted Principal Uses.* A property in the CUP district may be used only for those uses approved as part of the conditions of approval of the CUP zoning on the property and for related accessory uses, as further limited under "Accessory Uses" and "Conditional Uses" below. The use of land within an overall CUP development is further limited by the following requirements:

Dwelling, 'For-Sale', Detached Residential: A minimum of 25% of the gross land area of the CUP shall be utilized for 'For-Sale' detached dwellings and related accessory uses, streets and other facilities.

Dwelling, 'For-Sale', Attached Residential: No more than 20% of the gross land area of the CUP may be used for 'For-Sale' attached dwellings and related accessory uses, streets and other facilities.

Dwelling, 'For-Rent', Residential: Rental units and related accessory uses, streets and other facilities shall not exceed 20% of the gross land area of the CUP.

Commercial: Uses permitted in the C-1 category shall not exceed (in aggregate) 10% of the gross land area of the CUP.

Open Space: A minimum of 15% of the gross land area must be set aside as open space.

Office and Light Industrial: The following uses shall not exceed (in aggregate) 25% of the gross land area of the CUP:

Office buildings, office parks, research and development and related accessory uses, streets and other facilities.

Wholesale, storage or industrial uses and related accessory uses, streets and other facilities.

B. *Accessory Uses.* A property in the CUP district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted under the conditions of approval for the CUP zoning on the property.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.
2. Home Occupation in a residence.
3. Family Day Care Home in a residence.
4. Special Care Home in a 'For-Sale' detached dwelling.
5. Swimming pool, tennis court, play house, storage shed, patio and other private recreation facilities.
6. Clubhouse, swimming pool, or community recreation facilities serving a development.
7. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
8. Signs, subject to all of the requirements regulating signage herein.
9. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the CUP district may be used for those uses listed in Table 2.2, including any of the following uses if the uses have been included in the conditions of approval for the CUP zoning on the property; or if the uses are designated on the CUP's Concept Plan; or if the CUP's concepts plan identifies district categories (i.e. commercial, office) wherein the use would otherwise be permitted by right or as a conditional use:

1. Agricultural and Residential Uses.
    a. Dwelling, Group (congregate housing, assisted living facility, home-elderly, nursing).
    b. Dwelling, 'For-Sale' Attached.
    c. Dwelling, 'For-Sale' Detached.
    d. Dwelling, 'For-Rent'.
    e. Bed and Breakfast.
2. Business Uses.
    a. Animal Hospital, small animals.
    b. Art Galleries.
    c. Athletic Facility.
    d. Automobile Sales and Leasing.
    e. Automobile Service and Service Station.
    f. Automotive Parts.
    g. Bakery.
    h. Barber Shop.
    i. Bank, Savings and Loan.
    j. Beauty Shop.
    k. Book Store or Stationery.
    l. Boutique Hotel.
    m. Bowling Alley.
    n. Brewery.
    o. Broadcasting Studio (radio or TV).
    p. Building Equipment/Material.
    q. Clinic.
    r. Contractor's Office with and without outside storage.
    s. Convenience Market with or without gas pumps.
    t. Dance Studio.
    u. Day Care Center.
    v. Distillery.
    w. Drug Store.

x. Dry Cleaning Pick-up Station.

y. Equestrian Center.

z. Extended stay hotel (see Section 2.7).

aa. Fitness Studio.

bb. Florist, Retail without Greenhouse.

cc. Funeral Home wino cemetery or mausoleum.

dd. Golf, Miniature.

ee. Grocery Store.

ff. Hardware and Garden Supply Store.

gg. Hotel or Motel.

hh. Hotel, Hybrid.

ii. Laboratory, Research or Commercial.

jj. Laundry, Self-Serve, Pick-up.

kk. Liquor Store.

ll. Office Building or Office Park (Research and Development shall be a permitted use within an existing Office Building or Office Park or where office is a permitted use within an existing master plan).

mm. Park, playground.

nn. Pet Day Care.

oo. Pet Grooming.

pp. Print Shop.

qq. Public Building.

rr. Recreation Facilities, Indoor and Outdoor.

ss. Rental Services Establishment without outside storage.

tt. Research and Development.

uu. Restaurant.

vv. Restaurant, with Drive-thru window.

ww. Retail Sales and Services Establishments not otherwise listed for this zoning district.

xx. Retail Establishment, Mixed Sales.

yy. School, Commercial.

zz. Shop or Studio, Craftsman/Artist.

aaa. Spa Services.

bbb. Special Event Facility.

ccc. Theater, Cinema.

3. Wholesale, Storage and Industrial Uses.

a. Laundry, Industrial.

b. Locker, Frozen Food or Cold Storage.

c. Manufacturing, Light.

d. Wholesale Establishment.

4. Semipublic Uses, Utilities.

a. Airport, public or private.

b. Amphitheater.

c. Auditorium.

d. Church, Synagogue.

e. Club, association or lodge.

f. Country Club.

g. Fire Station.

h. Golf Course, Driving Range.

i. Heliport, public or private.

j. Hospital.

k. Library.

l. Museum.

m. Parle or Playground.

n. Power Station.

o. School, Academic.

p. Switching Station (Telecom).

q. Utility Substation, including gas. electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

r. Wireless Tower.

D. *District Regulations.* Minimum Lot Size; the minimum area permitted to be zoned for a CUP is 100 acres.

Lot sizes in use areas: Each area within the CUP shall be designated for use in accordance with one of the various zoning districts in this Ordinance, and shall comply with the minimum lot size required by such designated zoning district or, if more restrictive, the conditions of approval of the CUP zoning on the property.

Maximum Density of Dwelling Units: Each area within the CUP shall be designated for use in accordance with one of the various zoning districts in this Ordinance, and shall comply with the lot size or, when applicable, density limitations of such designated zoning district or, if more restrictive, the conditions of approval of the CUP zoning on the property.

Minimum Lot Width, Minimum Setbacks, Maximum Coverage by Principal Buildings, Maximum Building Height, Minimum Floor Area of a Dwelling Unit, Screening and Buffers: Each area within the CUP shall be designated for use in accordance with one of the various zoning districts in this Ordinance, and shall comply with the requirements of such designated zoning district or, if more restrictive, the conditions of approval of the CUP zoning on the property.

Open space: Each CUP shall have a minimum of 15% of the gross acres of the CUP dedicated or set aside as open space. Amenities may be included within the 15% open space requirement. However, open space shall not include any other required open areas such as required building set backs, buffers, landscape strips or other similar requirements of this Ordinance or other applicable laws.

(Ord. No. 718 , §§ 2, 4, 12-14-2015; Ord. No. 741 , § 4, 6-5-2017; Ord. No. 744 , §§ 2, 6, 7-10-2017; Ord. No. 808 , § 2(Exh. B), 9-8-2020; Ord. No. 836 , § 1(Exh. A), 10-4-2021; Ord. No. 843 , § 2(Exh. B), 4-18-2022)

2.2.12 O-P office-professional.

This district is intended to provide for the development of business and professional offices, hospitals, medical and dental facilities and limited commercial activity.

A. *Permitted Principal Uses.* A property in the O-P district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Residential Uses.
    a. Bed and Breakfast.
2. Business Uses.
    a. Bank, Savings and Loan.
    b. Barber Shop and Beauty Shop.
    c. Clinic (medical/dental).
    d. Contractor's office without outside storage.
    e. Day care center.
    f. Office (professional/administrative).
3. Semipublic Uses, Utilities.
    a. Park or Playground.
4. The following support retail uses are allowed provided that they are located within an office building and (in total) do not constitute more than 25% of the floor area of the office building in which they are located:
    a. Book store or Stationery.
    b. Retail Establishment - limited to a Computer Supply Store, Jewelry Store (not to exceed 1,200 SF), Office Supply Store (not to exceed 1,200 SF), Optometrist/Eye Wear, Package Shipping/Mail Box Store, and Cell Phone Store.

B. *Accessory Uses.* A property in the O-P district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Dwelling, 'For-Sale', Accessory: A 'For-Sale' accessory dwelling shall be permitted under the following conditions:

    The dwelling shall be located above or to the rear of the commercial or office structure to which it is an accessory.

The dwelling shall be attached by a common wall with the commercial or office structure to which it is accessory.

The dwelling shall be occupied by a single family, a member of whom is the owner or tenant of the commercial or office structure to which it is accessory.

The square footage of the dwelling shall not exceed 40% of the combined square footage of the commercial or office structure and the dwelling.

The dwelling and the commercial or office structure to which it is an accessory shall be in compliance with and decorative fences and walls all applicable provisions of the life safety code, the building code, and other standard codes of the City.

2. Privacy and decorative fences and walls.
3. Swimming pool, tennis court, patio and other private recreation facilities.
4. Clubhouse, swimming pool, or community recreation facilities serving a development.
5. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
6. Signs, subject to all of the requirements regulating signage herein.
7. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the O-P district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Business Uses.
   a. Art Gallery.
   b. Bakery.
   c. Dry Cleaning Pick up station with drive-thru.
   d. Fitness studio.
   e. Florist.
   f. Restaurant without drive-thru.
   g. Shop or studio, Craftsman/Artist.
   h. School Commercial.
   i. Spa Services.
2. Semipublic Uses, Utilities.
   a. Auditorium.
   b. Church, Synagogue.
   c. Club, association or lodge.
   d. Public Building.
   e. School, Academic.
   f. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. *District Regulations.*

Minimum Lot Area—30,000 square feet.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—40 feet.

E. *Screening and buffers (See Sec. 2.3.5).*

(Ord. No. 836 , § 1(Exh. A), 10-4-2021)

2.2.13 O-I office-institutional.

This district is intended for the development of planned office areas which allow for design flexibility through a master plan. Commercial activities are permitted as subordinate uses to the office development.

A. *Conditional Principal Uses.* A property in the O-1 district may be used for the uses listed below and shown in Table 2.2 in accordance with an approved masterplan, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use. Lots of less than five (5) acres in size may be developed for bank, office or research and development use without public hearing subject to Design Review Board Approval.

1. Residential Uses.

   a. Dwelling, Group (nursing home, children's home, congregate housing, assisted living facility).

2. Business Uses.

   a. Bank, Savings and Loan.

   b. Broadcasting Studio (radio or TV).

   c. Clinic.

   d. Congregate Housing.

   e. Day Care Center.

   f. Drug Store.

   g. Manufacturing, Heavy.

   h. Office Building or Office Park (Research and Development shall be a permitted use within an existing Office Building or Office Park or where office is a permitted use within an existing master plan).

   i. Recreational Facilities (Indoor or Outdoor).

   j. Research and Development.

   k. Special Event Facility.

l. Theater, Cinema.

3. Semipublic Uses, Utilities.

a. Church, Synagogue.

b. Club, association or lodge.

c. Golf Course, Driving Range.

d. Heliport.

e. Hospital.

f. Library.

g. Museum.

h. Public Building.

i. School, Academic.

B. *Accessory Uses.* A property in the O-I district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Dwelling, 'For-Sale', Accessory: A 'For-Sale' accessory dwelling shall be permitted under the following conditions:

The dwelling shall be located above or to the rear of the commercial or office structure to which it is an accessory.

The dwelling shall be attached by a common wall with the commercial or office structure to which it is accessory.

The dwelling shall be occupied by a single family, a member of whom is the owner or tenant of the commercial or office structure to which it is accessory.

The square footage of the dwelling shall not exceed 40% of the combined square footage of the commercial or office structure and the dwelling.

The dwelling and the commercial or office structure to which it is accessory shall be in compliance with all applicable provisions of the life safety code, the building code, and other standard codes of the City.

2. Privacy and decorative fences and walls.

3. Swimming pool, tennis court, patio and other private recreation facilities.

4. Clubhouse, swimming pool, or community recreation facilities serving a development.

5. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.

6. Signs, subject to all of the requirements regulating signage herein.

7. Retaining walls and other site improvement structures approved as part of the development permit.

8. Retail service uses up to 25% of the floor area of an office building for services incidental to the associated office use.

C. *Conditional Subordinate Uses.* A property in the O-I district may be used for any of the following listed uses upon approval as a conditional use by the City Council provided that the uses in aggregate do not constitute more than 25% of the total project and are not segregated so as to create a retail strip center.

1. Residential Uses.

   a. Reserved.

2. Business Uses.

   a. Animal Hospital, Small Animal.

   b. Art Galleries.

   c. Athletic Facility.

   d. Automobile Service and Service Station.

   e. Bakery.

   f. Barber Shop.

   g. Beauty Shop.

   h. Book Store.

   i. Boutique Hotel.

   j. Bowling Alley.

   k. Brewery.

   l. Car Wash.

   m. Contractor's Office without outside storage.

   n. Convenience Market with or without gas pumps.

   o. Dance Studio.

   p. Distillery.

   q. Dry Cleaning Pick-up Station.

   r. Extended Stay Hotel (see Sec. 2. 7).

   s. Fitness Studio.

   t. Florist, Retail without Greenhouse.

   u. Funeral Home w/out cemetery or mausoleum.

   v. Golf, Miniature, or Golf Driving Range.

   w. Hotel/motel.

   x. Hotel, Hybrid.

   y. Laboratory, Research or Commercial.

   z. Liquor Store.

   aa. Parking Lot, Commercial.

   bb. Print Shop.

   cc. Restaurant.

dd. Restaurant, with Drive-thru window.

ee. Retail Sales & Services Establishments subject to the limitation of [subsection] 2.2.13 B 8.

ff. School, Commercial.

gg. Spa Services.

3. Wholesale, Storage and Industrial Uses.

a. Manufacturing, Light.

4. Semipublic Uses, Utilities.

a. Airport.

b. Amphitheater.

c. Auditorium.

d. Country Club.

e. Fire Station.

f. Park or Playground.

g. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

h. Wireless Tower.

D. *District Regulations.*

Minimum Lot Area—the development shall occupy a total of not less than 25 acres. No minimum lot size is required for each building within the development.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—40 feet.

E. *Screening and buffers (See Sec. 2.3.5.).*

F. *Open space.* All areas zoned O-I shall have a minimum of 10% of the gross acres dedicated or set aside as open space for developments up to 100 acres, and shall have a minimum of 15% of the gross acres dedicated or set aside as open space for developments containing 100 acres or more. Amenities may be included and are encouraged within the open space requirement. However, open space shall not include any other required open areas such as required building setbacks, buffers, landscape strips or other similar requirements of this ordinance.

(Ord. No. 718 , §§ 3, 6, 12-14-2015; Ord. No. 741 , § 4, 6-5-2017; Ord. No. 744 , §§ 2, 6, 7-10-2017; Ord. No. 808 , § 2(Exh. B), 9-8-2020; Ord. No. 813 , § 1(Exh. A), 10-26-2020; Ord. No. 836 , § 1(Exh. A), 10-4-2021; Ord. No. 843 , § 2(Exh. B), 4-18-2022)

2.2.14 C-1 neighborhood commercial.

A. *Permitted Principal Uses.* A property in the C-1 district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Residential Uses.
    a. Dwelling, 'For-Sale'—in an existing or historic structure only.
    b. Bed and Breakfast.
2. Business Uses.
    a. Art Gallery.
    b. Bakery.
    c. Bank, Savings and Loan.
    d. Barber Shop.
    e. Beauty Shop.
    f. Book Store.
    g. Carpet and Rug Sales.
    h. Clinic.
    i. Dance Studio.
    j. Day Care Center.
    k. Drug Store.
    l. Dry Cleaning Pick-up Station.
    m. Fitness Studio.
    n. Florist, Retail Without Greenhouse.
    o. Hardware and Garden Supply Store.
    p. Laundry, Self-Serve, Pick-up.
    q. Nail Salon.
    r. Office Building or Park.
    s. Pet Day Care.
    t. Pet Grooming.
    u. Print Shop.
    v. Restaurant.
    w. Retail Sales and Services (Establishments not otherwise listed for this zoning district as a permitted or conditional use).

x. School, Commercial.

y. Shop or Studio, Craftsman/Artist.

3. Semipublic Uses, Utilities.

a. Library.

b. Museum.

c. Park or Playground.

d. School, Academic.

B. *Accessory Uses.* A property in the C-1 district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Dwelling, 'For-Sale', Accessory: A 'For-Sale' accessory dwelling shall be permitted under the following conditions:

The dwelling shall be located above or to the rear of the commercial or office structure to which it is accessory.

The dwelling shall be attached by a common wall with the commercial or office structure to which it is accessory.

The dwelling shall be occupied by a single family, a member of whom is the owner or tenant of the commercial or office structure to which it is accessory.

The square footage of the dwelling shall not exceed forty percent (40%) of the combined square footage of the commercial or office structure and the dwelling.

The dwelling and the commercial or office structure to which it is accessory shall be in compliance with all applicable provisions of the life safety code, the building code, and other standard codes of the City.

2. Privacy and decorative fences and walls.

3. Swimming pool, tennis court, patio and other private recreation facilities.

4. Clubhouse, swimming pool, or community recreation facilities serving a development.

5. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations, herein.

6. Signs, subject to all of the requirements regulating signage herein.

7. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the C-1 district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Residential Uses.

a. Dwelling, Group (congregate housing, assisted living facility, nursing).

2. Business Uses.

a. Animal Hospital, small animals.

b. Assisted Living, Congregate housing.

c. Athletic Facility.

d. Automotive Parts.

e. Bowling Alley.

f. Brewery.

g. Check Cashing.

h. Club, association or lodge.

i. Contractor's Office without outside storage.

j. Distillery.

k. Funeral home with no cemetery or mausoleum.

l. Golf, Miniature.

m. Grocery Store.

n. Hotel/Motel.

o. Liquor Store.

p. Parking Lot, Commercial.

q. Pest Control Business.

r. Rental Services Establishment without outside storage.

s. Restaurant, with Drive-thru Window.

t. Retail Establishment, Mixed Sales.

u. Smoke Shop and Tobacco Store.

v. Spa Services.

w. Special Event Facility.

x. Theater, Cinema.

3. Semipublic Uses, Utilities.

a. Auditorium.

b. Church, Synagogue.

c. Hospital.

d. Public Building.

e. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. *District Regulations.*

Minimum Lot Area—30,000 square feet.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—45%.

Maximum Building Height—35 feet.

E. *Screening and buffers (See Sec. 2.3.5).*

(Ord. No. 704 , § 2, 6-1-2015; Ord. No. 718 , §§ 6—8, 12-14-2015; Ord. No. 730 , §§ 3, 4, 12-5-2016; Ord. No. 741 , § 4, 6-5-2017; Ord. No. 744 , § 4, 7-10-2017; Ord. No. 772 , § 2, 2-4-2019; Ord. No. 808 , § 2(Exh. B), 9-8-2020; Ord. No. 836 , § 1(Exh. A), 10-4-2021; Ord. No. 843 , § 2(Exh. B), 4-18-2022)

2.2.15 C-2 general commercial.

A. *Permitted Principal Uses.* A property in the C-2 district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Residential Uses.
   - a. Dwelling, 'For-Sale'—in an existing or historic structure only.
   - b. Bed and Breakfast.
2. Business Uses.
   - a. Art Gallery.
   - b. Athletic Facility.
   - c. Automobile Service and Service Station.
   - d. Automotive Parts.
   - e. Bakery.
   - f. Bank, Savings and loan.
   - g. Barber Shop.
   - h. Beauty Shop.
   - i. Book Store.
   - j. Bowling Alley.
   - k. Broadcasting Studio (radio or TV).
   - l. Carpet and Rug Sales.
   - m. Clinic.
   - n. Contractor's Office without outside storage.
   - o. Convenience Market with or without gas pumps.
   - p. Dance Studio.
   - q. Day Care Center.

r. Drug Store.

s. Dry Cleaning Pick-up Station.

t. Fitness Studio.

u. Florist, Retail Without Greenhouse.

v. Grocery Store.

w. Hardware and Garden Supply Store.

x. Home Improvement Store.

y. Laundry, Self-Serve, Pick-up.

z. Liquor Store.

aa. Nail Salon.

bb. Office Building or Park.

cc. Parking lot, Commercial.

dd. Pet Day Care.

ee. Pet Grooming.

ff. Print Shop.

gg. Rental Services Establishment without outside storage.

hh. Restaurant.

ii. Restaurant w/ Drive-thru Window.

jj. Retail Sales and Services Establishments not otherwise listed for this zoning district as a permitted or conditional use.

kk. Retail Establishment, Mixed Sales.

ll. School, Commercial.

mm. Shop or Studio, Craftsman/Artist.

3. Semipublic Uses, Utilities.

a. Hospital.

b. Library.

c. Museum.

d. Park or Playground.

e. School, Academic.

B. *Accessory Uses.* A property in the C-2 district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following: (See also Supplementary Regulations in this Article.)

1. Dwelling, 'For-Sale' Accessory: A 'For-Sale' accessory dwelling shall be permitted under the following conditions:

   The dwelling shall be located above or to the rear of the commercial or office structure to which it is accessory.

   The dwelling shall be attached by a common wall with the commercial or office structure to which it is accessory.

   The dwelling shall be occupied by a single family, a member of whom is the owner or tenant of the commercial or office structure to which it is accessory.

   The square footage of the dwelling shall not exceed 40% of the combined square footage of the commercial or office structure and the dwelling.

   The dwelling and the commercial or office structure to which it is accessory shall be in compliance with all applicable provisions of the life safety code, the building code, and other standard codes of the City.

2. Privacy and decorative fences and walls.
3. Swimming pool, tennis court, patio and other private recreation facilities.
4. Clubhouse, swimming pool, or community recreation facilities serving a development.
5. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
6. Signs, subject to all of the requirements regulating signage herein.
7. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the C-2 district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Residential Uses.
   a. Dwelling, Group (congregate housing, nursing home, etc.).
2. Business Uses.
   a. Animal Hospital, small animals.
   b. Assisted Living, Congregate housing.
   c. Automobile Sales and Leasing.
   d. Boutique Hotel.
   e. Brewery.
   f. Builder's Equipment/Material.
   g. Car Wash.
   h. Check Cashing.
   i. Church, Synagogue.
   j. Club, fraternity, association or lodge.
   k. Contractor's Office with outside storage.
   l. Distillery.
   m. Extended Stay Hotel (see Sec. 2.7).

n. Funeral Homes.

o. Golf, Miniature.

p. Greenhouse with nursery.

q. Hotel or Motel.

r. Hotel, Hybrid.

s. Limousine Service and Taxi.

t. Massage Therapy (see Sec. 2.7).

u. Pest Control Business.

v. Spa Services.

w. Recreation Facilities, Indoor.

x. Recreation Facilities, Outdoor.

y. Small Appliance Repair Shop.

z. Smoke Shop and Tobacco Store.

aa. Spa Services.

bb. Special Event Facility.

cc. Theater, Cinema.

3. Semipublic Uses, Utilities.

a. Auditorium.

b. Public Building.

c. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

d. Wireless Tower.

D. *District Regulations.*

Minimum Lot Area—none.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—Conditional (based on prevailing development patterns).

Side yard—Conditional (based on prevailing development patterns).

Rear yard—10 feet.

Maximum Coverage By Principal Buildings—70% (for development within Downtown Overlay—90%).

Maximum Building Height—40 feet.

E. *Screening and buffers (See Sec. 2.3.5).*

(Ord. No. 703 , § 1, 6-1-2015; Ord. No. 704 , § 2, 6-1-2015; Ord. No. 718 , §§ 5—7, 9, 12-14-2015; Ord. No. 730 , §§ 3, 4, 12-5-2016; Ord. No. 741 , § 4, 6-5-2017; Ord. No. 744 , §§ 2, 6, 7-10-2017; Ord. No. 772 , § 3, 2-4-2019; Ord. No. 808 , § 2(Exh. B), 9-8-2020; Ord. No. 836 , § 1(Exh. A), 10-4-2021; Ord. No. 843 , § 2(Exh. B), 4-18-2022)

2.2.16 PSC planned shopping center.

All uses in the PSC zoning district shall be located within, or as part of a shopping center or specialty shopping center.

A. *Conditional Principal Uses.* A property in the PSC district may be used for those uses listed in Table 2.2, only upon approval as a conditional use by the city council:

1. Residential Uses.

   a. Dwelling, 'For-Sale', Attached (only allowed in the North Point Overlay and not exceeding (8) dwelling units/acre unless additional density is authorized in accordance with said overlay).

   b. Dwelling, 'For-Sale', Detached (only allowed in the North Point Overlay and not exceeding (8) dwelling units/acre unless additional density is authorized in accordance with said overlay).

2. Business Uses.

   a. Art Galleries.

   b. Bakery.

   c. Barber Shop.

   d. Bank, Savings and Loan.

   e. Beauty Shop.

   f. Brewery.

   g. Book Store.

   h. Car Wash.

   i. Carpet and Rug Sales.

   j. Clinic.

   k. Dance Studio.

   l. Day Care Center.

   m. Distillery.

   n. Drug Store (Pharmacy).

   o. Florist, Retail without Greenhouse.

   p. Grocery Store (max. 50,000 SF in the North Point Overlay).

   q. Hardware Store (max. 50,000 SF in the North Point Overlay).

   r. Home Improvement Store.

   s. Laundry, Self-Serve, Pick-up.

   t. Liquor Store.

   u. Office Building or Park.

   v. Pest Control Business.

   w. Rental Services Establishment without outside storage.

x. Restaurant.

y. Restaurant w/Drive-thru window.

z. Retail Sales and Services Establishments not otherwise listed for this zoning district as a permitted or conditional use.

aa. Retail Establishment, Mixed Sales.

B. *Accessory Uses.* A property in the PSC district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.
2. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
3. Signs, subject to all of the requirements regulating signage herein.
4. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Subordinate Uses.* A property in the PSC district may be used for any of the following only upon approval as a conditional use by the City Council and provided that these uses in aggregate do not constitute more than 50% of the site area:

1. Residential Uses.

a. Reserved.

2. Business Uses.

a. Animal Hospital, small animals.

b. Athletic Facility.

c. Automobile Service and Service Station.

d. Automotive Parts.

e. Bowling Alley.

f. Boutique Hotel.

g. Broadcasting Studio (radio or TV).

h. Convenience Center with gas pumps.

i. Dry Cleaning Plant.

j. Dry Cleaning Plant with pick-up station.

k. Fitness Studio.

l. Funeral Home with no cemetery or mausoleum.

m. Greenhouse, Nursery.

n. Golf, Miniature.

o. Hotel or Motel.

p. Hotel, Hybrid.

q. Nail Salon.

r. Parking Lot, Commercial.

s. Pet Day Care.

t. Pet Grooming.

u. Print Shop.

v. Recreation Facilities, Indoor.

w. School, Commercial.

x. Shop or Studio, Craftsman/Artist.

y. Spa Services.

z. Special Event Facility.

aa. Theater, Cinema.

3. Semipublic Uses, Utilities.

a. Auditorium.

b. Church, Synagogue.

c. Club, fraternity, association or lodge.

d. Heliport, public or private.

e. Libraries.

f. Museum.

g. Park or Playground.

h. Public Building.

i. Recreational Facilities (Outdoor).

j. School, Academic.

k. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

l. Wholesale Establishment.

m. Wireless Tower.

D. *District Regulations.*

Minimum Lot Area—the planned development shall occupy a total of at least 10 acres. No minimum lot size is required for each building or related development site within the overall development.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—40 feet.

E. *Screening and buffers (See Sec. 2.3.5).*

F. *Review Criteria.* The PSC district is intended to promote specific objectives. Therefore, the following shall be considered when reviewing a PSC master plan:

1. Pedestrian connectivity to all uses.
2. Large parking areas below grade, in decks or screened. Design efforts to provide shared parking will also be considered.
3. Accommodations for public transportation.
4. Buildings that face or appear to face public roadways.
5. Appearance standards for buildings and structured parking.
6. Limitations on uninterrupted building elevations.
7. Creation of vistas and view corridors within development.
8. Focal point features at prominent locations and ends of vistas.
9. Incorporation of natural site features.
10. Block lengths conducive to pedestrian traffic.
11. Detention and retention facilities designed to be aesthetically pleasing.
12. Creative methods for stormwater management to provide additional open space.
13. Attractive and usable street furniture in public spaces.
14. Emphasis on a high quality landscape plan.

(Ord. No. 715 , § 2, 9-28-2015; Ord. No. 718 , §§ 3, 4, 12-14-2015; Ord. No. 741 , § 4, 6-5-2017; Ord. No. 744 , §§ 2, 4, 6, 7-10-2017; Ord. No. 767 , §§ 1—3, 10-22-2018; Ord. No. 808 , § 2(Exh. B), 9-8-2020; Ord. No. 836 , § 1(Exh. A), 10-4-2021; Ord. No. 843 , § 2(Exh. B), 4-18-2022)

2.2.17 L-I industrial.

A. *Permitted Principal Uses.* A property in the L-I district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Agricultural and Residential Uses.
   a. Dwelling, Group (home-elderly, children, nursing).
2. Business Uses.
   a. Animal Hospital, small and large animals.
   b. Art Gallery.
   c. Athletic Facility.

d. Automobile Service and Service Station.

e. Automotive Parts.

f. Automotive Sales and Leasing.

g. Bakery.

h. Bank, Savings and Loan.

i. Book Store.

j. Bowling Alley.

k. Brewery.

l. Broadcasting Studio (radio or TV).

m. Builder's Equipment/Material.

n. Car Wash.

o. Carpenter Shop, Woodworking.

p. Carpet and Rug Sales.

q. Check Cashing.

r. Church, Synagogue.

s. Congregate Housing.

t. Contractor's Office with and without outside storage.

u. Convenience Market with or without gas pumps.

v. Dance Studio.

w. Day Care Center.

x. Discount Store.

y. Distillery.

z. Drug Store.

aa. Dry Cleaning Pick-up Station.

bb. Fireworks Sales.

cc. Fitness Studio.

dd. Funeral Home.

ee. Greenhouse, Nursery.

ff. Grocery Store.

gg. Hardware and Garden Center.

hh. Home Improvement Store.

ii. Kennel.

jj. Laboratory, Research or Commercial.

kk. Laundry, Self-Serve, Pick-up.

ll. Limousine Service and Taxi.

mm. Liquor Store.

nn. Massage Therapy (see Sec. 2.7).

oo. Nail Salon.

pp. Office Building or Office Park.

qq. Parking Lot, Commercial.

rr. Pawn Shop.

ss. Pest Control.

tt. Pet Day Care.

uu. Pet Grooming.

vv. Print Shop.

ww. Recreation Facilities, Indoor and Outdoor.

xx. Rental Services Establishment with outside storage.

yy. Rental Services Establishment without outside storage.

zz. Research and Development.

aaa. Restaurant.

bbb. Restaurant w/ Drive-thru Window.

ccc. Retail Sales and Services Establishments not otherwise listed for this zoning district as a permitted or conditional use.

ddd. Retail Establishment, Mixed Sales.

eee. Shop or Studio, Craftsman/Artist.

fff. Small Appliance Repair Shop.

ggg. Smoke Shop and Tobacco Store.

hhh. Spa Services.

iii. Special Event Facility.

jjj. Tattoo Parlor, Body Piercing.

kkk. Taxidermist.

lll. Theater, Cinema.

mmm. Tire Retreading.

3. Wholesale, Storage and Industrial Uses.

a. Bottled Gas, storage and distribution.

b. Locker, Frozen Food or Cold Storage.

c. Machine Shop.

d. Manufacturing, Light.

e. Mini-Warehouse.

f. Septic Tank Sales, Construction.

g. School, Commercial.

h. Storage, Inside and Outside.

i. Welding Shop.

j. Wholesale Trade Establishment.

4. Semipublic Uses, Utilities.

a. Amphitheater.

b. Auditorium.

c. Church, Synagogue.

d. Heliport.

e. Hospital.

f. Library.

g. Museum.

h. Park or Playground.

i. Public Building.

j. School, Academic.

k. Switching Station, Telecom.

B. *Accessory Uses.* A property in the L-I district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.

2. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.

3. Signs, subject to all of the requirements regulating signage herein.

4. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* When reviewing a conditional use, consideration shall be given to factors associated with the use including, but not limited to, the following:

1. Site design.

2. Property access.

3. Hours of operation of the business.

4. Vehicular trips generated by the use.

5. Impact of the use on surrounding properties.

6. Impact of the use on the natural features of the site.

A property in the L-I district may be used for any of the following only upon approval as a conditional use by the City Council:

1.0 *Business Uses.*

a. Adult Entertainment Establishment (see Sec. 2.7).

b. Boutique Hotel.

c. Extended Stay Hotel.

d. Golf Driving Range.

e. Glass Fabrication.

f. Hotel, Hybrid.

g. Tire Retreading.

2.0 *Wholesale, Storage and Industrial Uses.*

a. Asphalt Plant.

b. Dry Cleaning Plant.

c. Concrete Plant.

d. Indoor Shooting Range (see Sec. 2.7).

e. Junk or Salvage Yard.

f. Laundry Industrial.

g. Manufacturing, Heavy.

h. Recycling Center.

i. Sawmill.

j. Sewage Disposal Plant.

k. Transfer Station.

3.0 *Semipublic Uses, Utilities.*

a. Airport, public or private.

b. Power Station.

c. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

d. Wireless Tower.

4.0 *Transfer Station.* Any facility associated with waste or a facility used to transfer solid waste from one transportation vehicle to another for transportation to a disposal facility or processing operation.

4.1 *General Standards.*

a. No access to transfer station facility shall be allowed from streets that primarily access residential developments;

b. Access streets shall be paved and shall be able to withstand maximum load limits established by the State of Georgia as approved by the Engineering Director;

c. No portion of a new transfer station shall be located within a three-mile radius of the property lines of an existing transfer station;

d. A minimum 200 foot undisturbed buffer and ten-foot improvement setback shall be required along all property lines except public rights-of-way;

e. A minimum 50 foot buffer and ten-foot improvement setback shall be required along all public rights-of-way;

f. A minimum six foot high solid fence or wall shall be located on property lines or interior to the required buffers and improvement setback;

g. Operation of the facility shall be limited to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday; 9:00 a.m. to 7:00 p.m., Saturday; 12:00 p.m. to 5:00 p.m., Sunday (for routine maintenance and other non-operational facility activities).

h. Only municipal solid waste is accepted at the facility. No treated or untreated regulated medical waste, treated and destroyed medical waste or asbestos waste debris shall be accepted;

i. All solid waste is removed from the transfer station within 24 hours of receipt;

j. A transfer station with permanent operating mechanical equipment must have an attendant on duty whenever the facility is open;

k. The facility shall be designed and constructed in a manner to ensure that odor will not be emitted from the site;

l. The transfer facility must be cleaned at least once every 24 hours;

m. The entrance and exit shall be cleaned at a frequency which prevents the tracking or off-site migration of waste materials;

n. The operator shall take adequate measures to minimize the creation, emission, or accumulation of excessive dust and particulates;

o. The operator shall take adequate steps to control or prevent the propagation, harborage and attraction of pests;

p. All floors must be free from standing water. All drainage from cleaning areas must be discharged to sanitary sewers, authorized cleaning areas must be discharged to sanitary sewers, authorized sanitary waste treatment facilities, or a corrosion-resistant holding tank;

q. The facility shall provide fire suppression equipment as directed by the City of Alpharetta Fire Department;

r. All solid waste passing through the transfer station must be ultimately treated or disposed of at an authorized facility;

s. The transfer station must have adequate storage space for incoming solid waste;

t. Operational records must be maintained at facilities with permanent operating mechanical equipment. These records must include a daily log of the quantity of solid waste received and transported, specifying the origin by hauler and the destination of the solid waste transported daily;

u. The facility shall not generate more than 150 total vehicle trips per day;

v. An annual report must be submitted to the Community Development Department which summarized the information gathered in (t), above;

w. The facility shall be developed, operated and maintained in a safe, nuisance-free manner; and

x. The facility and its operation must be in compliance with GA EPD requirements.

4.2 *Additional Permit Application Requirements.*

a. Application requirements. An application for a solid waste transfer station permit must confirm to the requirements set forth herein. Applications for initial permits to construct and operate a solid waste transfer station must include the following:

(1) Regional plan or map. The regional plan or map must delineate the service area of the proposed transfer station.

(2) Site plan. The site plan must include:

(a) Site conditions and projected site utilization, including all site structures (such as buildings, fences, gates, entrances and exits, parking areas);

(b) Property boundaries, access roads, the locations of all surface water bodies, and 100-year floodplain boundaries;

(c) All proposed structures and areas designated for unloading, sorting, storage, and loading, including dimensions, elevations and floor plans of these structures and areas, and the general process flow; and

(d) Adjacent properties, including the location of public and private water supplies on these properties.

(3) Engineering report. The engineering report must include:

(a) A description of the general operating plan for the proposed facility, including the origin, composition, and expected weight or volume of all solid waste to be accepted, the maximum time any such waste will be stored, where all waste will be disposed of, and the proposed capacity operating hours, and the expected life of the facility;

(b) A description of all machinery and equipment, including the design capacity;

(c) A proposed transfer plan specifying the transfer route, the number and type of transfer vehicles to be used, and how often solid waste will be transferred to the disposal site;

(d) A description of the facility's drainage system and water supply system; and

(e) A contingency plan that details an alternative solid handling system for periods when not operating, or for delays in transporting solid waste due to undesirable conditions, such as delivery of unauthorized waste, fires, dust, odor, vectors, unusual traffic conditions, equipment breakdown or other emergencies.

4.3 *Design Standards.* All transfer stations must meet minimum design requirements as follows:

a. Unloading and loading areas.

(1) The unloading area must be adequate in size and design to facilitate efficient unloading from the collection vehicles and the unobstructed movement of vehicles;

(2) The unloading and loading pavement areas must be constructed of concrete or asphalt paving material and equipped with adequate drainage structures;

(3) Processing, tipping, sorting, storage, and compaction areas must be located within an enclosed building;

(4) Provisions must be made for weighing or measuring all solid waste transferred to the facility;

(5) Sufficient internal storage areas must be provided for incoming solid waste;

(6) Exhaust removal systems must be installed in enclosed areas; and

(7) The facility must be designed to accommodate expected traffic flow in a safe and efficient manner.

4.4 *Expansion or Modification of Existing Facilities.* No transfer station facility existing as of 12/06/04 may make modifications which require a permit, make changes that require a permit modification from the GA EPD or increase the square footage of any buildings on site without City Council approval. When reviewing modification or expansion plans, the Council may consider the extent to which the proposed modification or expansion meets the standards established in Sections 4.1 and 4.3, herein; however, any existing buildings which do not meet setback requirements shall be considered non-conforming and shall remain, but may not be expanded with regard to the setback non-conformity pursuant to UDC Sec. 2.4.2.

D. *District Regulations.*

Minimum lot size—one acre.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—35%.

Maximum Building Height—35 feet.

Development on property over 25 acres in size requires masterplan approval through a Public Hearing process.

E. *Screening and buffers (See Sec. 2.3.5).*

(Ord. No. 708 , § 1, 8-10-2015; Ord. No. 715 , § 3, 9-28-2015; Ord. No. 718 , §§ 7, 10—12, 12-14-2015; Ord. No. 741 , §§ 2, 3, 6-5-2017; Ord. No. 744 , §§ 2, 3, 5, 6, 7-10-2017; Ord. No. 808 , § 2(Exh. B), 9-8-2020; Ord. No. 835 , § 1(Exh. B), 10-4-2021; Ord. No. 836 , § 1(Exh. A), 10-4-2021; Ord. No. 843 , § 2(Exh. B), 4-18-2022)

2.2.18 OSR open space and recreational.

A. *Permitted Principal Uses.* A property in the OSR district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Semipublic Uses, Utilities.

a. Park or Playground.

B. *Accessory Uses.* A property in the OSR district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional

use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.
2. Clubhouse, swimming pool, tennis courts or other community recreation facilities.
3. Vehicle access and public parking areas.
4. Signs, subject to all of the requirements regulating signage herein.
5. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the OSR district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Semipublic Uses, Utilities.
   a. Amphitheater.
   b. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. *District Regulation.*

Minimum Lot Size—none.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—15 feet.

Rear yard—30 feet.

Maximum Coverage By Principal Buildings—20%.

Maximum Building Height—75 feet.

Screening and buffers—none.

(Ord. No. 836 , § 1(Exh. A), 10-4-2021)

2.2.19 SU special use.

A. *Permitted Principal Uses.* A property in the SU district may be used for any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Business Uses.
   a. Golf, Miniature.
2. Semipublic Uses, Utilities.
   a. Airport.
   b. Amphitheater.

c. Equestrian Center.

d. Fire Station.

e. Golf Course, Driving Range.

f. Heliport, Public/Private.

g. Hospital.

h. Library.

i. Museum.

j. Park or Playground.

k. School, Academic.

l. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

B. *Accessory Uses.* A property in the SU district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.

2. Swimming pool, tennis court, patio and other recreation facilities.

3. Clubhouse, swimming pool, or community recreation facilities serving a development.

4. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.

5. Signs, subject to all of the requirements regulating signage herein.

6. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the SU district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Semipublic Uses, Utilities.

a. Cemetery.

b. Church, Synagogue, or other religious institutions.

c. Club, association or lodge.

d. Power Station.

e. Prison.

f. Public Building.

g. Recreation Facilities, Outdoor.

h. Wireless Tower.

D. *District Regulations.*

Minimum Lot Size—none.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—10 feet.

Rear yard—10 feet.

Maximum Coverage By Principal Buildings—70%.

Maximum Building Height—40 feet.

Screening and buffers—Where a property in this district abuts a residential use or zoning district, a 50 foot wide buffer strip shall be provided along the abutting property lines, in addition to the minimum setback requirements.

(Ord. No. 744 , § 6, 7-10-2017; Ord. No. 836 , § 1(Exh. A), 10-4-2021)

2.2.20 MU mixed use district.

This district is intended to allow for the development of a mix of uses within the framework of a master plan. The district regulations are intended to allow greater design flexibility in order to accommodate a pedestrian focused environment that provides opportunities for living, working, shopping, recreation and entertainment.

A. *Applicability.* This zoning district is applicable to properties located within:

1. Areas that are primarily non-residential in character; or
2. Along major roadways that are primarily commercial in character; or
3. Historic Downtown Alpharetta; or
4. As noted in the Comprehensive Land Use Plan.

B. *Permitted Principal Uses.* A property in the MU district may be used only for those uses approved as part of the conditions of approval of the MU zoning on the property and as further limited below.

1. *Dwelling, attached or detached:* At least 25% of the MU development shall be utilized as residential dwellings. Land use calculations shall utilize gross floor area for vertical mix of uses and land area for horizontal mix of uses.

   Dwelling, 'For-Rent' and 'For-Sale' units shall require conditional use approval as set forth in Table 2.2.

2. *Commercial:* At least 10% of the MU development shall be utilized as commercial uses (as approved in the MU master plan). Land use calculations shall utilize gross floor area for vertical mix of uses and land area for horizontal mix of uses.

3. *Open Space:* MU developments shall incorporate the following amounts and types of open space:

   a. *All developments:* A minimum of 10% of the gross land area shall be designed for use as civic space in conformance with Sec. 2.10.10.C of the North Point Overlay.

   b. *Developments with residential uses:* In addition to the requirements of "a" immediately above, each MU development containing residential uses shall provide a minimum of one acre of open space/100 population generated by residential uses. Household size shall be

calculated using the most current US Census data for the City of Alpharetta. This requirement shall not apply in the North Point Overlay, where alternate standards apply.

4. *Office/Institutional:* At least 25% of the MU development shall be utilized for office buildings. Land use calculations shall utilize gross floor area for vertical mix of uses and land area for horizontal mix of uses.

5. Redevelopment projects that incorporate existing buildings and do not conform to the dwelling, commercial, or office/institutional percentages set forth in "1","2" or "4" above (prior to redevelopment) are not subject to said requirements when all of the following are met:

   a. At least 75% of the total existing floor area remains after redevelopment; and

   b. The total floor area of new construction does not exceed the total floor area of existing buildings to remain; and

   c. The redevelopment does not increase the degree of non-conformity with regards to the percentages set forth in "1"," 2" or "4" above.

As determined by City staff, uses shall be calculated using one of the following methods:

Horizontal Mixed Use: Land Use Land Area (acres)/Total MU Land Area (acres) = % Land Use of MU Development

Example: 25 acres of Residential Land Use/100 acres of MU Land Area = 25% Residential Land Use of MU Development

Vertical Mixed Use: Land Use Gross Floor Area (square feet)/Total Gross Floor Area of All MU Development (square feet) = % Land Use of MU Development

Example: 25,000 SF of Commercial Land Use/100,000 SF for All Vertical Development = 25% Commercial Land Use of MU Development

Combination of Horizontal and Vertical Mixed Use:

Land Use Gross Floor Area (square feet)/Total Gross Floor Area of All MU Vertical and Horizontal Development (square feet) = % Land Use of MU Development

Example: [25,000 SF of Vertical Commercial Land Use + 25,000 SF of Horizontal Commercial Development]/200,000 SF for All Vertical and Horizontal Development = 25% Commercial Land Use of MU Development

C. *Conditional Uses.* A property in the MU district may be used for those uses listed below and in Table 2.2, as well as, any additional uses included in the conditions of approval for the MU zoning on the property. Conditional uses not included in the master plan shall require a public hearing by the Planning Commission and approval by the City Council.

1. Residential Uses:

   a. Dwelling, Group (assisted living facility, congregate housing).

   b. Dwelling, 'For-Rent'.

   c. Dwelling, 'For-Sale', Attached and Detached.

   d. Bed and Breakfast.

2. Commercial Uses:

a. Art Gallery.

b. Athletic Facility.

c. Bakery.

d. Bank, Savings & Loan.

e. Barber Shop.

f. Beauty Shop.

g. Book Store.

h. Boutique Hotel.

i. Brewery.

j. Clinic.

k. Dance Studio.

l. Day Care Center.

m. Distillery.

n. Drug Store (Pharmacy).

o. Dry cleaning, Pickup Station.

p. Fitness Studio.

q. Florist, Retail.

r. Grocery Store (max. 50,000 SF in the North Point Overlay).

s. Hardware and Garden Supply Store (max. 50,000 SF in the North Point Overlay).

t. Hotel/Motel.

u. Hotel, Hybrid.

v. Liquor Store.

w. Manufacturing. Heavy.

x. Nail Salon.

y. Office.

z. Pet Grooming.

aa. Print Shop.

bb. Recreation Facilities, Indoor and Outdoor.

cc. Restaurant.

dd. Retail Establishment.

ee. School, Commercial.

ff. Spa Services.

gg. Special Event Facility.

hh. Theater, Cinema.

3. Semipublic Uses, Utilities:

    a. Church, Synagogue.

b. Heliport.

c. Library.

d. Museum.

e. Park or Playground.

f. Public Building.

g. School, Academic.

D. *District Regulations.*

Minimum Lot Size: The minimum area permitted to be zoned for an MU development is 25 acres.

Maximum Density of Dwelling Units: The MU master plan shall establish maximum density for each area within the development. Density for all residential units combined shall not exceed eight (8) dwelling units/acre, except when City Council approves greater density by conditional use in the North Point Overlay. Density shall be calculated based on the gross acreage of the entire MU master plan.

Development Standards: Regulations governing lot size, lot width, setbacks, principal building coverage, floor area of dwelling unit, and height shall be established for each area within the MU master plan and approved through the public hearing process.

Maximum Impervious Area: 80% for the entire MU development.

Civic Space: See Sec. 2.20.B.3.

Open Space: Open space may include residential recreational amenities. However, at least 50% of the required open space shall be provided in passive land area(s).

E. *Review Criteria.* The MU district is intended to promote specific objectives. Therefore, the following shall be considered when reviewing an MU master plan:

1. Retail, restaurant, office, and personal service uses at ground level.
2. Pedestrian connectivity to all uses.
3. Large parking areas below grade, in decks or screened. Design efforts to provide shared parking will also be considered.
4. Accommodations for public transportation.
5. Buildings that face or appear to face public roadways.
6. Appearance standards for buildings and structured parking.
7. Limitations on uninterrupted building elevations.
8. Creation of vistas and view corridors within development.
9. Focal point features at prominent locations and ends of vistas.
10. Incorporation of natural site features.
11. Block lengths conducive to pedestrian traffic.
12. Detention and retention facilities designed to be aesthetically pleasing.
13. Creative methods for stormwater management to provide additional open space.
14. Attractive and usable street furniture in public spaces.
15. Emphasis on a high quality landscape plan.

16. Number of office jobs internally captured on-site.

F. *Time Linkage/Concurrency.* In order to ensure that the objectives of MU district are met and development occurs which incorporates a mix of uses, a development phasing strategy or time line shall be established for each MU project, subject to the following:

1. *Open Space and Civic Space.* No certificate of occupancy for any use shall be issued until a proportional amount of required open space and civic space has been installed.

Furthermore, when reviewing the phasing strategy or timeline, the City Council may link the issuance of other permits and/or certificates of occupancy for a portion of the development with the completion of other portions of the development.

(Ord. No. 702, § 1(Exh. A), 3-2-2015 ; Ord. No. 732 , § 1, 2-6-2017; Ord. No. 741 , § 4, 6-5-2017; Ord. No. 744 , § 2, 7-10-2017; Ord. No. 749 , §§ 2, 3, 9-18-2017; Ord. No. 767 , § 4(Exh. A), 10-22-2018; Ord. No. 808 , § 2(Exh. B), 9-8-2020; Ord. No. 836 , § 1(Exh. A), 10-4-2021; Ord. No. 843 , § 2(Exh. B), 4-18-2022)

District	Lot Area	Lot[B] Width	Front Yd. Set Back (ft.)[F]	Side Yards (ft.)	Corner Side Yards (ft.)	Rear Yards (ft.)	Total Bldg. Coverage	Max. Ht. In (ft.)	Min. Flr. Area in Sq. Ft.	Max. Impervious Area[A]
AG	5 acres	200	50' local street 65' all other streets	25	35	50	25%	35	1,800	40%
RE	3 acres	100	50'/65'	25	35	50	25%	35	1,800	40%
R[E]	One acre	100	50'/65'	25	35	50	25%	35	1,800	50%
R-22[E]	22,000 sq. ft.	100	35' local street 65' all other streets	25	35	30	25%	35	1,500	50%
R-15[E]	15,000 sq. ft.	100	35' local street 65' all other streets	10	20	25	25%	35	1,500	50%
R-12[E]	12,000 sq. ft.	80	30' local street 65' all other streets	10	20	30	25%	35	1,500	50%
R-10[E]	10,000 sq. ft.	75	30' local street 65' all other streets	10	20	25	25%	35	1,500	50%
R-4A[E]	One acre	30	35' local street 65' all	20[C]	20	30	40%	35	1,200	60%

			other streets							
R-4D	5,000 sq. ft.	50	35'/65'	5	10	w/alley 0' no alley 20'	40%	35	1,500	60%
R-8A/D[E]	One acre (Attached) 4,500 sq. ft. (Detached)	50	35' local street 65' all other streets	5 adjacent property 10 between buildings	10	w/alley 0' no alley 20'	40%	35	1,200	60%
R-10M[E]	One acre	75	35' local street 65' all other streets	25 adjacent property 20 between buildings	35	50	None	35	None	60%
CUP[D]	100 acres	Cond.	Cond.	Cond.	Cond.	Cond.	Cond.	Cond.		70%
O-P	30,000 sq. ft.	NONE	50' local street 65' all other streets	15	50' local street 65' all other streets	15	40%	40		70%
O-I[D]	25 acres	None	50/65	15	50/65	15	40%	40		70%
C-1	30,000 sq. ft.	NONE	50' local street 65' all other streets	15	50' local street 65' all other streets	15	45%	35		80%
C-2	NONE	NONE	Cond.	Cond.	Cond.	10	70% 90% DT Overlay	40		90% (95% DT Overlay)
PSC[D]	10 acres	NONE	50/65	15	50/65	15	40	40		80%

L-I	One acre	NONE	50' local street 65' all other streets	15	50' local street 65' all other streets	15	35%	35		80%
OS & R	NONE	NONE	50/60	15	50/65	30	20	75	NONE	NONE
SU	NONE	NONE	50/65	10	50/65	10	70%	40		80%
MU	25 acres	Cond.	Cond.	Cond.	Cond.	Cond.	Cond.	Cond.		80%

A - Includes surface or deck parking.

B - Minimum lot width at setback line per unit.

C - Side yard set back from project boundaries and building groupings.

D - Area regulations conditional and are subject to a master plan.

E - All minimum lot sizes as noted are allowable if served by sanitary sewer. If sanitary sewer is not available to the property, then Fulton County Health Department (lot size) regulation shall apply for septic tank approval.

F - Tree save areas may overlap the building lot and building setback area. Such tree save areas must be identified on the land disturbance permit and dedicated on the final plat for permanent preservation.

(Ord. No. 718 , § 13(Exh. A), 12-14-2015; Ord. No. 732 , § 1, 2-6-2017)

TABLE 2.2 LIST OF PERMISSIBLE AND CONDITIONAL USES

On the following table, an "O" means that the use will be permitted in that district only if a Conditional Use Permit is granted by the City Council. An "X" means that the use is permitted in the zoning district subject to the general provisions of the Unified Development Code. An "A" means that the use is permitted as an accessory use in the zoning district subject to the general provisions of the Unified Development Code. An "S" means that the use will be permitted as a subordinate use in that district if a Conditional Use Permit is granted by the City Council. For uses not included in this list or when the Director of Community Development is unable to determine placement, application shall be made to the Board of Appeals for interpretation.

USES	AG	RE	R	R-22	R-15	R-12	R-10	R-4A	R-4D	R-8A/D	R-10M	CUP*	OI*	OP	C-1	C-2	PSC	LI	OS-R	SU	MU
Adult Entertainment Establishment																		O			
Airport, Public/Private	O											O	S					O		X	
Amphitheater												O	S					X	O	X	
Animal Hospital, Small Animal (Veterinarian)	O											O	S		O	O	S	X			
Animal Hospital, Large Animal	O																	X			
Art Galleries												O	S	O	X	X	O	X			O
Asphalt Plant																		O			
Athletic Facility												O	S		O	X	S	X			O
Auditorium	O											O	S	O	O	O	S	X			
Auto Sales and Leasing (Trucks, Vans, Cars and Accessories)												O				O		X			
Automotive Parts												O			O	X	S	X			

Automotive Service & Service Station												O	S			X	S	X			
Bakery												O	S	O	X	X	O	X			O
Bank, Savings and Loan, Mortgage Company												O	O	X	X	X	O	X			O
Barber/Beauty Shop												O	S	X	X	X	O				O
Bed and Breakfast	X	O	O	O	O						X	O		X	X	X					O
Book Store or Stationery												O	S	A	X	X	O	X			O
Bottle Gas Storage and Distribution																		X			
Boutique Hotel												O	S			O	S	O			O
Bowling Alley												O	S		O	X	S	X			
Brewery												O	S		O	O	O	X			O
Broadcasting Studio (Radio and TV)	O											O	O			X	S	X			
Builder's Equipment/Material	O											O				O		X			
Car Wash													S			O	O	X			
Carpenter Shop, Woodworking	O																	X			
Carpet and Rug Sales															X	X	O	X			
Cemetery	O																			O	
Check Cashing															O	O		X			
Church, Synagogue	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	S	X		O	O

Clinic, Public/Private												O	O	X	X	X	O				O
Club, associations, or Lodge	O			O	O	O	O	O	O	O	O	O	O	O	O	O	S			O	
Concrete Plant																		O			
Congregate Housing, Assisted Living Facility											O	O	O		O	O		X			O
Contractor's Office without outside storage												O	S	X	O	X		X			
Contractor's Office with outside storage												O				O		X			
Convenience Center w/Gas Pumps												O	S			X	S	X			
Country Club	O	O	O	O	O	O	O	O	O	O	O	O	S								
Dance Studio												O	S		X	X	O	X			O
Day Care Center												O	O	X	X	X	O	X			O
Discount Store																		X			
Distillery												O	S		O	O	O	X			O
Drug Store (Pharmacy)												O	O		X	X	O	X			O
Dry Cleaning, Pick-Up Station												O	S	O	X	X	S	X			O
Dry Cleaning, Plant																		O			
Dwelling, 'For-Sale', Attached								X		X	X	O					O				O

Dwelling, 'For-Sale', Detached	X	X	X	X	X	X	X		X	X		O					O				O
Dwelling, 'For-Rent'											X	O									O
Dwelling, Group											O	O	O		O	O					O
Equestrian Center	O	O	O	O	O							O								X	
Extended Stay Hotel (see Section 2.7)												O	S			O		O			
Family Day Care Home (accessory use)	X	X	X	X	X	X	X	X	X	X	X	O									
Farmlands (including Livestock, poultry)	X																				
Fire station												O	S							X	
Fireworks Sales																		X			
Fitness Studio												O	S	O	X	X	S	X			O
Florist, Retail												O	S	O	X	X	O				O
Funeral Homes with no cemetery or mausoleum												O	S		O	O	S	X			
Glass Fabrication																		O			
Golf Course, Driving Range	O	O	O	O	O	O	O	O	O	O	O	O	O					O		X	
Golf, Miniature												O	S		O	O	S			X	
Greenhouse, Nursery	O															O	S	X			
Grocery Store												O			O	X	O	X			O

Group Home, Special Care Home (accessory use)	X	X	X	X	X	X	X					O									
Hardware and Garden Supply Store												O			X	X	O	X			O
Heliport, Public/Private	O											O	O				S	X		X	O
Home Improvement Store																X	O	X			
Home-Elderly, Children, Nursing											O	O	O		O	O		X			
Hospital												O	O		O	X		X		X	
Hotel or Motel												O	S		O	O	S				O
Hotel, Hybrid												O	S			O	S	O			O
Indoor Shooting Range																		O			
Junk/Salvage Yard																		O			
Kennel	O																	X			
Laboratory, Research Commercial												O	S					X			
Laundry, Industrial												O						O			
Laundry, Self-Serve, Pick-Up												O			X	X	O	X			
Limousine Service and Taxi (with or without outside vehicle storage)																O		X			

Liquor Store												O	S		O	X	O	X			O
Locker, Frozen Food or Cold Storage												O						X			
Machine Shop																		X			
Manufacturing, Heavy, General																		O			
Manufacturing, Light												O	S					X			
Massage Therapy																O		X			
Medical Cannabis or Marijuana Dispensary																		O			
Mini-warehouse Storage, Conditioned or Unconditioned space																		X			
Museum and Libraries												O	O		X	X	S	X		X	O
Nail Salon												O			X	X	S	X			O
Office												O	O	X	X	X	O	X			O
Park or Playground	X	X	X	X	X	X	X	X	X	X	X	O	S	X	X	X	S	X	X	X	O
Parking Lot, Commercial												O	S		O	X	S	X			
Pawn Shop																		X			
Pest Control Business (with or without onsite chemical storage)															O	O		X			

Pet Day Care												O			X	X	S	X			
Pet Grooming												O			X	X	S	X			O
Power Station												O						O		O	
Print Shop												O	S	A	X	X	S	X			O
Prison																				O	
Public Building												O	O	O	O	O	S	X		O	O
Recreation Facilities, Indoor (Health Clubs, Skating Rink, Billiards, Children's event facilities, etc.)												O	O			O	S	X			O
Recreational Facilities, Outdoor												O	O			O	S	X		O	O
Recycling Center																		O			
Rental Services Establishment without outside storage												O			O	X	O	X			
Rental Services Establishment with outside storage																		X			
Research and Development												O	O					X			
Restaurant												O	S	O	X	X	O	X			O
Restaurant w/Drive-thru window												O	S		O	X	O	X			
Retail Establishment												O	S	A	X	X	O	X			O

Retail Establishment (Mixed Sales)												O			O	X	O	X			
Sawmill																		O			
School, Academic												O	O	O	X	X	S	X		X	O
School, Commercial (Beauty, Business)												O	S	O	X	X	S	X			O
Septic Tank, Sales, Construction																		X			
Sewage, Disposal Plant																		O			
Shop or Studio, Craftsman/Artist												O		O	X	X	S	X			
Small Appliance Repair Shop																O		X			
Smoke Shop and Tobacco Store															O	O		X			
Spa Services												O	S	O	O	O	S	X			O
Special Event Facility	O											O	O		O	O	S	X			O
Storage, Inside																		X			
Storage, Outside																		X			
Switching Station (Telecom)												O						X			
Tattoo Parlor and Body Piercing																		X			
Taxidermist	X																	X			
Theater, Cinema												O	O		O	O	S	X			O
Tire Retreading																		O			

Transfer Station																		O			
Utility Substation	O	O	O	O	O	O	O	O	O	O	O	O	S	O	O	O	S	O	O	X	
Welding Shop																		X			
Wholesale Establishment												O					S	X			
Wireless Tower (subject to approval of conditional use permit in accordance with Section 2.8.7)	O											O	S			O	S	O		O	

(Ord. No. 671, § 1, 2-4-2013 ; Ord. No. 675, § 1, 6-3-2013 ; Ord. No. 692, § 1(Exh. 1), 7-21-2014 ; Ord. No. 703 , § 1, 6-1-2015; Ord. No. 704 , § 2, 6-1-2015; Ord. No. 708 , § 1, 8-10-2015; Ord. No. 715 , § 4, 9-28-2015; Ord. No. 718 , § 14(Exh. B), 12-14-2015; Ord. No. 730 , § 5, 12-5-2016; Ord. No. 741 , § 5(Exh. A), 6-5-2017; Ord. No. 744 , § 7(Exh. A), 7-10-2017; Ord. No. 767 , § 7(Exh. C), 10-22-2018; Ord. No. 772 , § 8(Exh. A), 2-4-2019; Ord. No. 808 , § 2(Exh. B), 9-8-2020; Ord. No. 813 , § 1(Exh. A), 10-26-2020; Ord. No. 835 , § 1(Exh. B), 10-4-2021; Ord. No. 836 , § 1(Exh. A), 10-4-2021; Ord. No. 843 , § 2(Exh. B), 4-18-2022)

* Uses under the CUP and OI Zoning Districts shall be permissible through an approved master plan amendment and statement of intent.

SECTION 2.2 a. CONDITIONAL USE REVIEW CRITERIA When reviewing a conditional use, consideration shall be given to factors associated with the use including, but not limited to, the following:	
1. Site design	4. Vehicular trips generated by the use
2. Property access	5. Impact of the use on surrounding properties
3. Hours of operation of the business	6. Impact of the use on the natural features of the site

SECTION 2.7 MISCELLANEOUS REGULATIONS

2.7.0 Dwelling, for-rent residential.

a. Standards for developing For-Rent residential in the Downtown Overlay:

1. Required off-street parking spaces shall be no greater than 400 feet, as measured along a pedestrian walkway, from the door of the unit they serve.
2. Buildings with "for-rent" use shall incorporate outdoor amenity spaces provided on the lot and available as passive or active recreational space by occupants, subject to the following:
   - (i) Outdoor amenity space shall be provided at a minimum ratio of 30 square feet per dwelling unit.
   - (ii) Outdoor amenity space may be met in one contiguous open area or in multiple open areas on the lot. To receive credit the area must be at least 10 feet in both length and depth.
   - (iii) Outdoor amenity space may be located at or above grade.
   - (iv) Outdoor amenity space may be roofed but cannot be enclosed.
   - (v) Outdoor amenity space cannot be parked or driven upon, except for emergency access.
   - (vi) In calculating the minimum outdoor amenity space requirement, the following can be included: swimming pools, paved surfaces and structures when they are a part of approved features such as gazebos, fountains, and plazas (but excluding any parking areas serving such approved features), ground-level active and passive recreational facilities, roof decks, and roof top gardens
3. For-rent dwellings are prohibited on first floor of building on a Storefront Street. In addition, all ground floor residential units shall:
   - (i) Be oriented to the sidewalk.
   - (ii) Provide individual unit entrance from the exterior of the building.
   - (iii) Provide individual stoops or porches.
   - (iv) Provide a minimum of one ground floor window facing the sidewalk
4. A minimum of 50 percent of dwelling units above the first-floor shall have balconies with a minimum floor dimension of 6 feet by 8 feet.
5. No bicycles, storage boxes, storage crates, interior furniture, or any other item, except patio furniture or potted plants, may be placed on balconies.
6. Adequate provision for the disposal of refuse shall be made within each apartment building, or such refuse shall be conveyed to a central point or points to facilitate collection.
7. Buildings containing "Downtown For-Rent Dwellings" may not be located more than 1,500 feet from at least one neighborhood grocery store, (measured along the most direct improved pedestrian route from the door of the building containing the for-rent dwelling to the closest customer door.

b. Standards for developing For-Rent residential in outside of Downtown Overlay:

1. Required off-street parking spaces shall be no greater than 400 feet, as measured along a pedestrian walkway, from the door of the unit they serve.
2. Buildings with "for-rent" use shall incorporate outdoor amenity spaces provided on the lot and available as passive or active recreational space by occupants, subject to the following:

(i) Outdoor amenity space shall be provided at a minimum ratio of 75 square feet per dwelling unit.

(ii) Outdoor amenity space may be met in one contiguous open area or in multiple open areas on the lot. To receive credit the area must be at least 10 feet in both length and depth.

(iii) Outdoor amenity space may be located at or above grade.

(iv) Outdoor amenity space may be roofed but cannot be enclosed.

(v) Outdoor amenity space cannot be parked or driven upon, except for emergency access.

(vi) In calculating the minimum outdoor amenity space requirement, the following can be included: swimming pools, paved surfaces and structures when they are a part of approved features such as gazebos, fountains, and plazas (but excluding any parking areas serving such approved features), ground-level active and passive recreational facilities, roof decks, and roof top gardens.

(vii) In calculating the minimum outdoor amenity space requirement, open and public spaces counting towards the minimum requirements of the applicable zoning district may not be included.

3. For-rent dwellings are prohibited on first floor of building on a Storefront Street. A maximum of two building sides shall be permitted first floor dwellings. In addition, all ground floor residential units shall:

(i) Be oriented to the sidewalk.

(ii) Provide individual unit entrance from the exterior of the building.

(iii) Provide individual stoops or porches.

(iv) Provide a minimum of one ground floor window facing the sidewalk.

4. A minimum of 50 percent of dwelling units above the first-floor shall have balconies with a minimum floor dimension of 6 feet by 8 feet.

5. No bicycles, storage boxes, storage crates, interior furniture, or any other item, except patio furniture or potted plants, may be placed on balconies.

6. First floor shall be a minimum of 14 ft. as measured from floor to ceiling, additional floors shall be a minimum of 9’ floor to ceiling.

7. Adequate provision for the disposal of refuse shall be made within each apartment building, or such refuse shall be conveyed to a central point or points to facilitate collection.

8. A minimum of 30 square feet of separate storage closet shall be provided for every 5 dwelling units. This storage space should be convenient to outside ground level and appropriate for storage of trunks and items of dead storage.

9. For Rent units shall be incorporated as part of a mixed use project and incorporate a neighborhood grocery of sufficient size to support the development.

(Ord. No. 702, § 1(Exh. A), 3-2-2015)

2.7.1 Reserved.

Ord. No. 715 , § 5, adopted Sept. 28, 2015, repealed former § 2.7.1, which pertained to antennas and towers.

2.7.2 Bed and breakfast.

A. Bed and breakfast establishments shall be allowed as a permitted use within the OP zoning district and as a conditional use within the CUP and some 'For-Sale' residential districts subject to the following:

1. The rooms utilized are part of the primary residential use.
2. No more than fifteen (15) guests are permitted at any time.
3. The facility includes a common dining room and individual guest rooms do not include kitchens.
4. The establishment is owner occupied and operated.
5. It is determined that the use of the facility as a Bed and Breakfast will not detrimentally impact surrounding properties by virtue of noise, traffic, excess activity and other factors which could undermine the character and normal enjoyment of the surrounding property.
6. Sufficient parking is provided to accommodate the building owner and guests at the rate of one space per bedroom.
7. Parking may not be located closer to the frontage street than the primary building and the parking shall be screened with landscaping to maintain the residential appearance and character of the establishment.
8. No retail or other sales shall be permitted within the establishment unless such sales are clearly incidental to the operation of the Bed and Breakfast.
9. The owner operator shall maintain a current City of Alpharetta Home Occupation license for the operation of the Bed and Breakfast.
10. Identification of the Bed and Breakfast shall be limited to one ground sign no greater than six (6) square feet in area, four (4) feet in height and setback ten (10) feet from the right-of-way.

2.7.2.1 Data Center.

A Data Center use shall be subject to the following:

1. Noise testing shall be required prior to issuance of a Certificate of Occupancy in order to ensure compliance with the Noise Ordinance.
2. Exterior lighting shall be designed and constructed with fully shielded fixtures that direct light downward and into the interior of the property and away from adjacent roads and adjacent properties.
3. Buildings shall be a minimum of 20' in height.
4. Principal building facades that face adjacent public roads shall meet the following standards:
    a. Shall avoid the use of undifferentiated surfaces by including at least two (2) of the following design elements:
        (1) Change in building height, building step-backs or recesses, fenestration, change in building material, pattern, or use of architectural accent materials.
    b. 75% of each elevation facing a public roadway shall be brick, stone or accent material. Each elevation which faces a public roadway shall be consistent in terms of design, materials, details and treatment.
    c. Chain link fence shall not be visible from the public roadways. All fencing along roadways shall be decorative with Director approval.
    d. In order to minimize visibility from adjacent roads and adjacent properties, ground level and roof top mechanical equipment and loading areas shall be screened. Roof top screening shall be provided by principal building parapet. Ground level equipment shall be screened by a visually solid screen wall constructed of materials compatible with those used in exterior construction of the principal building. Mechanical equipment located in a manner found to have no adverse

impact on adjacent roads and adjacent property, as determined by the Director shall not be required to be screened.

e. No data center building shall be located within 100' of a collector or local roadway. Site line studies shall be provided to confirm screening of equipment from adjacent roads and properties.

f. A 40' heavy planted landscape buffer shall be required along public roadways. Use of natural topography and preservation of existing vegetation, supplemented by new vegetation, if needed, may be substituted for the above requirements when found by Director to provide screening at the appropriate density, depth and height. Landscape shall be maintained for the life of the project. Photographic documentation shall be provided for City record prior to issuance of certificate of occupancy.

(Ord. No. 689, § 1, 6-2-2014)

2.7.3 Extended stay hotel.

A. *Definition.* "Extended Stay Hotel" means a building in which lodging is provided for transient guests for an average stay of less than one (1) month and offered to the public for compensation and ~~containing guest rooms for lodging, offered to the public for compensation, which are advertised, designed, intended or routinely utilized for weekly or monthly occupancy, or in which at least 30% of all~~ guest rooms have facilities for the refrigeration and preparation of food by guests, such as a refrigerator and a cooktop/stove (or a refrigerator, a microwave, and a dishwasher or kitchenette sink), and a self-serve laundry facility is available for guests use. For the purposes of this Code, extended stay hotels, hybrid hotels, and hotels (or motels) are separate and distinct uses.

B. *Findings and Purpose.* The City finds that extended stay hotels offer an alternative form of lodging from hotels (or motels) or corporate apartments (apartments with short-term leases) for longer-term, business travelers, families in the process of relocating or awaiting new construction or remodeling, long-term tourists and similar patrons. Extended stay hotels, which are places of public accommodation providing longer-term temporary lodging (weekly or monthly occupancies), may be an appropriate use in certain zoning districts as determined by the City Council after considering and finding that certain factors are met, including the use is compatible with surrounding uses, properties and neighborhoods, will not impede the normal and orderly development of surrounding property for uses predominant in the area, and the location and character of said conditional use is consistent with a desirable pattern of development for the city; however, the City finds that if extended stay hotels are left unregulated, such uses can become transitional residences and in some cases permanent residential accommodations, akin to "For-Rent" dwellings. Further, because extended stay hotels are designed for longer-term, temporary lodging (weekly or monthly occupancies), whereas hotels or motels are designed for short-term transient occupancies (less than seven (7) days) and hybrid hotels are designed for short-term and long-term transient occupancies (less than seven (7) days and up to one (1) year, respectively), the City finds that tourism activities and other attendant activities of guests at extended stay hotels differ from those activities of guests at hotels or motels and hybrid hotels, which may not be compatible with the City's comprehensive plan or economic development goals. Accordingly, the City finds that extended stay hotels are separate and distinct land uses from hotels (or motels) and hybrid hotels and that different considerations must be considered to ensure that such uses are consistent with the City's land use patterns and tourism and economic development goals. The City therefore finds that it is necessary to establish regulations that distinguish these types of uses in order to encourage the appropriate use of land for the development of hotels (motels) and hybrid hotels to implement important City interests, including the promotion of tourism within the City, while also providing the opportunity for the development of extended stay hotels to meet the demands of businesses and the community for lodging accommodations designed for longer-term business travelers, families in the process of locating a new residence, awaiting new construction or remodeling, and long-term tourists, while also preventing such uses from becoming permanent residential occupancies or dwellings.

C. *Conditional Use Permit Approval.* The location, construction and use of a property or building for an extended stay hotel use shall require the prior approval of a conditional use permit by the City Council. In addition to consideration of the conditional use standards otherwise provided for in this Code, the approval of a conditional use permit for an extended stay hotel is subject to the City Council finding that the proposed use meets the following requirements:

1. The minimum lot size for extended stay hotels is three (3) acres.
2. No facility may contain more than thirty-five (35) guestrooms per gross acre of development.
3. All guestrooms which have facilities for the refrigeration and preparation of food by guests shall have a minimum of four hundred square feet (400 sq. ft.) of floor area. For any such guestrooms designed for occupancy of more than two (2) guests, a minimum of five hundred and fifty square feet (550 sq. ft.) of floor area shall be required.
4. A minimum of 15% of the gross area of the lot must be designed and used as outdoor amenity space. Outdoor amenity spaces may only be used for the following types of active and/or passive recreational uses: yards or lawns available for unstructured recreation; gardens; hardscape areas or walkway paths for pedestrian enjoyment (but excluding any improvements serving parking areas), which may include pergolas, gazebos, benches and exercise or play equipment; pool areas; tennis courts, basketball courts and similar recreational facilities; and playgrounds designed and equipped for the recreation of children, which must be fenced and may include an open shelter. However, outdoor amenity space shall not include any other required open areas such as required building setbacks, buffers, landscape strips or other similar requirements of this Ordinance or other applicable laws.
5. All such facilities shall provide a fifty-foot (50') buffer from any property zoned for a 'For-Rent' dwelling use and a one-hundred-foot (100') buffer from any property zoned for a 'For-Sale' dwelling use.
6. No building may be located within three hundred feet (300 ft.) of any residentially zoned property, inclusive of the required buffer.
7. Access to each guest room shall be through an inside lobby which is supervised at all hours the facility is open.
8. Number of Vehicle Parking Spaces Required: One (1) space for each guest room, plus 1 employee space for each 20 sleeping rooms, plus one space per 500 sq. ft. of space used for convention rooms, conference rooms, ballrooms, restaurant and/or retail shops.

D. *Additional Regulations.* Extended stay hotels shall comply with the following additional regulations:

1. The maximum occupancy for a guestroom with facilities for the refrigerated storage and preparation of food by guests that is less than five hundred and fifty square feet (550 sq. ft.) in floor area shall be two (2) persons. For all guestrooms with facilities for the refrigerated storage and preparation of food by guests that exceed five hundred and fifty square feet (550 sq. ft.), the maximum occupancy shall be four (4) persons. For the purposes of this provision, minor children related by blood or marriage to an adult occupant shall be excluded from this computation; provided, however, that in no event shall the maximum occupancy of any room exceed the requirements of the Life Safety Code. Further, except to the extent the regulations of the Life Safety Code are applicable, the restrictions set forth in this subparagraph shall not apply to extended stay hotels built prior to the effective date of these regulations.
2. No more than ten percent (10%) of individual guests shall register, ~~reside~~ lodge in, or occupy a room or rooms within the same facility for more than a continuous ninety (90) day period, nor shall any guest move from one room to another without a three (3) day vacancy in between.
3. Each such facility shall be protected with an alarm system and a sprinkler system meeting the requirements of the Life Safety Code.

4. No outdoor storage or permanent parking of equipment or vehicles shall be permitted. Parking of inoperable vehicles and vehicles backed into parking spaces with the license plate not visible from the parking lot drive aisle shall be prohibited.

5. Off-street parking lot lighting shall have an average footcandles of 3.0 and maximum footcandles of 6.0. Parking lot lighting shall be maintained in good working order.

6. No permanent business license shall be issued for the conduct of any business from any guestroom of the facility.

7. No facility under this section may be converted to or used as an apartment or condominium.

8. Facilities under this section shall maintain parking lot and landscape strip shrubs along the properties' road frontage at a height not to exceed four (4) feet.

E. The prior approval of a hotel (or motel) or hybrid hotel use shall not confer the right to locate, construct or use a property or building as an extended stay hotel. No hotel (or motel) or hybrid hotel may be converted to an extended stay hotel without the approval of a conditional use permit by the City Council in accordance with the foregoing standards.

F. Extended stay hotels built prior to the effective date of these regulations, which conform to the standards in place at the time of their approval, shall be deemed non-conforming uses; provided, however, such uses shall comply with the regulations set forth in Paragraph D above, except to the extent expressly excepted therefrom as provided herein.

(Ord. No. 718 , § 18, 12-14-2015)

2.7.4 Indoor shooting ranges.

A. *Definition.* Indoor Shooting Range (Range) shall be defined as a room, place or enclosure wherein the firing of firearms is permitted for the practice of marksmanship.

B. *License Requirements.* It shall be unlawful for any person, association, partnership or cooperation to operate a Range within the City of Alpharetta without a license to do so. The annual license fee for the operation of a Range shall be established from time to time by resolution of the City Council. The initial annual license fee shall be one hundred dollars. ($100.00). The annual license fee shall be due and payable on or before the first business day of January each year.

C. *License Qualifications.*

1. No license to operate a Range shall be granted to any person who, within five (5) years prior to the filing of the application for such license, has been convicted under any federal, state or local law of any offense involving the possession or use of firearms, any misdemeanor involving moral turpitude, or any felony. For the purposes of this section, a plea of nolo contendere shall constitute a conviction.

2. No license fee operation of a Range shall be granted to any person who has had any City license revoked within two (2) years prior to the filing of the application.

D. *License Application.*

1. Every applicant for a license shall make a written application to the City Clerk on forms prescribed by the City Clerk. All Applications shall be accompanied by a certified check for the full amount of the license fee, together with a separate check or cash in the amount of one hundred dollars ($100.00) to defray investigative and administrative costs. If the application is denied, or if the applicant withdraws the application prior to its approval, the license fee (without interest) shall be refunded, but the one hundred dollar ($100.00) investigative fee shall be retained.

2. Every application for a license shall be accompanied by one or more fully completed background questionnaires on forms prescribed by the City Clerk. The background questionnaire shall be completed by the owner and primary operator of the Range. If the owner is a corporation or partnership, each officer and director of the corporation and each general partner of the partnership shall provide a background questionnaire.

3. The City Clerk or her designee shall review the application and shall send a copy to all affected departments of city government to determine compliance with city regulations and laws, and to the police department to investigate the character and reputation of the applicant and other parties required to submit background questionnaires.

E. *Regulations.*

1. Buildings containing Ranges shall have walls, ceilings and floors that are either impenetrable to the bullets of the firearms being used within it, or have internal baffling built so that the bullets cannot hit the walls or ceilings. Provisions shall also be made to stop glancing bullets or particles of bullets at the sides of the target area.

2. A system of ventilation shall be installed within the Range in accordance with the standards and requirements of the Environmental Protection Agency (the "EPA).

3. The Range shall be so constructed and insulated that the discharge of firearms within shall not disturb persons outside the premises. The discharge of firearms shall be deemed to constitute a disturbance if the noise level exceeds fifty-five decibels (55dBA) at a distance of fifty feet (50') or more from the building containing the Range. Sound measurements shall be made with a sound level meter.

4. Hearing Protectors which fully cover the shooters' ears will be provided by the Range and made available for all shooters or other persons in the firing area.

5. There shall be one (1) instructor for each five (5) firing points in use. All instructors will be required to be certified by the National Rifle Association or similar organization satisfactory to the City. The owner of the Range shall require personnel, instructors and attendants to be at least eighteen (18) years of age.

6. No person under the age of eighteen (18) years of age shall be permitted to enter the Range unless accompanied by an adult.

7. No weapons other than handguns or rimfire rifles with a .22 caliber or less shall be allowed on the premises. All weapons brought into the Range shall be in a case designed for the weapons so that no part of the weapon will be visible. Certified law enforcement officers are exempt from the provisions of this Ordinance.

8. Loaded weapons shall only be allowed in the firing area of the Range and shall not be permitted in any other place inside the building or premises or within the property boundaries outside the building.

9. Not more than one (1) person shall shoot from a firing point at one (1) time. All of the persons except instructors must stand behind the firing point. No person shall be allowed in front of a firing point at any time during operating hours except instructors and/or employees and law enforcement officers.

10. An emergency system shall be installed within each Range, capable of alerting the people on the Range to stop firing immediately.

11. It shall be unlawful for any person operating a Range to permit any person or persons to bring any alcoholic beverages on the premises of any Range, or to permit the consumption of alcoholic beverages on the premises or to permit alcoholic beverages to be left at any place on the premises. It shall also be unlawful for any person operating a Range to permit any intoxicated person to be on or remain in the premises of a Range.

12. It shall be unlawful for any person operating a Range to permit any form of gambling or wagering.

13. It shall be the responsibility of the licensee or instructor to brief patrons concerning the rules and regulations in the Range before they are permitted to use the firing Range. The licensee shall keep posted in a conspicuous place inside the building and outside the building a sign stating the rules and regulations of the Range.

14. All Ranges shall be subject to all requirements of the Occupational Safety and Health Act, and the National Institute for Occupational Safety and Health.

F. *Location and Hours of Operation.*

1. No Range shall be located within five hundred feet (500') of any parcel of land which is zoned for residential uses or purposes. No Range shall be located within any zoning category other than industrial (L-1) as defined on Article 6 of the Alpharetta Zoning Ordinance. In addition, the operation of a Range within the L-1 zoning district shall require a conditional use permit. The measurement of distance for the purposes of this Section shall be from property line to property line along the shortest possible straight line distance, regardless of any customary or common route or path of travel, i.e. "as the crow flies".

2. No Range shall be open for business between the hours of 12:00 midnight and 6:00 a.m.

G. *Suspension or Revocation of License.* The City Clerk may suspend or revoke the license of any licensee found to have violated any provision of this Ordinance. However, no license shall be suspended or revoked without the opportunity for a hearing before the City Council. Any licensee desiring a hearing shall, within fifteen (15) days of being notified of an Ordinance violation, file a written petition for a hearing in the office of the City Clerk. A hearing shall be conducted by the City Council within thirty (30) days of the filing of the petition, unless a continuation of such date is agreed to by the licensee and the City Clerk. The licensee shall have the right to be represented by an attorney at the hearing at the expense of the licensee. The findings of the City Council shall be forwarded to the City Clerk after the conclusion of the hearing and it shall be the duty of the City Clerk to notify the licensee of the action of the City Council. The findings of the City Council shall be final. The findings of the City Council may be appealed to the Superior Court of the County within thirty (30) days of the date of the findings; provided, however, that the findings shall not be set aside unless found to be contrary to the law or Ordinance, or unsupported by any evidence on the record as a whole. For the purposes of this Section, notice shall be deemed delivered when personally served or, when served by mail, within three (3) days after the date of deposit in the United States Mail.

H. *Criminal Penalties.*

1. Any person, firm or cooperation operating a Range within the municipality without having obtained a license as provided for in this Section, shall be guilty of a misdemeanor and, upon conviction thereof, shall be fined in an amount not less than two thousand dollars ($2,000.00); and each day the Range is operated without a license shall be a separate offense.

2. Any licensee who violates any provision of this Section shall be guilty of a misdemeanor and upon conviction shall be fined in an amount not less than fifty dollars ($50.00) nor more than two thousand dollars ($2,000.00); and each violation thereof shall constitute a separate offense and shall be punishable as such.

I. *Unlawful Operation Declared Nuisance.* Any Range operated, conducted or maintained contrary to the provisions of this Section shall be declared to be unlawful and a public nuisance. The City may, in addition to, or in lieu of prosecuting a criminal action hereunder, commence an action or proceedings for abatement or removal thereof, in the manner provided by law.

J. *Liability Insurance and Bond.*

1. The owner of the Range, whether individual, or corporate or other business entity, shall carry liability insurance protecting the general public and users of the Range against any injury resulting from the discharge of firearms in the Range in the amount of not less than five hundred thousand dollars ($500,000.00) bodily injury and one hundred thousand dollars ($100,000.00) property damage.

2. As a condition to the issuance of a license, each licensee shall post to the City Clerk a five hundred dollar ($500.00) cash or surety bond payable to the City of Alpharetta and conditioned upon the licensee's faithful performance of all provisions of this Ordinance. All surety bonds shall be issued by a surety licensed to do business in the State of Georgia and listed on the U.S. Treasury list as an "approved surety".

2.7.5 Adult entertainment.

A. *Purpose.* The purpose of this Ordinance is to reasonably regulate adult entertainment establishments in a manner that serves the legitimate governmental interest of reducing criminal activity and protecting property values without unreasonably infringing upon the protected rights of adult entertainment establishments and their patrons.

B. *Definitions.*

Adult Entertainment Establishment. A Nightclub, cabaret or other establishment featuring live performances by topless and/or bottomless dancers, strippers or similar entertainers, where such performances are characterized by the display or exposure of specified anatomical areas.

Church. A building in which persons regularly assemble for religious worship intended primarily for purposes connected with such worship or for propagating a particular form of religious belief.

Good Moral Character. Refers to a person that has not been convicted of a drug-related or alcohol-related felony or sex-related crime in the past five (5) years.

Licensed Day-Care Center. A facility licensed by the State of Georgia that provides care, training, education, custody, treatment or supervision for more than twelve (12) children under fourteen (14) years of age, where such children are not related by blood, marriage or adoption to the Owner or Operator of the facility, for less than twenty-four (24) hours a day, regardless of whether or not the facility is operated for a profit or charges for the services it offers.

Minor. Any person who has not attained the age of eighteen (18) years.

Operator. The manager or other natural person principally in charge of an Adult Entertainment Establishment.

Owner. The proprietor if a sole proprietorship, all partners (general and limited) if a partnership, or all officers, directors and persons holding ten percent (10%) or more of the outstanding shares if a corporation.

Residential. Premises such as homes, townhomes, patio homes, mobile homes, duplexes, condominiums and apartment complexes, which contain habitable rooms for nontransient occupancy and which are designed primarily for living, sleeping, cooking, and eating therein.

School. A building where persons regularly assemble for the purpose of instruction or education together with the playgrounds, stadiums and other structures or grounds used in conjunction therewith. The term is limited to:

1. Public and private schools used for primary or secondary education, in which any regular kindergarten or grades one (1) through twelve (12) classes are taught; and

2. Special educational facilities in which students who have physical or learning disabilities receive specialized education in lieu of attending regular classes in kindergarten or any of grades one (1) through twelve (12).

Specified Anatomical Areas. Shall include any of the following:

1. Less than completely and opaquely covered human genital or pubic region; buttock; or female breast below a point immediately above the top of the areola; or
2. Human male genitalia in a discernibly turgid state, even if completely and opaquely covered.

C. *Regulations.*

1. No person, firm, partnership, corporation, or other entity shall advertise, or cause to be advertised, an Adult Entertainment Establishment without a valid adult entertainment license issued pursuant to this Section.
2. No later than March 1 of each year an Adult Entertainment Establishment licensee shall file a verified report with the City Clerk certifying the licensee's gross receipts and amounts paid to dancers for the preceding calendar year.
3. No Adult Entertainment Establishment shall employ or contract with as a dancer a person under the age of eighteen (18) years of age or a person not permitted pursuant to this Section.
4. No person under the age of eighteen (18) years of age shall be admitted to an Adult Entertainment Establishment.
5. An Adult Entertainment Establishment shall be closed between 12:00 midnight and 9:00 a.m.
6. No patron, dancer or other employee of an Adult Entertainment Establishment shall, while on the premises of an Adult Entertainment Establishment, commit the offense of public indecency as defined in O.C.G.A. § 16-6-8. For the purposes of this Section, the term "employee" includes an "independent contractor".
7. If any portion, or subparagraph, of this section of this Ordinance, or its application to any person or circumstance, is held invalid, by a Court of competent jurisdiction, the remainder or application to other persons or circumstances shall not be affected.

D. *License Requirements.* It shall be unlawful for any person, association, partnership or corporation to engage in, conduct or carry on, in or upon any premises within the City of Alpharetta, an Adult Entertainment Establishment without a license to do so. The issuance of such a license shall not be deemed to authorize, condone or make legal any activity or conduct that is illegal or unlawful under the laws of the State of Georgia or the United States. The annual license fee for an Adult Entertainment Establishment shall be established from time to time by Resolution of the City Council.

E. *On Premises Operator Requirement.* An Adult Entertainment Establishment shall designate a natural person to serve as an on-premises Operator. The Operator shall be principally in charge of the Establishment and shall be located on the premises on a regular basis.

F. *Employee Permit Requirement.* It shall be unlawful for any person to be employed by an Adult Entertainment Establishment without a permit issued under the terms of this Section.

G. *Admission of Minors.*

1. It shall be unlawful to allow a person who is younger than eighteen (18) years of age to enter or be on the premises of an Adult Entertainment at any time that the Establishment is open for business.
2. It shall be the duty of the Operator of each Adult Entertainment Establishment to ensure that an attendant is stationed at each public entrance to the Establishment at all times during such Establishment's regular business hours. It shall be the duty of the attendants to not allow any person under the age of eighteen (18) years of age to enter the Establishment. It shall be presumed that an attendant knew a person was under the age of eighteen (18) unless such attendant asked for and was furnished:

a. A valid Operator's, commercial Operator's or chauffeur's driver's license; or

b. A valid personal identification certification issued by the Georgia Department of Public Safety reflecting that such person is eighteen (18) years of age or older.

H. *Location and Development Standards.*

1. No Adult Entertainment Establishment shall be located:

a. Within seven hundred fifty feet (750') of any parcel of land which is zoned for residential uses or purposes;

b. Within seven hundred fifty feet (750') of any parcel of land upon which a church, school, licensed daycare center, governmental building simultaneously owned and occupied by such government, library, civic center, neighborhood public park or neighborhood playground is located;

c. Within seven hundred fifty feet (750') of any parcel of land upon which another Adult Entertainment Establishment is located;

d. Within any zoning category other than Light Industrial (L-1) as defined in Article II of the Alpharetta Unified Development Code.

The measurement of distances for purposes of this Section shall be from property line to property line along the shortest possible straight-line distance, regardless of any customary or common route or path of travel, i.e. "as the crow flies." The term "parcel of land" means any quantity of land capable of being described by located and boundary, designated and used or to used as a unit.

1. The minimum lot area for an Adult Entertainment Establishment shall be one (1) acre.

2. Adult Entertainment Establishments shall be required to be on lots that have a minimum of one hundred fifty feet (150') of road frontage on a public road, street or highway. Such Establishments shall have a minimum of two (2) driveways, which shall provide access to a public road, street or highway.

3. In addition to development standards governing the L-1 zoning district, buildings and structures established in connection with an Adult Entertainment Establishment shall be set back at least forty feet (40') from any other business establishment and minimum rear yard shall be seventy-five feet (75').

4. Adult Entertainment Establishments shall be required to provide one (1) automobile parking space for each twenty-five square feet (25 sq. ft.) of gross building area or for every three (3) customer seats, whichever results in the greater number of parking spaces.

5. Adult Entertainment Establishments shall not allow the merchandise or activities of the Establishment to be visible from any point outside such Establishment.

I. *Employee Requirements.*

1. Employees of an Adult Entertainment Establishment shall be not less than eighteen (18) years of age.

Every employee must be of good moral character as defined in this Section. Any employee who is convicted of a sex-related crime, or drug-related or alcohol-related felony while employed as an Adult Entertainment Establishment employee shall not thereafter be employed by any Adult Entertainment Establishment licensed under this Ordinance for a period of five (5) years from the date of such conviction, unless a longer time is ordered by a Court of competent jurisdiction. The term "convicted" shall include an adjudication of guilt or a plea of guilty. The term "employed as an Adult Entertainment Establishment employee" shall include all work done or services performed while in the scope of employment elsewhere than on the licensed premises.

2. Before any person may be employed by an Adult Entertainment Establishment, he or she shall file an application for an Adult Entertainment employee permit with the City Clerk on forms that require the information set forth in provision (a) above. Each such person shall also provide a signed and notarized consent on forms prescribed by the Georgia Crime Information Center authorizing the release of such person's criminal records to the Alpharetta Police Department. The City shall have fifteen (15) days to investigate the information contained in the application. If the employee is found to be of good moral character, the City Clerk shall grant the permit. Upon approval, the employee may begin working on the licensed premises. If approval is denied, the prospective employee may, within ten (10) days of said denial, apply to the City Clerk for a hearing. The decision of the licensing officer after the hearing may be appealed to the City Council. An investigative fee of fifty dollars ($50.00) shall accompany the application.

3. The license of any employee who violates the provisions of this Code, the Ordinances of the City of Alpharetta, laws and regulations of the State of Georgia, or the rules and regulations of the City shall be subject to suspension or revocation.

4. For the purpose of this Ordinance, independent contractors shall be considered as employees and shall be permitted as employees, regardless of the business relationship with the Owner or licensee of any Adult Entertainment Establishment.

J. *License Application.*

1. Any person, association, partnership or corporation desiring to obtain a license to operate, engage in, conduct or carry on any Adult Entertainment Establishment shall make application to the City Clerk, or her designated representative. The Application must be made in the name of the Adult Entertainment Establishment, the Operator and each Owner, as defined in this Section, of the Adult Entertainment Establishment. The application shall be accompanied by a non-refundable fee, established from time to time by Resolution of the City Council, to defray, in part, the cost of investigation and report required by this Section.

2. The license application does not authorize the engaging in, operation of, conduct of or carrying on of any Adult Entertainment Establishment.

K. *Application Contents.*

1. The name, street address (and mailing address if different) and Georgia driver's license number of the intended Operator;

2. The name, street address (and mailing address if different) and Georgia driver's license number of the Owner;

3. The name under which the Establishment is to be operated and a general description of the services to be provided;

4. The telephone number of the Establishment;

5. The address and legal description of the parcel of land on which the Establishment is to be located;

6. The business, occupation or employment history of each Owner and Operator for the five (5) years immediately proceeding the date of the application.

7. If any Owner or Operator has had an Adult Entertainment Establishment license or similar type of license denied, revoked or suspended, and if so, the violation that led to the denial, suspension or revocation, the date of the denial, suspension or violation, date of conviction, jurisdiction and any disposition, including any fine or sentence imposed and whether terms of disposition have been fully completed.

8. If any Owner or Operator has been convicted of any crime involving good moral character in the past five (5) years and, if so, a complete description of any such crime including date of violation, date of conviction, jurisdiction and any disposition, including any fine or sentence imposed and whether terms of disposition have been fully completed.

9. If the Establishment is or proposes to do business under a trade name, a copy of the trade name properly recorded.

10. If the Establishment is a Georgia corporation, a certified copy of the articles of incorporation, together with all amendments thereto; and the most recent annual report.

11. If the Establishment is a foreign corporation, a certified copy of the certificate of authority to transact business in this state, together with all amendments thereto; and the most recent annual report.

12. If the Establishment is a limited partnership formed under the laws of Georgia, a certified copy of the certificate of limited partnership, together with all amendments thereto, filed in the office of the County Clerk.

13. If the Establishment is a foreign limited partnership, a certified copy of the certificate of limited partnership and the qualification documents, together with all amendments thereto.

14. Three (3) character references for each Owner and Operator from individuals who are not related by blood or marriage to any Owner or Operator, who will not directly or indirectly benefit financially if the license is granted, and who have not been convicted of any crime involving good moral character. The licensing officer shall prepare forms consistent with the provisions of this subsection for the applicants who shall submit all character references on such forms.

15. A plat by a registered engineer, licensed by the State of Georgia, certifying the location of the proposed premises is not inconsistent with the provisions contained in Section (h) of this Ordinance respecting location and development standards.

16. The application shall contain a statement under oath that:

    a. The person(s) signing the application have personal knowledge of the information contained in the application and that the information contained therein is true and correct; and

    b. The person(s) signing the application have read the provisions of this Section.

17. The application shall be signed by each Owner and the Operator.

18. Each Owner and Operator shall provide a signed and notarized consent on forms prescribed by the Georgia Crime Information Center authorizing the release of each such person's criminal records to the Alpharetta Police Department.

19. The written consent of a Fulton County resident certifying that such resident shall serve as a registered agent for each Owner and Operator, as required by Section 20(a) of this Ordinance.

20. Any of items 9. through 13. noted previously shall not be required for a renewal application if the applicant states that the documents previously furnished the City Clerk with the original application or previous renewals thereof remain correct and current.

L. *Owner and Operator to Appear.* At least one (1) Owner, as defined in this Section, and the Operator shall personally appear at the public hearing scheduled pursuant to Subsection M.2. of this regulation for consideration of the application.

M. *Application and Investigation.*

1. Within fifteen (15) days of receipt of the application, the City Clerk or designee shall review the application and shall send a copy to all affected departments of city government to determine

compliance with city regulations and laws and to the Police Department to investigate the character and reputation of each Owner and Operator. Each department notified shall submit a report within fifteen (15) days to the City Clerk. If no report is received, it shall be concluded that there is no objection.

2. The City Clerk shall prepare and cause to be published a notice of each pending application, which notice shall include the date the application will be considered by the Council, the location or street number of the premises where applicant proposes to conduct activities permitted by this Section and the name of each Owner and Operator. The applicant shall pay the publication costs. The notice shall be published in a newspaper of general circulation within the City, and shall appear once a week for two (2) weeks immediately preceding consideration of the application by Council. Each applicant for a license for an Adult Entertainment Establishment shall, at such applicant's expense, post on the premises where the activities permitted by such license are to be conducted, continuously for a period of not less than ten (10) days prior to the consideration of the application by the Council, a notice of the pending application, meeting the following minimum specifications: This notice shall be painted or printed in black letters three inches (3") or more in height, against a white background, on a wooden or metal sign and having a surface of not less than twelve square feet (12 sq. ft.), and shall be placed with the base of the sign not more than three feet (3') from the ground on the most conspicuous part of the premises, facing the most frequently traveled road, street or highway abutting same, and not more than ten feet (10') therefrom. The sign shall state clearly the nature and purpose of the application, the date and hour and place of the Council hearing, and the name of each Owner and Operator making the application.

3. The Mayor and Council may grant the license following the public hearing if it finds:

   a. The required fee has been paid.

   b. The application conforms in all respects to the provisions of this Ordinance.

   c. No Owner or Operator knowing made a material misrepresentation in the application.

   d. Each Owner and Operator has fully cooperated in the investigation of his application.

   e. Each Owner and Operator is of good moral character as defined in this Ordinance.

   f. No Owner or Operator has had an Adult Entertainment Establishment license or other similar license or permit denied, suspended or revoked for cause involving moral character by this City or any other city located in or out of this State prior to the date of application.

   g. The building, structure, equipment or location of the Adult Entertainment Establishment, as proposed by applicant, will comply with all applicable City zoning and development standards.

   h. Each Owner who is a natural person and the Operator is at least twenty-one (21) years of age.

   i. No Owner or Operator is a City employee or an elected or appointed City official, or a spouse of an elected or appointed City official.

   j. No Owner or Operator has within five (5) years of the date of application, committed or knowingly allowed another to commit the crime of public indecency, as defined in O.C.G.A. § 16-6-6, upon the premises of an Adult Entertainment Establishment or similar business.

   k. The location of the proposed Adult Entertainment Establishment is not inconsistent with the provisions of this ordinance and the grant of such license will not cause a violation of this or any other Ordinance or regulation of the City of Alpharetta, State of Georgia, or the United States.

   l. The registered agent's written consent has been provided.

   m. Subsection H. of this Ordinance respecting location and development standards.

4. If the license is approved it shall be issued jointly in the name of the Establishment and each Owner and Operator.

5. The issuance of an Adult Entertainment Establishment license shall not authorize any other conduct or activity regulated by other City ordinances, including, but not limited to, the Alcoholic Beverage Ordinance. Applicants desiring to obtain an alcoholic beverage license or other such license shall submit separate application for each such license, and must independently satisfy all conditioned of each applicable ordinance.

6. As a condition to the issuance of a license, the Establishment shall post with the City Clerk a ten thousand dollar ($10,000.00) cash bond or surety bond payable to the City of Alpharetta and conditioned upon the licensee's faithful performance of the provisions of this Ordinance. All surety bonds shall be issued by a surety licensed to do business in the State of Georgia and listed on the U.S. Treasury list as an "approved surety".

N. *License Renewal.* Licenses for Adult Entertainment Establishments may be renewed on a calendar year basis provided that the licensees continue to meet the requirements set out in this Ordinance. The renewal fee for an Adult Entertainment license shall be established from time to time by resolution of the City Council. Renewal applications shall be submitted by November 15 of each year prior to January 1 of the year for which such permit is requested. The form for renewal applications shall be designated by the City Clerk.

O. *Licenses Non-Transferable.* No Adult Entertainment Establishment license may be sold, transferred or assigned by a licensee, or by operation of law, to any other person or persons. Any such sale, transfer or assignment, or attempted sale, transfer or assignment, shall be deemed to constitute a voluntary surrender of such license and such license shall thereafter be null and void; provided and excepting, however, that if the licensee is a partnership and one or more of the partners should die, one or more of the surviving partners may acquire, by purchase or otherwise, the interest of the deceased partner or partners without effecting a surrender or termination of such license, and in such case, the license upon notification to the City, shall be placed in the name of the surviving partner. An Adult Entertainment Establishment license issued to a corporation shall be deemed terminated and void when either any outstanding stock of the corporation is sold, transferred or assigned after the issuance of the license, or any stock not issued at the time of the granting of a license is thereafter issued.

P. *Change of Location or Name.*

1. No Adult Entertainment Establishment shall move from the location specified on its license until a change of location fee, established by resolution of the City Council, has been deposited with the City, and approval has been obtained from the Mayor and Council for the City of Alpharetta. Such approval shall not be given unless all requirements and regulations, as contained in the City's Code, have been met.

2. No licensee shall operate, conduct, manage, engage in, or carry on any Adult Entertainment Establishment under any name other than his name and the name of the business as specified on the license.

3. Any application for an extension or expansion of a building or other place of business where an Adult Entertainment Establishment is located shall require inspection and shall comply with the provisions and regulations of this Ordinance.

Q. *Revocation and Appeal.*

1. The City Clerk shall be authorized to suspend or revoke an Adult Entertainment Establishment license under the conditions set forth in this Section. In the event the City Clerk seeks to suspend or to revoke a license, the City Clerk shall give written notification to the licensee of such action and such notice shall contain a specification of the violation or violations.

2. The City Clerk shall be authorized to suspend or revoke a license in the event of any one or more of the following:

   a. A licensee gave false or misleading information in the original application or renewal process;

   b. A licensee has knowingly allowed possession, use, or sale of controlled substances on the premises, or the licensee did not make a reasonable effort to prevent any such occurrence;

   c. A licensee has knowingly allowed a violation of this Adult Entertainment Establishment Ordinance, any other Ordinance of the City, or any criminal law of the State of Georgia to occur on the premises, or the licensee did not make a reasonable effort to prevent any such violation;

   d. A licensee has violated any provision of this Adult Entertainment Ordinance.

   e. A licensee has been convicted of any drug-related, alcohol-related or sex-related crime by the State of Georgia or the City of Alpharetta regarding an offense which was committed on the premises or which would otherwise violate the provisions of this Ordinance; and

   f. A licensee fails to pay any fee, license fee, fine or other amount of money due to the City of Alpharetta under this Ordinance or any other licensing Ordinance of the City of Alpharetta.

3. In the event that the City Clerk determines that a license violation has occurred, such license shall be suspended for ten (10) days for the first violation. For a second violation occurring within any consecutive twelve-month period, the license shall be suspended for thirty (30) days. For a third violation occurring within any consecutive twelve-month period, the license shall be suspended for ninety (90) days. Any license that has been suspended three (3) or more times in any consecutive twelve-month period shall be revoked. In addition, any licensee found to be in violation of Sections C.4 and C.6 of this Ordinance shall be subject to immediate license revocation. Provided, however, that the license shall be authorized to continue its business operations until the date of the hearing. No licensee or any other applicant may apply for a license for the same premises during any period of suspension or revocation.

4. In the event of a suspension or revocation by the City Clerk, the licensee may appeal the decision of the City Clerk to the Mayor and the City Council by filing a written notice of appeal with the City Clerk within ten (10) days from the date of the effective date of the written notice received by the licensee in accordance with subsection 1 of this Section. The notice of appeal shall be accompanied by a memorandum or other writing setting out fully the grounds for such appeal and all arguments in support thereof. The City Clerk may submit a memorandum in response to the memorandum filed by the licensee on appeal to the City Council. The City Clerk's decision shall be final unless an appeal is timely filed. An appeal shall stay the City Clerk's decision until the appeal is heard or withdrawn. The Clerk shall place the appeal on the agenda of the next regular Council Meeting occurring not less than five (5) nor more than thirty (30) days after receipt of the appeal.

5. When an appeal is placed on the Council agenda, the Council may take either of the following actions:

   a. Set a hearing date before the City Council and instruct the City Clerk to give such notice of hearing as may be required by law; or

   b. Appoint a hearing officer and fix the time and place for hearing. The hearing officer may or may not be a City employee, and may be appointed for an extended period of time. The Clerk shall assume responsibility for such publication of notice of the hearing as may be required by law. If a hearing officer is appointed, the hearing shall be conducted in accordance with the procedures set out in this Ordinance.

   In either event, the hearing shall be held within thirty (30) days of the Council's action, unless a continuance of such date is agreed to by the licensee and the City Clerk.

6. At any hearing, the hearing officer or the City Council (if it elects not to appoint a hearing officer) shall receive oral and written testimony regarding the appeal. Hearings shall be conducted under rules issued by the hearing officer or City Council, which shall be consistent with rules applied in administrative proceedings, and shall ensure that each party may present evidence, cross-examine witnesses and be represented by legal counsel.

7. If the hearing is held before the City Council, the City Council may sustain, overrule or modify the action of the City Clerk. The decision of the Mayor and City Council shall be final. Appeals from the decision of the Mayor and City Council shall be to the Superior Court of Fulton County filed within thirty (30) days of the final action of Mayor and City Council.

8. If the hearing is held before the hearing officer, the hearing officer shall, within reasonable time not to exceed fifteen (15) days from the date of such hearing is terminated, submit a written report to the Council. Such report shall contain a brief summary of the evidence considered and state findings, conclusions and recommendations. The report may recommend that the City Council sustain, overrule or modify the action of the City Clerk. All such reports shall be filed with the City Clerk, and shall be considered public records. A copy of such report shall be forwarded by certified mail to the appellant the same day it is filed with the City Clerk, with additional copies furnished to the City Administrator and Chief of Police. The City Clerk shall place the hearing officer's report on the agenda of the next regular Council meeting occurring not less than ten (10) days after the report is filed and shall notify the appellant of the date of such meeting at least ten (10) days prior to the meeting unless the appellant stipulates to a shorter notice period.

9. The Council may adopt or reject the hearing officer's decision in its entirety or may modify the proposed recommendation. The Council shall base its determination on the hearing officer's report and other evidence in the record. No additional evidence or arguments shall be permitted at the Council meeting. If the Council does not adopt the hearing officer's recommendation, it may:

   a. Refer the matter to the same or another hearing officer for a de novo hearing, or for the taking of additional evidence on specific points, and in either of such cases the hearing officer shall proceed as provided in this Section.

   b. Decide the case upon review of the entire record before the hearing officer with or without taking additional evidence.

R. *Criminal Penalties.*

1. Any person, firm or corporation operating an Adult Entertainment Establishment within the City of Alpharetta without having obtained a license as provided in this Ordinance, shall be guilty of a misdemeanor and, upon conviction thereof, shall be fined in an amount not less than five hundred dollars ($500.00) nor more than two thousand dollars ($2,000.00); and each day the Adult Entertainment Establishment is operated without a license shall be a separate offense.

2. Any person, firm or corporation who violates any provision of this Ordinance shall be guilty of a misdemeanor and upon conviction, shall be fined in an amount not less than fifty dollars ($50.00) nor more than two thousand dollars ($2,000.00); and each violation thereof shall constitute a separate offense and shall be punishable as such.

S. *Unlawful Operation Declared Nuisance.* Any Adult Entertainment Establishment operated, conducted or maintained contrary to the provisions of this Section shall be and the same is hereby declared to be unlawful and a public nuisance. The City may, in addition to, or in lieu of prosecuting a criminal action hereunder, commence an action or actions, proceeding or proceedings for abatement, removal or enjoinment thereof, in the manner provided by law. It shall take such other steps and shall apply to such court or courts as may have jurisdiction to grant such relief as will abate or remove such Adult Entertainment Establishment and

restrain and enjoin any person from operating, conducting or maintaining an Adult Entertainment Establishment contrary to the provisions of this Ordinance.

T. *Notices; Registered Agent; Jurisdiction.*

1. All licensed establishments must have and continuously maintain in Fulton County a registered agent upon whom any process, notice or demand required or permitted by law under this Section to be served upon the licensee may be served. This person shall act as registered agent for the Operator and each Owner. This person must be a natural person who is a resident of Fulton County. The Operator shall be appointed registered agent if he or she is a resident of Fulton County. The licensee shall file the name of such agent, along with the written consent of such agent, with the City Clerk in such form as the Clerk may prescribe. By appointing such registered agent, and as a condition of the issuance of a license pursuant to the terms of this Ordinance, the licensee agrees that any legal action brought by the City against the Adult Entertainment Establishment or the licensee (which includes the Operator or any Owner) to enforce the provisions of the Ordinance may be filed in any court of competent jurisdiction in Fulton County, Georgia.

2. Any notice required or permitted to be given by the City Clerk or any other city office division, department or other agency under this Section to any licensee, Operator or Owner of an Adult Entertainment Establishment may be given either by personal delivery or by certified United States mail, postage prepaid, return receipt requested, addressed to licensee's registered agent at the most recent address specified in the agent's written consent form received by the City Clerk, or any notice of address change which has been received by the City Clerk. If personally delivered, the effective date of the notice shall be the date of delivery. If mailed, the effective date of the notice shall be two (2) days after the notice is placed in the mail.

U. *Conditions.*

1. All Adult Entertainment Establishments shall be kept in a clean, sanitary condition, and shall be in full compliance with all ordinances and regulations of the city, county and state.

2. The County Health Department shall have the authority to regularly inspect Adult Entertainment Establishments to determine compliance with all city, county and state health rules and regulations and report any violations to the City Clerk.

3. The City Fire Department shall have the authority to regularly inspect Adult Entertainment Establishments to determine compliance with all city, county and state fire regulations and report any violations to the City Clerk.

4. The building inspector or designee shall have the authority to regularly inspect Adult Entertainment Establishments to determine compliance with all technical codes of the city.

5. The City Police Department shall have the authority to periodically inspect Adult Entertainment Establishments to determine compliance with all provisions of this Ordinance or other applicable law and report any violations to the City Clerk.

2.7.6 Adult bookstores.

A. *Intent, Rationale and Findings.*

1. *Purpose.* It is the purpose of this Ordinance to regulate sexually oriented businesses, such as adult book or video stores and sexual device shops, in order to promote the health, safety, moral, and general welfare of the citizens of the City, and to establish reasonable and uniform regulations to prevent the deleterious secondary effects of sexually oriented businesses within the City. The provisions of this Ordinance have neither the purpose nor effect of imposing a limitation or restriction on the content or reasonable access to any communicative materials, including sexually oriented materials. Similarly, it is

neither the intent nor effect of this Ordinance to restrict or deny access by adults to sexually oriented materials protected by the First Amendment, or to deny access by the distributors and exhibitors of sexually oriented entertainment to their intended market. Neither is it the intent nor effect of this Ordinance to condone or legitimize the distribution of obscene material.

2. *Findings and Rationale.* Based on evidence of the adverse secondary effects of adult uses presented in hearings and in reports made available to the City Council, and on findings, interpretations, and narrowing constructions incorporated in the cases of *City of Littleton v. Z.J. Gifts D-4, L.L.C.,* 541 U.S. 774 (2004); *City of Los Angeles v. Almeada Books, Inc.,* 535 U.S. 425 (2002); *City of Erie v. Pap's A.M.,* 529 U.S. 277 (2000); *City of Renton v. Playtime Theatres, Inc.,* 475 U.S. 41 (1986); *Young v. American Mini Theaters,* 427 U.S. 50 (1976); *Barnes v. Glen Theatre, Inc.,* 501 U.S. 560 (1991); *California v. LaRaz,* 409 U.S. 109 (1972); and

   Artistic Entertainment, Inc. v. City of Warner Robins, 331 F.3d 1196 (11th Cir. 2003); *Artistic Entertainment, Inc. v. City of Warner Robins,* 223 F.3d 1306 (11th Cir. 2000); *Williams v. Pryor,* 240 F.3d 944 (11th Cir. 2001); *Williams v. A.G. of Alabama,* 378 F.3d 1232 (11th Cir. 2004); *Gary v City of Warner Robins,* 311 F.3d 1334 (11th Cir. 2002); *Ward v. County of Orange,* 217 F.3d 1350 (11th Cir. 2000); *Boss Capital, Inc. v. City of Casselberry,* 187 F.3d 1251 (11th Cir. 1999); *David Vincent, Inc. v. Broward County,* 200 F.3d 1325 (11th Cir. 2000); *Sammy's of Mobile, Ltd. v. City of Mobile,* 140 F.3d 993 (11th Cir. 1998); *Lady J. Lingerie, Inc. v. City of Jacksonville,* 176 F.3d 1358 (11th Cir. 1999); *This That And The Other Gift and Tobacco, Inc. v. Cobb County,* 285 F.3d 1319 (11th Cir. 2002); *DLS, Inc. v. City of Chattanooga,* 107 F.3d 403 (6th Cir. 1997); *Grand Faloon Tavern, Inc. v. Wicker,* 670 F.2d 943 (11th Cir. 1982); *International Food and Beverage Systems v. Ft. Lauderdale,* 794 F.2d 1520 (11th Cir. 1986); *Gammoh v. City of LaHabra,* 396 F.3d 1114 (9th Cir. 2005); *World Wide Video of Washington, Inc. v. City of Spokane,* 368 F.3d 1186 (9th Cir. 2004); *Ben's Bar, Inc. v. Village of Somerset,* 316 F.3d 702 (7th Cir. 2003); and

   Fairfax MK, Inc. v. City of Clarkston, 274 Ga. 520 (2001): *Morrison v. State,* 272 Ga. 129 (2000); *Sewell v. Georgia,* 233 S.E.2d 187 (Ga. 1977), dismissed for want of a substantial federal question, 435 U. S. 982 (1978) (sexual devices); *Flippen Alliance for Community Empowerment, Inc. v. Brannan,* 601 S.E. 2d 106 (Ga. Ct. App. 2004); *Chamblee Visuals, LLC v. City of Chamblee,* 270 Ga. 33 (1998); *World Famous Dudley's Food and Spirits, Inc. v. City of College Park,* 265 Ga. 618 (1995); *Airport Bookstore, Inc. v. Jackson,* 242 Ga. 214 (1978); and based upon reports concerning secondary effects occurring in and around sexually oriented businesses, including, but not limited to, Austin, Texas—1986; Indianapolis, Indiana—1984; Garden Grove, California—1991; Houston, Texas—1983; Phoenix, Arizona—1979, 1995-98; Chattanooga, Tennessee—1999-2003; Los Angeles, California—1977; Whittier, California—1978; Spokane, Washington—2001; St. Cloud, Minnesota—1994; Littleton, Colorado—2004; Oklahoma City, Oklahoma—1986; Dallas, Texas—1997; Greensboro, North Carolina—2003; Amarillo, Texas—1977; New York, New York Times Square—1994; and the Report of the Attorney General's Working Group On The Regulation Of Sexually Oriented Businesses. (June 6, 1989, State of Minnesota).

   the City Council finds:

   (a) Sexually oriented businesses, as a category of commercial uses, are associated with a wide variety of adverse secondary effects including, but not limited to, personal and property crimes, prostitution, potential spread of disease, lewdness, public indecency, obscenity, illicit drug use and drug trafficking, negative impacts on surrounding properties, urban blight, litter, and sexual assault and exploitation.

   (b) Sexually oriented businesses should be separated from sensitive land uses to minimize the impact of their secondary effects upon such uses, and should be separated from other sexually oriented businesses, to minimize the secondary effects associated with such uses and to prevent an unnecessary concentration of sexually oriented businesses in one area.

(c) Each of the foregoing negative secondary effects constitutes a harm which the City has a substantial government interest in preventing and/or abating. This substantial government interest in preventing secondary effects, which is the City's rationale for this Ordinance, exists independent of any comparative analysis between sexually oriented and non-sexually oriented businesses. Additionally, the City's interest in regulating sexually oriented businesses extends to preventing future secondary effects of either current or future sexually oriented businesses that may locate in the City. The City finds that the cases and documentation relied on in this Ordinance are reasonably believed to be relevant to said secondary effects.

B. *Definitions.* The following terms used in this Ordinance shall have the meanings indicated below:

Adult Bookstore or Adult Video Store. Means a commercial establishment which, as one of its substantial business activities, offers 'For-Sale' or rental for any form of consideration any one or more of the following items: books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, compact discs, digital video discs, slides, or other visual representations which are characterized by their emphasis upon the display of specified sexual activities or specified anatomical areas. A substantial business activity exists where the commercial establishment devotes more than ten square feet (10 sq. ft.) of its total interior business base to the display, sale and/or rental of the foregoing items or derives more than five percent (5%) of its net sales from the sale or rental, or any form of consideration, of the foregoing items. All references to the term "adult bookstore" throughout this Ordinance shall be deemed to include adult video stores and sexual device shops, and all regulations hereinafter set forth in this Ordinance shall be deemed to apply to and include adult bookstores, adult video stores, and sexual device shops.

Church. Means a building in which persons regularly assemble for religious worship intended primarily for purposes connected with such worship or for propagating a particular form of religious belief.

Licensed Day Care Center. A facility licensed by the State of Georgia that provides care, training, education, custody, treatment or supervision for more than twelve (12) children under fourteen (14) years of age, where such children are not related by blood, marriage or adoption to the Owner or Operator of the facility, for less than twenty-four (24) hours a day, regardless of whether or not the facility is operated for a profit or charges for the services it offers.

Residential. Pertaining to the use of land, means premises such as homes, townhomes, patio homes, duplexes, condominiums and apartment complexes, which contain habitable rooms for non-transient occupancy and which are designed primarily for living, sleeping, cooking, and eating therein.

School. A building where persons regularly assemble for the purpose of instruction or education together with the playgrounds, stadiums and other structures or grounds used in conjunction therewith. The term is limited to:

1. Public and private schools used for primary or secondary education, in which any regular kindergarten or grades one (1) through twelve (12) classes are taught; and

2. Special educational facilities in which students who have physical or learning disabilities receive specialized education in lieu of attending regular classes in kindergarten or any of grades one (1) through twelve (12).

Sexual Device. Means any three-dimensional object designed and marketed for stimulation of the male or female human genitals, anus, female breasts, or for sadomasochistic use or abuse of one's self or others and shall include devices such as dildos, vibrators, penis pumps, and physical representation of the human genital organs. Nothing in this definition shall be construed to include devices primarily intended for protection against sexually transmitted diseases or for preventing pregnancy.

Sexual Device Shop. Means a commercial establishment that regularly features sexual devices. Nothing in this definition shall be construed to include any pharmacy, drug store, medical clinic, or any establishment primarily

dedicated to providing medical or healthcare products or services, nor shall this definition be construed to include commercial establishments which do not restrict access to their premises by reason of age.

Specified Anatomical Areas. Shall include any of the following:

1. Less than completely and opaquely covered human genital or pubic region; buttock; or female breast below a point immediately above the top of the areola; or
2. Human male genitalia in a discernibly turgid state, even if completely and opaquely covered.

Specified Sexual Activities. Means genitals in a state of sexual stimulation or arousal; acts of human masturbation, sexual intercourse or sodomy; fondling or other erotic touching of human genitals, pubic regions, buttocks or female breasts.

C. *Location; Development Standards.*

1. No adult bookstore shall be located:

   a. Within one thousand feet (1,000') of any parcel of land which is zoned for residential uses or purposes or used residentially;

   b. Within one thousand feet (1,000') of any parcel of land upon which a church, school, licensed daycare center, governmental building simultaneously owned and occupied by such government, library, civic center, neighborhood public park or neighborhood playground is located;

   c. Within one thousand feet (1,000') of any parcel of land upon which another adult bookstore is located;

   d. Within any zoning category other than Industrial (L-I) as defined in Article II of the Unified Development Code.

   The measurement of distances for purposes of this section shall be from property line to property line along the shortest possible straight-line distance, regardless of any customary or common route or path of travel, i.e. "as the crow flies." The term "parcel of land" means any quantity of land capable of being described by location and boundary, designated and used or to be used as a unit.

   (1) The minimum lot area for an adult bookstore facility shall be one (1) acre.

   (2) Adult bookstores shall be required to be on lots that have a minimum of one hundred fifty feet (150') of road frontage on a public road, street or highway. Such Establishments shall have a minimum of two (2) driveways, which shall provide access to a public road, street or highway.

   (3) In addition to development standards governing the L-I zoning district, buildings and structures established in connection with an adult bookstore shall be set back at least forty feet (40') from any other business establishment and the minimum rear yard shall be seventy-five feet (75').

   (4) Adult bookstores shall be required to provide one (1) automobile parking space for each twenty-five square feet (25 sq. ft.) of gross building area or for every three (3) customer seats, whichever results in the greater number of parking spaces.

   (5) Adult bookstores shall not allow the depictions of specified anatomical areas or specified sexual activities to be visible from any point outside the structure.

D. *Violations; Penalties.* Any person, firm or corporation who violates any provision of this Ordinance shall be guilty of a misdemeanor and upon conviction, shall be fined in an amount not less than five hundred dollars ($500.00) nor more than one thousand dollars ($1,000.00); and each violation thereof shall constitute a

separate offense and shall be punishable as such; and each day that a violation continues shall be punishable as a separate offense.

E. *Unlawful Operation Declared Nuisance.* Any adult bookstore operated, conducted or maintained contrary to the provisions of this Ordinance shall be and the same is hereby declared to be unlawful and a public nuisance. The City may, in addition to, or in lieu of prosecuting a criminal action hereunder, commence an action or actions, proceeding or proceedings for abatement, removal or enjoinment thereof, in the manner provided by law. It shall take such other steps and shall apply to such court or courts as may have jurisdiction to grant such relief as will abate or remove the adult bookstore and restrain and enjoin any person from operating, conducting or maintaining the adult bookstore contrary to the provisions of this Ordinance.

F. *Licensing Provisions.* The owner and/or operator of an adult bookstore shall be subject to the same application and licensing requirements applicable to owners and operators of adult entertainment establishments as set forth in Section 2.7.5 of this Code, specifically including the following sections: Section 2.7.5D., E., I., J., K., L., M., N., O., P. and Q. It shall be unlawful for any person to operate an adult bookstore in the City without a valid license issued in accordance with such provisions.

G. *Scienter.* This Ordinance does not impose strict liability. Unless a culpable mental state is otherwise specified herein, a showing of a knowing or reckless mental state is necessary to establish a violation of a provision of this Ordinance. Notwithstanding anything to the contrary, for the purposes of this Ordinance, an act by an employee that constitutes grounds for suspension or revocation of that employee's license shall be imputed to the sexually oriented business licensee for purposes of finding a violation of this Ordinance, or for the purpose of license denial, suspension, or revocation, only if an officer, director, or a general partner, or a person who managed, supervised or controlled the operation of the business premises, knowingly or recklessly allowed such act to occur on the premises. It shall be a defense to liability that the person to who liability is imputed was powerless to prevent the act.

H. *Severability.* This Ordinance and each section and provision of said Ordinance hereunder are hereby declared to be independent divisions and subdivisions and, notwithstanding any other evidence of legislative intent, is hereby declared to be the controlling legislative intent that if any provisions of this Ordinance, or the application thereof to any person or circumstance, is held to be invalid, the remaining sections or provisions and the application of such sections and provisions to any person or circumstances other than those to which it is held invalid, shall not be affected thereby, and it is hereby declared that such sections and provisions would have been passed independently of such section or provision so known to be invalid. Should any procedural aspect of this Ordinance be invalidated, such invalidation shall not affect the enforceability of the substantive aspects of this Ordinance.

I. *Supplemental Regulations.* Where possible, this Ordinance shall be interpreted to supplement other ordinances regulating adult oriented businesses. Where there is a direct conflict, the more strict provision shall control.

2.7.7 Reserved.

Ord. No. 730 , § 8, adopted Dec. 5, 2016, repealed former § 2.7.7 which pertained to massage therapy.

2.7.8 Hybrid hotel.

A. *Definition.* "Hybrid Hotel" means a building in which lodging along with customary lodging facilities and services, such as meeting rooms, restaurant, maid service and fitness center, are provided for transient guests for a mix of short- and long-term stays. The hybrid hotel primarily provides lodging for transient guests for an average stay of less than 7 days and offered to the public for compensation. No more than 30% of guest rooms may provide lodging for transient guests for long-term stays up to one year. Hotel services shall include the provision of food and beverage services suitable for both guests and groups, on-site restaurant, lounges, group meeting space with banquet facilities and selective amenities, such as but not

limited to spas, banquets rooms, doormen, valet parking, concierge, and high-end restaurant and boutiques. Guest rooms within the building shall not contain equipment for food preparation other than a mini-fridge and/or microwave, except that rooms provided for longer stays may have equipment for food preparation. There shall be no self-laundry facilities (for guest's use) within the building, except that rooms provided for longer stays may have self-laundry facilities. Access to each guest room shall be through an inside lobby supervised at all hours.

B. *Findings and Purpose.* The City finds that hybrid hotels offer an alternative form of lodging from hotels (or motels) or corporate apartments (apartments with short-term leases) for longer-term, business travelers, families in the process of relocating or awaiting new construction or remodeling, long-term tourists and similar patrons. Hybrid hotels, which are places of public accommodation providing both short- and longer-term temporary lodging, may be an appropriate use in certain zoning districts as determined by the City Council after considering and finding that certain factors are met, including the use is compatible with surrounding uses, properties and neighborhoods, will not impede the normal and orderly development of surrounding property for uses predominant in the area, and the location and character of the hybrid hotel is consistent with a desirable pattern of development for the City; however, the City finds that if hybrid hotels are left unregulated, such uses can become transitional residences and in some cases permanent residential accommodations, akin to 'For-Rent' dwellings. Further, because hybrid hotels are designed for a mix of short- and long-term temporary lodging, whereas hotels or motels are designed for short-term transient occupancies (less than seven (7) days) and extended stay hotels are designed for long-term transient occupancies (weekly or monthly occupancies), the City finds that tourism activities and other attendant activities of guests at hybrid hotels differ from those activities of guests at hotels or motels, which may not be compatible with the City's comprehensive plan or economic development goals. Accordingly, the City finds that hybrid hotels are separate and distinct land uses from hotels (or motels) and extended stay hotels and that different considerations must be considered to ensure that such uses are consistent with the City's land use patterns and tourism and economic development goals. The City therefore finds that it is necessary to establish regulations that distinguish these types of uses in order to encourage the appropriate use of land for the development of hotels (motels) to implement important City interests, including the promotion of tourism within the City, while also providing the opportunity for the development of hybrid hotels to meet the demands of businesses and the community for lodging accommodations designed for a mix of short- and longer-term business travelers, families in the process of locating a new residence, awaiting new construction or remodeling, and long-term tourists, while also preventing such uses from becoming permanent residential occupancies or dwellings.

C. *Conditional Use Permit Approval.* The location, construction and use of a property or building for a hybrid hotel use shall require the prior approval of a conditional use permit by the City Council. In addition to consideration of the conditional use standards otherwise provided for in this Code, the approval of a conditional use permit for a hybrid hotel is subject to the City Council finding that the proposed use meets the following requirements:

1. The minimum lot or development size for hybrid hotels is three (3) acres.

2. The building shall contain no more than thirty percent (30%) of guest rooms for long-term stays.

3. Building shall be rated by Forbes or AAA as 4 stars or better.

4. Building or development shall have a minimum 60,000 square foot conference room or minimum 60,000 square foot event space, or minimum 60,000 square foot group meeting space with banquet facilities.

5. Building shall have a minimum 3,000 square foot sit-down restaurant with table service.

6. All guestrooms which have facilities for the refrigeration and preparation of food by guests shall have a minimum of four hundred square feet (400 sq. ft.) of floor area.

7. A minimum of 15% of the gross area of the lot must be designed and used as outdoor amenity space. Outdoor amenity spaces may only be used for the following types of active and/or passive recreational uses: yards or lawns available for unstructured recreation; gardens; hardscape areas or walkway paths for pedestrian enjoyment (but excluding any improvements serving parking areas), which may include pergolas, gazebos, benches and exercise or play equipment; pool areas; tennis courts, basketball courts and similar recreational facilities; and playgrounds designed and equipped for the recreation of children, which must be fenced and may include an open shelter. However, outdoor amenity space shall not include any other required open areas such as required building setbacks, buffers, landscape strips or other similar requirements of this Ordinance or other applicable laws.

8. All such buildings shall provide a minimum fifty-foot (50') buffer from any property zoned for a 'For-Sale' or 'For-Rent' dwelling use.

9. Access to each guest room shall be through an inside lobby which is supervised at all hours the building is open.

10. Number of Vehicle Parking Spaces Required: One (1) space for each short-term guest room and two (2) spaces for each long-term guest room, plus 1 employee space for each 20 guest rooms, plus one space per 500 sq. ft. of space used for convention rooms, conference rooms, ballrooms, restaurant and/or retail shops.

D. *Additional Regulations.* Hybrid hotels shall comply with the following additional regulations:

1. The maximum occupancy for a guest room with facilities for the refrigerated storage and preparation of food by guests that is less than five hundred and fifty square feet (550 sq. ft.) in floor area shall be two (2) persons. For all guestrooms with facilities for the refrigerated storage and preparation of food by guests that exceed five hundred and fifty square feet (550 sq. ft.), the maximum occupancy shall be four (4) persons. The maximum occupancy shall be six (6) persons when an additional bedroom is provided. For the purposes of this provision, minor children related by blood or marriage to an adult occupant shall be excluded from this computation; provided, however, that in no event shall the maximum occupancy of any room exceed the requirements of the Life Safety Code.

2. No more than 30% of individual guests shall register, lodge in, or occupy a room or rooms within the same facility for more than a continuous 365-day period, nor shall any guest move from one room to another without a three (3) day vacancy in between.

3. Each such building shall be protected with an alarm system and a sprinkler system meeting the requirements of the Life Safety Code.

4. No outdoor storage or permanent parking of equipment or vehicles shall be permitted. Parking of inoperable vehicles and vehicles backed into parking spaces with the license plate not visible from the parking lot drive aisle shall be prohibited.

5. Off-street parking lot lighting shall have an average footcandles of 3.0 and maximum footcandles of 6.0. Parking lot lighting shall be maintained in good working order.

6. No permanent business license shall be issued for the conduct of any business from any guestroom of the building.

7. No building under this section may be converted to or used as an apartment or condominium.

E. The prior approval of a hotel or motel use shall not confer the right to locate, construct or use a property or building as a hybrid hotel. No hotel or motel may be converted to a hybrid hotel without the approval of a conditional use permit by the City Council in accordance with the foregoing standards.

STAFF REPORT

Department: Community & Economic Development
Submitted By: Michael Woodman
Meeting Date: May 20, 2024

AGENDA ITEM:

North Point Development Framework Plan (RFP 24-111) Contract Award
Consideration to award contract to Starr Whitehouse Landscape Architects and Planners LLC for the North Point Development Framework Plan.

STAFF RECOMMENDATION:

Award contract in the amount of $199,608.00 to Staff Whitehouse Landscape Architects and Planners LLC under the terms and conditions of the City's North Point Development Framework Plan contract and authorize the Mayor to execute all necessary documents.

BUDGET & PROCUREMENT:

BUDGETED ITEM: YES
FISCAL IMPACT: YES
INCLUDED IN CURRENT FY CPTL BUDGET: YES
INCLUDED IN CURRENT FY OPRT. BUDGET: NO
TOTAL PROJECT COST: $199,608.00
APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
North Point Framework Plan (30174150-521200-C2401)	$199,608.00

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
N/A	$0.00

ITEM DESCRIPTION:

The purpose of the North Point Development Framework Plan is to build on the recommendations of the North Point LCI and North Point Creative Placemaking Plan by providing a framework of public streets, public space, trails, and green infrastructure to guide high-value, sustainable redevelopment of auto-centric properties in the North Point area. The Plan will help ensure that redevelopment within the North Point District aligns with the community-based plans and vision for a walkable, mixed-use district and will provide actionable guidance that aligns public policy, regulatory tools, public capital investment, and private investment.

The North Point Development Framework Plan RFP (#24-111) was issued on January 18, 2024 with proposals due on February 15, 2024. Six (6) consultant teams responded to the RFP with the top three (3) scoring teams shortlisted for interviews, which included Starr Whitehouse, Kimley-Horm & Associates, and MKSK. The RFP scoring criteria provided below was utilized to shortlist the consultant teams for the presentation and interview.

- Proposed Organization and Staffing for Project including Staff Qualifications - 21 maximum points
- Firm's Experience with Similar Projects, References - 21 maximum points
- Proposed Approach to Performing - 40 maximum points
- Local Vendor Preference - 3 maximum points
- Cost Proposal - 15 maximum points

Starr Whitehouse was the top scoring consultant team, which combined the initial evaluation criteria and the presentation and interview. Staff recommends awarding the contract to Starr Whitehouse. The final scores are as follows:

Starr Whitehouse - 171.13 points
Kimley-Horn - 156.74 points
MKSK - 151.88 points

ALTERNATIVES:

Do not approve the contract and choose a different direction.

ATTACHMENTS:

1. Contract Agreement
2. Starr Whitehouse RFP Response
3. Study Area Map

CONTRACT AGREEMENT
NORTH POINT DEVELOPMENT FRAMEWORK PLAN

This Contract for Services for the City of Alpharetta is made and entered into and is effective _____, made by, and between **CITY OF ALPHARETTA, GEORGIA**, a municipal corporation of the State of Georgia (hereinafter, the "CITY"), and **STARR WHITEHOUSE LANDSCAPE ARCHITECTS AND PLANNERS LLC**, a New York corporation, with its principal office located at 725 Ponce De Leon Avenue NE, Suite 3-149, Atlanta, GA, 30306 (hereinafter, "CONSULTANT").

1. Contract Documents. The Contract Documents consist of this Contract Agreement North Point Development Framework Plan (the "Contract"), the City of Alpharetta's Request for Proposal No. 24-111, dated January 18, 2024 (the "RFP"), including any addenda thereto, the Consultant's Proposal, dated February 15, 2024, all of which are incorporated herein by reference (collectively, the "Contract Documents"). In the event of any conflict in the Contract Documents, the provisions and requirements set forth in this Contract shall govern; provided, however, to the extent any of Consultant's obligations or duties set forth in the Proposal exceed the requirements provided within the RFP or this Contract, or the City finds any of the terms set forth in the Proposal more desirable, the terms set forth in the Proposal shall control. Subject to the foregoing, in the event of a conflict between the language in the RFP and the Proposal, the language in the former shall govern. In the event of any conflict in the Contract Documents, the provisions and requirements set forth in this Contract shall govern.

2. Scope of Services. The Consultant's duties and scope of services (the "Work"), in general, include the following: **NORTH POINT DEVELOPMENT FRAMEWORK PLAN** to provide a framework of public streets, public space, trails, and green infrastructure, including, but not limited to, development planning, transportation planning, stormwater and utility planning, with final deliverable to proactively guide and review development proposals within the defined North Point area, within the City of Alpharetta, GA, (hereafter called the **PROJECT)**.

3. Contract Prices. In accordance with the costs established in Consultant's Cost Proposal and as finally awarded by the City, the City shall pay Consultant a fixed fee in the amount of **ONE HUNDRED NINETY-NINE THOUSAND, SIX HUNDRED EIGHT DOLLARS AND 00/100 ($199, 608.00)** for Consultant's performance of Work. This price includes the full development and provision of all deliverables as specified in the Proposal, as further supplemented or modified by the City's requirements. The City will process approved payment requests under this project to the Consultant. Payment to sub-consultants and suppliers is the responsibility of the Consultant. The City will not entertain any other payment arrangements.

   Invoices shall be submitted to:

   City of Alpharetta
   Community Development Department
   2 Park Plaza
   Alpharetta, Georgia 30009
   Attn: Michael Woodman, mwoodman@alpharetta.ga.us

Payments may be made in the manner and on the periodic basis agreed to by the City prior to the Commencement of Work (defined in Section 4). Upon completion of the Work or, if agreed to by the City, upon completion of certain portions thereof, the Consultant shall submit an invoice detailing the appropriate charges as currently allowed. Upon receipt of Consultant's invoice and following inspections and confirmation of the performance of the subject portion of the Work, the City will render payment. Upon receipt of Consultant's final invoice and following final inspection and final acceptance of the Work, the City will render final payment. Subject to the withholding of any amounts due to the City as further set forth herein, all such invoices will be paid within forty-five (45) days by the City unless any items thereon are questioned, in which event payment will be withheld pending verification of the amount claimed and the validity of the claim. The Consultant will provide complete cooperation during any such investigation. No price adjustments shall be made during the term or any extension of this Contract except upon mutual consent of the parties. Notwithstanding any other provision of this Contract, and without prejudice to any of City's other rights and remedies, City shall have the right at any time or times to deduct and withhold from any payment for services that may become due under this Contract, such amount or amounts as may reasonably appear necessary to compensate the City for any portion of the Work that is defective, damaged, flawed, unsuitable, non-conforming or incomplete and/or for any liquidated damages due to the City. Acceptance of final payment shall constitute a waiver of all claims against the City by the Consultant except for those claims previously made in writing against the City by the Consultant, pending at the time of final payment, and identified in writing by the Consultant as unsettled at the time of its request for final payment.

4. Commencement of Services and Final Completion.

(a) Commencement of Services. The City shall not become obligated to pay for the Work prior to execution of this Contract, and the Consultant shall not proceed to perform the Work until a written authorization to proceed ("Notice to Proceed") has been sent to the Consultant from the City. The Consultant shall commence performance of the Work ("Commencement of Work") as set forth in the Notice to Proceed.

(b) Final Completion. When all the Work is complete and the Consultant is ready for a final inspection, the Consultant shall notify the City in writing, and the parties shall coordinate, in good faith, a time to conduct the final inspection. Thereupon, the City will make final inspection of the Work and, if the Work is complete in full accordance with this Contract and this Contract has been fully performed ("Final Completion"), subject to other terms and provisions hereof, the Consultant shall be entitled to payment of the Contract Price following submittal of the invoice as set forth in Section 3. Warranty of the materials/product and labor required by this Contract, as applicable, shall commence upon the date of Final Completion.

i. Time for Performance and Contract Term. Consultant shall promptly commence the Work with adequate force and equipment **within ten (10) calendar days** from receipt of Notice to Proceed, or as otherwise specified in the Notice to Proceed, continuously pursue the Work without undue interruption to completion, and fully complete the Work (i.e., achieve final completion) within 300 days.

ii. The term of the Contract may be extended by the City, with the written consent of the Consultant, for such added period as may be necessary or advantageous to the City.

iii. The Contract price(s) and/or rates for the above-stated contract term will remain as offered in the Consultant's proposal cost submission and accepted/awarded by the City Council. Any contract extension beyond the above-stated contract term will be based on the same terms and conditions as the original term.

(c) Delay Caused by City. If the completion of the Work is delayed by actions of the City, then and in such event, the required time for completion of the Work shall be extended for such additional time within which to complete performance as is required by such delay.

(d) Time is of the Essence. All limitations of time set forth in this Contract are of the essence.

5. Termination. This Contract may be terminated prior to the term ending by either party in the event of substantial failure or default of the other party to fulfill its obligations under this Contract. Prior to such termination, the non-defaulting party shall give notice to the defaulting party of the failure or default. Such party shall have fifteen (15) days from the date of the notice to cure the default or failure if such default or failure is capable of being cured. Upon failure to cure the default or failure within fifteen (15) days, or if such failure or default is not capable of being cured, the non-defaulting party may terminate the Contract effective immediately upon the provision of written notice as provided in Section 16 (*Notices*). The Contract may also be terminated prior to expiration of the term by the City for City's convenience upon the provision of not less than fourteen (14) days written notice to the Consultant. In the event of such termination, the Consultant shall be compensated for services performed prior to termination. Such amount shall be paid by the City upon the Consultant's delivering or otherwise making available to the City all data, drawings, specifications, reports, estimates, summaries and other information and materials as may have been accumulated by the Consultant in performing the services included in this Contract, whether completed or in progress. All unperformed obligations incurred by Consultant prior to such date shall survive termination of this Contract.

6. Representations and Warranties. Consultant represents and warrants that Consultant has full power and authority to perform its obligations hereunder and to deliver the products and services set forth in the Contract Documents to the City without the consent of any other person or entity, and the products and services shall be delivered free and clear of any lien, encumbrance, security interest or other claim, of whatever nature.

7. Covenants. Consultant covenants that Consultant shall:

a. Comply with all applicable statutes, rules, regulations and requirements of any governmental agency or authority, whether now or hereafter enacted, in performing its obligations hereunder, and the products and services shall comply with all such statutes, rules, regulations and requirements in effect at the time of delivery to and acceptance by the City. The Consultant shall be responsible for any fines or penalties that arise due to non-compliance with such statutes, rules, regulations, and requirements;

b. Perform its obligations hereunder in a good, professional and workman-like manner and in strict accordance with City's specifications and the terms of this Contract;

c. Perform all services under this Contract in a manner consistent with the level of care and skill ordinarily exercised by other members of Consultant's profession or trade currently practicing in the same locality under similar conditions; and

d. Owe its primary duty of loyalty to the City in the performance of its duties under this Contract, including but not limited to, its dealings with property owners, developers, consultants, contractors, architects, and any local, state or federal governmental agency or political subdivision. This duty of loyalty includes, but is not limited to, acting in the best interest of the City, avoiding conflicts of interest, and disclosing any potential conflicts of interest to the City.

8. Licenses, Registrations, Certifications and Permits. The Consultant shall be responsible for obtaining and maintaining in a valid status all licenses, registrations, certifications and permits necessary to perform the Work as required by law. Consultant represents to the City that the Consultant and its employees are properly licensed and/or registered within the State of Georgia for the performance of the services required herein, provided such licensure and/or registration is required by applicable law. Consultant shall provide copies of any such licenses, certifications or permits to the City upon request.

9. Insurance.

(a) Insurance Generally. Consultant shall obtain and shall continuously maintain during the term of this Contract insurance of the kind and in the minimum amounts as specified in the RFP, as follows, and shall provide the City with proof of such insurance upon request:

i. Statutory Worker's Compensation and Employers Liability Insurance with limits as required by the State of Georgia and Employers' Liability limits of $1,000,000 (one million dollars) per occurrence or disease or as required by applicable law, whichever is greater, for all employees and other persons as may be required by Georgia law. If Consultant is self-insured, Consultant shall additionally provide the City with a certificate from the Georgia Board of Workers' Compensation stating that the Consultant qualifies to pay its own workers' compensation claims.

ii. Comprehensive General Liability insurance with minimum combined single limits of One Million Dollars ($1,000,000) per occurrence and in the aggregate. The policy shall be applicable to all premises and all operations of the Consultant. The policy shall include coverage for bodily injury, broad form property damage (including completed operations coverage for a minimum term of two (2) years following final completion), personal injury (including coverage for contractual and employee acts), blanket contractual, independent contractors, products, and completed operations. Further, the policy shall be endorsed to provide "all risks" coverage. The policy shall contain a severability of interests provision. Coverage shall be provided on an "occurrence" basis as opposed to a "claims made" basis. Such insurance shall be endorsed to name

the City and its elected officials, officers, employees and agents as additional insured parties.

iii. Comprehensive Automobile Liability insurance (owned or hired) with minimum combined single limits for bodily injury of not less than One Million Dollars ($1,000,000) per occurrence, Two Million Dollars ($2,000,000) aggregate, and property damage of not less than One Hundred Thousand Dollars ($100,000) per occurrence with respect to each of the Consultant's owned, hired and non-owned vehicles assigned to or used in performance of the Work. The policy shall contain a severability of interests provision. Such insurance coverage must extend to all of Consultant's subconsultants. Such coverage must include all automotive equipment used in the performance of the Contract, both on and off any work site, and such coverage shall include non-ownership and hired cars (vehicles and equipment) coverage. Such insurance shall be endorsed to name the City and its elected officials, officers, employees and agents as additional insured parties.

iv. Umbrella/Excess Liability insurance with minimum combined single limits of One Million Dollars ($1,000,000) per occurrence and in the aggregate. Such policy shall provide the same coverage set forth in the Comprehensive General Liability insurance policy. Such insurance shall be endorsed to name the City and its elected officials, officers, employees and agents as additional insured parties.

vi. Professional Liability (Errors & Omissions) insurance with minimum combined single limits of One Million Dollars ($1,000,000) per occurrence and Two Million Dollars ($2,000,000) in the aggregate, covering professional services rendered by the Consultant to the City, including but not limited to, design, engineering, consulting, and construction management services. Such coverage shall be kept and remain in force for the term of this Contract and for a period of two (2) years following completion of the Work. The policy shall have a retroactive date that precedes the effective date of this Contract or the Commencement of Work under this Contract, whichever is earlier, and such retroactive date shall not be advanced when the policy renews. If the policy is cancelled or non-renewed for any reason and not replaced with a policy supplying coverage for prior acts, which include Consultant's performance of the professional services under this Contract, Consultant shall purchase extended reporting period or tail coverage to cover claims reported for no less than two (2) years after completion of the Work. The policy shall include such other coverage as reasonably required by the City.

(b) <u>Requirements of Insurance</u>.

i. Insurance shall be procured and maintained with insurers with an A- or better rating as determined by Best's Key Rating Guide. All insurance shall be continuously maintained to cover all liability, claims, demands, and other obligations assumed by the Consultant.

ii. No policy of insurance shall contain any exclusion for bodily injury or property damage arising from completed operations.

iii. Every policy of insurance shall provide that the City will receive notice no less than thirty (30) calendar days prior to any cancellation, termination, or a material change in such policy.

iv. Proof of required insurance shall be maintained in all equipment and motor vehicles insured in accordance with the provisions of this Contract.

v. Consultant will ensure that any and all policies of insurance procured hereunder shall provide for a waiver of subrogation against the City, and Consultant waives any claim against the City arising in contract or tort which is covered by its insurance hereunder.

(c) Failure to Obtain or Maintain Insurance. The Consultant's failure to obtain and continuously maintain policies of insurance in accordance with this Section and its subsections shall not limit, prevent, preclude, excuse, or modify any liability, claims, demands, or other obligations of the Consultant arising from performance or non-performance of this Contract. Failure on the part of the Consultant to obtain and to continuously maintain policies providing the required coverage, conditions, restrictions, notices, and minimum limits shall constitute a material breach of this Contract upon which the City may immediately terminate this Contract without advance notice.

(d) Insurance Certificates. Consultant shall provide proof of such insurance to the City contemporaneously with the execution of this Contract. Prior to Commencement of Work, Consultant shall submit to the City certificates of insurance for all required insurance. Insurance limits, term of insurance, insured parties, and other information sufficient to demonstrate conformance with this Section and its subsections shall be indicated on each certificate of insurance. Acceptance of a certificate or proof of insurance does not constitute approval or agreement by the City that the insurance requirements have been satisfied.

(e) Other Insurance. Consultant shall maintain such other types and/or amounts of insurance as reasonably required by the City from time to time.

10. Indemnification. Consultant shall, to the fullest extent permitted by law, indemnify and hold harmless the City, including its elected officials, officers, employees, and agents, from and against any and all claims, demands, losses, liabilities, suits, actions, costs, expenses (including expenses of litigation and attorneys' fees) and damages ("Claims") of any type or nature, including, but not limited to, Claims for injury to person or property, arising out of or related to Consultant's, or its officers', agents', employees' or subconsultants', performance or non-performance of this Contract; provided, however, that this indemnification obligation shall not apply to any Claims arising from the sole negligence of the City. This right to indemnification shall survive the termination of this Contract. Nothing in this Section or this Contract shall be deemed to constitute a waiver of the City's sovereign immunity, create rights in any third party, or create any third-party beneficiaries.

12. No Subconsultants. No subconsultant or consultant shall be retained by Consultant to perform services under this Contract without the prior written consent of the City, except for those subconsultants previously identified in the Proposal. Essential staff members

assigned to the performance of the Work shall not be reassigned without the consent of the City, which consent shall not be unreasonably withheld. Administration of any approved subconsultant shall be the Consultant's responsibility, and all subcontracts shall require each subconsultant to be bound by all pertinent portions of this Contract and to assume all applicable obligations and responsibilities that the Consultant by this Contract assumes toward the City. In particular, and not by way of limitation, all indemnification and insurance provisions shall be fully binding upon any subconsultant providing a portion of the services, for all intents and purposes, as if said subconsultant were a party to this Contract.

13. Independent Consultant. The Consultant shall always act as an independent contractor and not be considered or deemed an agent, employee, joint venture or partner of the City. Consultant shall have no authority to contract for or bind City in any manner. Consultant shall have and maintain the responsibility for and control of the rendition of the Work, the discipline of its employees, and other matters incident to the performance of the Work (services, duties and responsibilities as described and contemplated herein). Notwithstanding the provisions of Section 12 (*No Subconsultants*) hereof or any other provision(s) of this Contract to the contrary, no employee, consultant or subconsultant of Consultant shall be considered an "employee" of the City during the performance of this Contract (the term "employee" shall have the same meaning as provided in IRS Publication No. 15 (2014)(Circular E).

14. Conflict of Interest. The Consultant represents that it has not, within two (2) years preceding the execution of this Contract, made or agreed to make any valuable gift, whether in the form of service, loan, thing, or promise, to any person (including any member of such person's immediate family) having the duty to recommend, the right to vote upon, or any other direct influence on the selection of the Consultant to provide products and services to the City. This provision shall not apply to legal campaign contributions, provided that such contributions have been disclosed in Consultant's response to the City's RFP.

15. Ownership of Work Product. In the event Consultant prepares, pursuant to the performance of this Contract, any drawings, plans, studies, reports, specifications, other documents (the "Work Product"), the City shall be deemed the owner of the original of all such Work Product, and all statutory and common law rights with respect to such Work Product shall accrue to the City, provided the City has paid for the services in full.

    City shall grant Consultant a perpetual, non-exclusive license to reproduce, use and distribute the Work Product or portions thereof for its own internal and marketing purposes. Notwithstanding the foregoing, the Consultant shall, upon City's written request, refrain from reproducing, using or distributing such portions of the Work Product as are deemed by the City to constitute sensitive or proprietary information.

16. Notices. All contractual notices and communications under this Contract shall be deemed sufficient if given by certified mail or statutory overnight mail with return receipt requested or hand delivered:

    (a) If to the Consultant, at the following address:

    Starr Whitehouse Landscape Architects and Planners LLC
    725 Ponce De Leon Avenue, NE

Ste. 3-149
Atlanta, GA 30308
Attn: Jacob Lange
jlange@starrwhitehouse.com

(b) If to the City, at the following address:

City of Alpharetta
Community Development Department
2 Park Plaza
Alpharetta, GA 30009
Attention: Kathi Cook
678-297-6073
kcook@alpharetta.ga.us

(c) With a copy to City's Project Manager:

City of Alpharetta
Community Development Department
2 Park Plaza
Alpharetta, GA 30009
Attention: Michael Woodman
678-297-6072
mwoodman@alpharetta.ga.us

(d) With a copy to:

Alpharetta City Attorney
Jarrard & Davis LLP
222 Webb Street
Cumming, GA 30040

For the purposes of this Contract, the effective date of notice shall be the date that the notice is placed in certified or statutory overnight mail or placed with a courier for hand delivery.

16. Public Records. Consultant understands that in accordance with O.C.G.A. § 50-18-70, *et seq.*, the public has a right of reasonable access to all public records of the City, subject to certain exceptions set forth therein or as otherwise provided by law and agrees to allow access by the City to all documents subject to disclosure under applicable law. Consultant's willful failure or refusal to comply with the provisions of this Section shall result in the immediate termination of this Contract by the City. Further, Consultant agrees to retain all public records in accordance with the City's records retention and disposal policies, O.C.G.A. § 50-18-92, *et seq.*, and the Georgia Administrative Code. Notwithstanding the foregoing, nothing contained herein shall limit the Consultant's or the City's right to defend against disclosure of records alleged to be public.

17. Compliance with Illegal Immigration Reform and Enforcement Act:

E-Verify Program: The City is committed to compliance with Federal and State laws requiring the verification of newly hired employees to ensure they are lawfully entitled to

work in the United States. As such, the City shall not enter into a contract for the "physical performance of services" (as defined in O.C.G.A. § 13-10-90) unless the Consultant registers and participates in a federal work authorization program (E-Verify). The E-Verify affidavit or the secure identifiable document submitted by the Consultant will become part of the Contract Documents.

(a) Requirement to Participate in a Federal Work Authorization Program (E-Verify):

i. Pursuant to O.C.G.A. § 13-10-91, Consultant represents, warrants, acknowledges, and/or agrees that:

The Consultant has registered and participates in a federal work authorization program to verify the employment eligibility of all newly hired employees;

Subconsultants shall not enter into any contract with the Consultant for the physical performance of services within the State of Georgia unless such subconsultant registers and participates in a federal work authorization program to verify the employment eligibility of all newly hired employees; and

Sub-subconsultants shall not enter into any contract with a subconsultant or sub-subconsultant for the physical performance of services within the State of Georgia unless such sub-subconsultant registers and participates in a federal work authorization program to verify the employment eligibility of all newly hired employees.

ii. As of the date of enactment of O.C.G.A. § 13-10-91, the applicable federal work authorization program is "E-Verify" (*https://e-verify.uscis.gov/enroll/StartPage.aspx?JS=YES*) operated by the United States Citizenship and Immigration Services Bureau of the United States Department of Homeland Security. Information and instructions regarding E-Verify program registration, corporate administrator registration, and designated agent registration can be found at that website address.

(b) Consultant, Subconsultant, and Sub-subconsultant Evidence of Compliance:

i. Consultant, if providing the physical performance of services under this contract, shall comply with the requirements of O.C.G.A. § 13-10-91.

ii. Pursuant to O.C.G.A. § 13-10-91, in the event the Consultant employs or contracts with a subconsultant in connection with the covered contract, the Consultant shall secure from such subconsultant attestation of the subconsultant's compliance with O.C.G.A. § 13-10-91 by the subconsultant's execution of the subconsultant affidavit, the form of which is included in Appendix A of the RFP, and will maintain a record of such attestation for inspection by the City at any time. Such subconsultant affidavit shall become a part of the Consultant/subconsultant agreement. Further, it shall be the duty of the Consultant to submit copies of all affidavits, drivers' licenses, and/or identification cards required pursuant to this Section, as applicable, to the City within five (5) business days of receipt.

iii. Pursuant to O.C.G.A. § 13-10-91, in the event the Consultant employs or contracts with a subconsultant that employs or contracts with any sub-subconsultant, the subconsultant will secure from such sub-subconsultant attestation of the sub-subconsultant's compliance with O.C.G.A. § 13-10-91 by the sub-subconsultant's

execution of the sub-subconsultant affidavit, the form of which is included in Appendix A of the RFP, and maintain records of such attestation for inspection by the City at any time. Such sub-subconsultant affidavit shall become a part of the subconsultant/sub-subconsultant agreement. Any subconsultant receiving an affidavit from a sub-subconsultant shall forward notice to the Consultant of the receipt, within five (5) business days of receipt, of such affidavit. Further, it shall be the duty of any sub-subconsultant to forward notice of receipt of any affidavit from a sub-subconsultant to the subconsultant or sub-subconsultant with whom such receiving sub-subconsultant has privity of contract. Any subconsultant receiving notice of receipt of an affidavit from any sub-subconsultant that has contracted with a sub-subconsultant shall also forward, within five (5) business days of receipt, a copy of such notice to the Consultant.

iv. In lieu of the affidavit required by this Section, if Consultant, or any subconsultant or sub-subconsultant, as applicable, has no employees and does not hire or intend to hire employees for purposes of satisfying or completing the terms and conditions of the Contract (or the subconsultant's or sub-subconsultant's portion of work utilized to perform part of the Contract with the City), such party shall instead provide a copy of his or her state issued driver's license or state-issued identification card.

(c) The Consultant shall comply with any and all other applicable requirements and provisions of O.C.G.A. § 13-10-91 and other applicable rules and regulations promulgated in relation thereto.

(d) All portions of contracts pertaining to compliance with O.C.G.A. § 13-10-91 and these rules, and any affidavit related hereto, shall be open for public inspection in this State at reasonable times during normal business hours.

18. Miscellaneous.

(a) Compliance with Laws; No Discrimination. The Consultant, including any approved subconsultants, shall, in performance of the Work, fully comply with all applicable federal, state, or local laws, rules, and regulations, including, but not limited to, the Civil Rights Act of 1964, the Age Discrimination Act of 1975, the Americans with Disabilities Act of 1990, and Section 504 of the Rehabilitation Act of 1973. In performance of the Work, the Consultant shall not discriminate against any person on the basis of race, color, religion, sex, national origin or ancestry, age or disability and shall further ensure that Consultant's agents and/or subconsultants comply with same. Further, Consultant, its agents and subconsultants shall affirmatively comply with all applicable provisions of federal, state and local equal employment laws and shall not engage in or commit any discriminatory practice against any employee, applicant or person based on race, age, religion, color, gender, sexual orientation, national origin, marital status, physical or mental disability, political affiliation or any other factor which cannot lawfully be used as a basis for the provision or denial of employment or service delivery.

(b) Governing Law. This Contract is executed and shall be performed in the State of Georgia, and this Contract shall be construed and enforced in accordance with the laws of the State of Georgia. Subject to Subsection (j) below (*Arbitration*), venue for

any action arising out of this Contract shall lie in the appropriate court of Fulton County, Georgia.

(c) Captions. Titles or captions of sections contained in this Contract are inserted only as a matter of convenience and for reference, and in no way define, limit, extend or prescribe the scope of this Contract or the intent of any provision.

(d) Counterparts. This Contract may be executed in three (3) or more counterparts, each of which shall be deemed an original, but all of which shall together constitute one (1) and the same instrument.

(e) Severability. In the event that any provision hereof is held to be invalid or unenforceable, such provision shall be severed from this Contract and shall not affect the validity or enforceability of the remainder of this Contract.

(f) Entire Agreement. This Contract supersedes all prior discussions and agreements between the parties with respect to the matters contained herein and constitutes the sole and entire agreement between the parties.

(g) Persons Bound. This Contract shall be binding upon and shall inure to the benefit of the parties, their respective successors, successors in title, legal representatives, heirs and permitted assigns. This Contract may not be assigned by the Consultant without the prior written consent of the City.

(h) Amendment. No term or provision of this Contract may be amended, waived, supplemented, modified or terminated except by an instrument in writing signed by the party against whom the enforcement of the amendment, waiver, supplement, modification or termination is sought.

(i) Waiver. The City's failure or forbearance to enforce any term hereof shall not be deemed to be a waiver of such right or claim, or any right of claim hereunder. Moreover, the City's waiver of any term hereof shall not operate or be construed as a waiver of any subsequent breaches of the same or any other term.

(j) Arbitration. Any dispute arising out of this Contract shall, at the option of the City of Alpharetta, be submitted to binding arbitration conducted in Atlanta, Georgia, in accordance with the rules of the American Arbitration Association.

(k) Annual Appropriation. Notwithstanding any other provision or provisions of this Contract, pursuant to O.C.G.A. § 36-60-13, this Contract will terminate immediately and absolutely if the City determines that adequate funds are not appropriated or granted or funds are de-appropriated such that the City cannot fulfill its obligations under the Contract, which determination is at the City's sole discretion and shall be conclusive.

(l) Additional Terms of Consultant. The City shall not be bound by any terms and conditions included in any Consultant invoice, packaging, catalog, brochure, technical data sheet, or other document which attempts to impose any condition in variance with or in addition to the terms and conditions contained herein.

(m) Presumptions and Interpretations. The parties further agree that should any provision of this Contract require interpretation or construction, the court, administrative body or other entity interpreting or construing this Contract shall not

apply a presumption that the provisions hereof shall be more strictly construed against one party by reason of the rule of construction that a document is to be construed more strictly against the party who itself or through its agents prepared same, it being agreed that all parties and/or their respective attorneys and agents have been fully afforded the opportunity to review all provisions of this Contract.

(n) No Third Party Beneficiaries. Nothing contained in this Contract is intended to or shall create a contractual relationship with, cause of action in favor of, or claim for relief for, any third party, including any agent, sub-consultant, or sub-contractor of the Consultant. Absolutely no third-party beneficiaries are intended by this Contract. Any third party receiving a benefit from this Contract is an incidental and unintended beneficiary only.

(o) No Waiver of Governmental Immunity. Nothing in this Contract shall be construed to waive, limit, or otherwise modify any governmental or sovereign immunity that may be available by law to the City, its elected officials, officers, employees, contractors, or agents, or any other person acting on behalf of the City and, in particular, governmental or sovereign immunity afforded or available pursuant to Georgia Statutes.

(p) Publicity Provision. Consultant shall not use any trademarks, service marks, or logos of the City without the City's express prior written consent. In particular, Consultant shall not identify or make reference to the City in any advertising or other promotional modality, regardless of its form, without the express prior written consent of the City.

(q) Survival. Any and all provisions of this Contract creating obligations extending beyond the term of this Contract, including, without limitation, Consultant's warranty of products and labor and the indemnification provisions contained herein, shall survive the expiration or termination of this Contract, regardless of the reason for such termination.

IN WITNESS WHEREOF, the parties hereto have each caused this Contract to be executed and delivered by a duly authorized officer, agent or official as of the date set forth below.

[signatures begin on next page]

CITY OF ALPHARETTA, GEORGIA

By: _____

Jim Gilvin, Mayor

Date: _____

Approved as to Substance:

_____

Chris Lagerbloom, City Administrator

Approved as to form:

JARRARD & DAVIS, LLP

_____

Ed Howden, City Attorney

STARR WHITEHOUSE LANDSCAPE ARCHITECTS AND PLANNERS LLC.

By: _____

Jacob Lange, Partner

Attest:

By: _____

Phil Rabovsky, Associate and Marketing Director

Date: _____

Exhibit "A"

TOTAL FEE PROPOSAL
North Point Development Framework Plan

Revised Fee - 3/22/24

STARR WHITEHOUSE TEAM

TASK		COST
Task 1	Project Management and Stakeholder Engagement	$34,684
Task 2	Existing Conditions Analysis	$23,670
Task 3	Open Space and Street Network Development	$65,626
Task 4	Development Scenarios	$38,008
Task 5	Final Report	$37,620
	TOTAL FEE	**$199,608**

FEES AND STAFFING PROPOSAL

STARR WHITEHOUSE TEAM

	Firm	Starr Whitehouse						
	Name	Stephen Whitehouse	Jacob Lange	Michael Haggerty	Aubrey Sabba	Yuhan Wang	John Ward	
	Position	Project Advisor	Principal-in-charge	Lead Planner	Project Manager	Design Support	Design Support	
TASK	**Rate**	**$300**	**$250**	**$200**	**$170**	**$110**	**$110**	**Subtotals**
Task 1: Project Management and Stakeholder Engagement	**Hours**	1	16	12	60	16	0	105
	Amount	$300	$4,000	$2,400	$10,200	$1,760	$0	$18,660
Task 2: Existing Conditions Analysis	**Hours**	1	4	6	16	20	20	67
	Amount	$300	$1,000	$1,200	$2,720	$2,200	$2,200	$9,620
Task 3 : Open Space and Street Network Development	**Hours**	1	8	8	64	82	64	227
	Amount	$300	$2,000	$1,600	$10,880	$9,020	$7,040	$30,840
Task 4: Development Scenarios	**Hours**	1	4	8	16	24	0	53
	Amount	$300	$1,000	$1,600	$2,720	$2,640	$0	$8,260
Task 5: Final Report	**Hours**	1	8	8	32	64	48	161
	Amount	$300	$2,000	$1,600	$5,440	$7,040	$5,280	$21,660
TOTAL	**Hours**	5.00	40.00	42.00	188.00	206.00	132.00	613.00
TOTAL	**Amounts**	$1,500	$10,000	$8,400	$31,960	$22,660	$14,520	$89,040

Total Starr Whitehouse **$89,040**
Percent of Total 45%

FEES AND STAFFING PROPOSAL

STARR WHITEHOUSE TEAM

	Firm	Utile			
	Name	M. Littell	K. Chong	C. McCracken	
	Position	Principal	Architect / Urban Designer	Designer	
TASK	**Rate**	**$250**	**$140**	**$110**	**Subtotals**
Task 1: Project Management and Stakeholder Engagement	**Hours**	12	12	12	36
	Amount	$3,000	$1,680	$1,320	$6,000
Task 2: Existing Conditions Analysis	**Hours**	3	8	4	15
	Amount	$750	$1,120	$440	$2,310
Task 3 : Open Space and Street Network Development	**Hours**	3	8	4	15
	Amount	$750	$1,120	$440	$2,310
Task 4: Development Scenarios	**Hours**	24	80	80	184
	Amount	$6,000	$11,200	$8,800	$26,000
Task 5: Final Report	**Hours**	8	20	44	72
	Amount	$2,000	$2,800	$4,840	$9,640
TOTAL	**Hours**	50.00	128.00	144.00	322.00
TOTAL	**Amounts**	$12,500	$17,920	$15,840	$46,260

Total Utile	**$46,260**
Percent of Total	23%

FEES AND STAFFING PROPOSAL

STARR WHITEHOUSE TEAM

	Firm	Toole Design Group			
	Name	Chris Pugilisi	Addie Webber	Hillary Essig	
	Position	Senior Engineer	Senior Planner	Planner III	
TASK	**Rate**	**$225**	**$218**	**$143**	**Subtotals**
Task 1: Project Management and Stakeholder Engagement	**Hours**	8	8	20	36
	Amount	$1,800	$1,744	$2,860	$6,404
Task 2: Existing Conditions Analysis	**Hours**	12	12	8	32
	Amount	$2,700	$2,616	$1,144	$6,460
Task 3 : Open Space and Street Network Development	**Hours**	20	24	48	92
	Amount	$4,500	$5,232	$6,864	$16,596
Task 4: Development Scenarios	**Hours**	2	2	4	8
	Amount	$450	$436	$572	$1,458
Task 5: Final Report	**Hours**	4	4	16	24
	Amount	$900	$872	$2,288	$4,060
TOTAL	**Hours**	46.00	50.00	96.00	192.00
TOTAL	**Amounts**	$10,350	$10,900	$13,728	$34,978

Total Starr Whitehouse	**$34,978**
Percent of Total	18%

FEES AND STAFFING PROPOSAL

STARR WHITEHOUSE TEAM

	Firm	Columbia Engineering			
	Name	Randy Strunk	Jessica Schladt	TBD	
	Position	Vice President	Project Manager	Engineer I	
TASK	**Rate**	**$270**	**$170**	**$100**	**Subtotals**
Task 1: Project Management and Stakeholder Engagement	**Hours**	8	8	1	17
	Amount	$2,160	$1,360	$100	$3,620
Task 2: Existing Conditions Analysis	**Hours**	4	20	8	32
	Amount	$1,080	$3,400	$800	$5,280
Task 3 : Open Space and Street Network Development	**Hours**	16	48	34	98
	Amount	$4,320	$8,160	$3,400	$15,880
Task 4: Development Scenarios	**Hours**	3	4	8	15
	Amount	$810	$680	$800	$2,290
Task 5: Final Report	**Hours**	4	4	5	13
	Amount	$1,080	$680	$500	$2,260
TOTAL	**Hours**	35.00	84.00	56.00	175.00
TOTAL	**Amounts**	$9,450	$14,280	$5,600	$29,330

Total Starr Whitehouse **$29,330**
Percent of Total 15%

STARR WHITEHOUSE
Landscape Architects
and Planners PLLC

725 Ponce De Leon Avenue
Suite 3-149
Atlanta, GA 30306

NORTH POINT DEVELOPMENT FRAMEWORK PLAN

Contact: Jacob Lange
jlange@starrwhitehouse.com

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STARR WHITEHOUSE
Landscape Architects
and Planners PLLC

725 Ponce De Leon Avenue
Suite 3-149
Atlanta, GA 30306
470.440.3401

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009
Attn: Debora Westbrook, Procurement Agent

February 15, 2024

Re: NORTH POINT DEVELOPMENT FRAMEWORK PLAN

Dear Ms. Westbrook,

Starr Whitehouse is excited to offer this proposal for the North Point Development Framework Plan. This project is an opportunity to create a roadmap to a green, walkable, and vibrant North Point District that will guide public policy and private investment. To do this, we propose reimagining Big Creek as Alpharetta's waterfront – a signature natural area that anchors a high-performing network of green and social spaces connecting North Point Parkway to the water. Ranging from wild play areas to manicured urban boulevards, this green network can give shape to new neighborhoods, incentivize human-scale development, and set new standards for converting vehicular landscapes to fine-grained urban realms.

Tracing our roots to the public sector, Starr Whitehouse knows what it takes to design and implement open spaces. As Chief of Design for the Central Park Conservancy, Co-founder Laura Starr oversaw the renovation of Central Park, while as Chief of Planning for the New York City Parks department, Co-founder Stephen Whitehouse directed such watershed initiatives as the Greenway Program, the expansion of the USTA National Tennis Center, and planning for iconic landscapes. Shaped by this experience, Starr Whitehouse was formed in 2006 to make places more livable, vibrant, and green. With offices in New York City, Atlanta, and Hudson, NY, Starr Whitehouse brings comprehensive experience in developing parks, landscapes, streetscapes, and districts for cultural, recreational, and resilience projects nationally and internationally.

Since opening our Atlanta office in 2018 under Partner Jacob Lange, Starr Whitehouse has worked with municipalities large and small across the Atlanta region. From two trail planning and design studies in Alpharetta, to a series of green infrastructure-focused public spaces in West Atlanta, to four riverfront parks interconnected by a trail system along the banks of the Chattahoochee River in Roswell, to a small-area plan along the North Avenue Corridor for Georgia Tech, Starr Whitehouse has helped local governments and institutions reimagine their public realms for economic vitality and experiential richness.

We have assembled a multi-faceted team of leading professionals to address the project's challenges:

- **Starr Whitehouse:** Lead; Open Space Planning, Resilience, Ecology
- **Utile**: Architecture / Zoning
- **Toole:** Transportation Planning
- **Columbia:** Hydrology and Utilities

We are happy to discuss this proposal further, and adjust the scope and fee as necessary to meet the project needs. Thank you for this opportunity, and we look forward to collaborating with you on this exciting project.

Sincerely,

Jacob Lange, RLA, LEED AP
Partner | Director, Starr Whitehouse Atlanta

Stephen Whitehouse, ASLA, AICP, LEED AP
Partner

BUSINESS INFORMATION

Atlanta Studio (primary office for this pursuit):

725 Ponce De Leon Avenue NE, Ste. 3-149
Atlanta, GA 30308

New York City Headquarters:

80 Broad St #1700
New York, NY 10004

Hudson Studio:

551 Warren St, Suite 2R
Hudson NY, 12534

Primary Contact:

Jacob Lange, He/Him
Partner | Director, Starr Whitehouse Atlanta
725 Ponce De Leon Avenue NE, Ste. 3-149
Atlanta, GA 30308
T 470.440.3401
M 270.535.9314
jlange@starrwhitehouse.com

Years in Business:

17 years (founded in 2006)

C. ORGANIZATION AND STAFFING FOR PROJECT

CLIENT
The City of Alpharetta

LEAD: STARR WHITEHOUSE

Project Advisor: Stephen Whitehouse, ASLA, AICP, LEED AP
Principal in Charge: Jacob Lange, RLA, LEED AP
Lead Planner: Michael Haggerty, AICP, Assoc. AIA
Project Manager: Aubrey Sabba, PLA, LEED AP
Design Support: Yuhan Wang
Design Support: John Ward

Architecture / Zoning
Utile

Principal
Matthew Littell, LEED AP

Director of Urban Design and Planning
Kevin Chong, AIA

Transportation Planning
Toole Design Group

Senior Engineer
Chris Puglisi, PE, RSP

Senior Planner
Addie Webber, AICP

Hydrology and Utility
Columbia Engineering

Vice President
Randall Strunk

Project Manager
Jessica Schladt

LOCATION OF STAFF

Principal-in-Charge Jacob Lange, Project Manager Aubrey Sabba, and Project Designer Yuhan Wang are all based in our Atlanta, GA office and will be readily available for in-person meetings, stakeholder engagement activities, and frequent site visits. All three also have prior experience working with the City of Alpharetta's Departments of Community Development and Public Works, and are familiar with City communication protocols and expectations, distinctions between agency jurisdiction, and the recent history of planning, development, and capital improvements in the city. Project Advisor Stephen Whitehouse and Lead Planner Michael Haggerty are located in our New York City office. Both have served in these roles on prior projects for the City of Alpharetta and, at the minimum, make quarterly trips to Atlanta. Project Designer John Ward currently works remotely from Greenville, SC. He provides digital production support across all three of our offices.

STARR WHITEHOUSE
Landscape Architects
and Planners PLLC

JACOB LANGE, RLA, LEED AP
Principal in Charge of the Project
Atlanta, GA

Education

Masters in Landscape Architecture, University of Georgia, Athens, GA, 2010

Bachelor in Art History, University of Louisville, Louisville, KY, 2006

Honors and Publications

34th Annual Award for Excellence in Design, NYC Public Design Commission, 40th Precinct Station House, Project Manager

ULI Atlanta Center for Leadership, Class of 2020

"Seeing the Middle Landscape," Thesis of Distinction, University of Georgia at Athens

Member, The Honor Society of Sigma Lambda Alpha, University of Georgia at Athens

"Seeing the Middle Landscape," Georgia Landscape, Spring 2010 ed.

Multiple articles, Landscape Architect and Specifier News, 2009

Speaking Engagements

"From East Harlem to West Atlanta: Sowing the Seeds of Community Resilience," Park Pride Greenspace Conference, Atlanta, GA, March 2020 (postponed to August 2020)

"Green Roof Planting Considerations," Guest Lecturer, Graduate Planting Design Studio, Clemson University School of Architecture, Spring 2020

"Our Real Work," Guest Lecturer, University of Kentucky College of Design, Creative Study Tour, Spring 2020

"From Versailles to Manhattan: Urban Kitchen Gardens Then and Now," Bridge Gardens Spring Lecture Series, Bridgehampton, NY, 2004

"Looking Up to the Garden," Three Harbors Garden Club Lecture Series, Huntington, NY, Fall 2013

Years of Employment at Firm
9 Years

Years of Experience
14 Years

Availability
20%

Years with Project Team
9 Years

Professional Experience

Landscape Architect and Atlanta Studio Director Jacob Lange leads Starr Whitehouse's work in the Southeast, where he focuses on waterfront parks, pedestrian-centered urban districts, and community-focused green infrastructure for public, private, and institutional clients. Under Jacob's direction, the Atlanta Studio leads the design of a multi-phased parks system along the banks of the Chattahoochee River in Roswell, GA. In Alpharetta, GA, his team is working on a range of projects to transform a historically vehicle-oriented downtown into a green and multi-modal public realm. At Georgia Tech's campus, Jacob and team are redesigning a memorial garden on behalf of the Institute's Alumni Association. Previously, Jacob led two of the City of Atlanta's Green Infrastructure Design Challenge projects, integrating stormwater management with amenity and education to support economic development and environmental advocacy in underserved communities.

Jacob is an active member of the ULI Atlanta Chapter and a graduate of the chapter's 2020 Center for Leadership program. He has volunteered for Park Pride's Park Visioning program, he is an annual guest lecturer at Clemson University's School of Architecture, and he has served as a guest critic at Georgia Tech's School of Architecture. He remains active on projects in the Northeast, where his recent work includes historic St. Mary's Park in the Bronx and public open space components for mixed-use developments by The Durst Organization in Queens and Philadelphia.

Representative Projects

North Point Parkway, Alpharetta, GA
Alpha Loop Link Downtown, Alpharetta, GA
Georgia Tech North Avenue Corridor Study, Atlanta, GA
Roswell River Parks, Roswell, GA
Greenpoint Terminal Market Master Plan and Development, Brooklyn, NY
Green Infrastructure Challenge: MLK Living Lab, Atlanta, GA
Green Infrastructure Challenge: Continental Colony, Atlanta, GA
Lakebottom Park and Theo Mcgee Park Restoration Plans, Columbus, GA
Vine Street Development & Park, Philadelphia, PA
St. Mary's Anchor Park Master Plan and Reconstruction, Bronx, NY
FDR Drive Promenade Rehabilitation, New York, NY
Brooklyn Bridge Esplanade, New York, NY
New Rochelle Transit-Oriented Development, New Rochelle, NY
Queens Plaza Park Development & Park, Queens, NY
Covington Town Center Development, Covington, GA
Amy Erwin Memorial Garden, Candler Park, Atlanta, GA
NYPD 40th Precinct Station House, Bronx, NY
St. Barnabas Hospital Annex, Bronx, NY
Equinox Hudson Yards Development, New York, NY
Atlantic Chestnut Affordable Housing, Brooklyn, NY

STARR WHITEHOUSE
Landscape Architects
and Planners PLLC

MICHAEL HAGGERTY, AICP, Assoc. AIA

Lead Planner
New York, NY

Education

Master in Architecture, Harvard University Graduate School of Design, 2017

Master in Urban Planning, Harvard University Graduate School of Design, 2006

Bachelor of Arts, Bard College, 2001

Awards

Transportation & Infrastructure Design Excellence Award, AIA NY

Planning & Analysis Merit Award, ASLA NY

Urban Resilience Award, USAID

SEED Award, Design Corps

Social Impact Design Award, AIA SF

Urban Design Merit Award, AIA NY

Presidential Public Service Fellowship, Harvard University

Speaking Engagements

Enterprise Community Partners Affordable Housing Leadership Institute

ULI | NYU Urban Lab Technical Advisory Panel

American Planning Association National Planning Conference

Park Pride | Atlanta

AIA New York | Center for Architecture

Boston Society of Architects

Structures for Inclusion 13

SEED Public Interest Design Institute

Asia Urban Futures Workshop | USAID Global Development Lab | Bangkok

Centre for Policy Research | Delhi

U.S. Army War College

Neighborhood Leaders Forum | New Orleans CAC

Years of Employment at Firm
8 Years

Years of Experience
14 Years

Availability

Years with Project Team
8 Years

Professional Experience

Michael Haggerty is a Principal at Starr Whitehouse Landscape Architects and Planners. As Director of Urban Planning and Design, he leads projects related to open spaces, housing, waterfronts, and resilience. His recent work in New York City reimagines connectivity and sustainability in urban systems. The design of the Harlem River Greenway was recognized by AIANY's Transportation and Infrastructure Design Excellence Award in 2022. The Staten Island Shoreline Parks Plan will integrate five miles of parkland, public beaches, and bicycle paths with coastal flood protection. A Vision for a Resilient East Harlem lays out a framework for making public spaces multi-functional to address climate risks in upper Manhattan. The Streetscape & Lighting Plan for Union Square and 14th Street supports a new vision for downtown Manhattan pedestrian spaces. Michael began his career with the public art organization Creative Time in New York, and subsequently earned professional degrees in architecture and urban planning at Harvard University Graduate School of Design. While at Harvard he was awarded the Presidential Public Service Fellowship to work with MASS Design Group.

Representative Projects

North Point Parkway, Alpharetta, GA
Alpha Loop Link Downtown, Alpharetta, GA
Georgia Tech North Avenue Corridor Study, Atlanta, GA
East Village / Lower East Side Waterfront Access Study, New York, NY
Climate Strong Communities, New York, NY
East Shore Shoreline Resilient Parks Plan, Staten Island, NY
Manhattan Greenway Harlem River Waterfront Park Design, New York, NY
Marsha P Johnson State Park, Brooklyn, NY
A Vision for a Resilient East Harlem, New York, NY
Union Square Streetscape and Lighting Plan, New York, NY
Sweet Auburn Green & Equitable Framework Plan, Atlanta, GA
Yonkers Climate Action Plan, Yonkers, NY
New Rochelle Transit-Oriented Development, New Rochelle, NY
Williamsburg IBIA Development Public Realm, Brooklyn, NY
Clarkson Estates Affordable Housing, Brooklyn, NY
Bedford Greenhouse Affordable Housing, Bronx, NY
Carroll Park Community Vision Plan, Brooklyn, NY
Luna Corporate Plaza and Marketplace, Sao Paulo, Brazil

STARR WHITEHOUSE
Landscape Architects
and Planners PLLC

STEPHEN WHITEHOUSE, ASLA, AICP, LEED AP

Project Advisor / Policy Planning
New York, NY

Education
Master in Architecture and Urban Design, Columbia University, 1983

Bachelor in Landscape Architecture, City College of New York, 1982

Bachelor in English and American Literature and Language, Harvard University, 1976

Registration
Landscape Architecture, New York, Connecticut, New Jersey

LEED AP

Professional Organizations/Affiliations
American Society of Landscape Architects

American Institute of Certified Planners

American Planning Association

Urban Land Institute

Client References
Manhattan Greenway Harlem River
Sarah Neilson
Chief of Policy and Long-Range Planning
NYC Parks
E Sarah.Neilson@parks.nyc.gov
The Arsenal, Central Park
830 Fifth Avenue
New York, NY 10065

East 92nd Street Bonus Plaza And Terraces
Jeremy Tabora
Related Companies
60 Columbus Circle
New York, NY 10023
212.500.0775

Years of Employment at Firm
18 Years

Years of Experience
40+ Years

Availability
5%

Years with Project Team
18 Years

Professional Experience

Stephen is a landscape architect and urban planner whose diverse pursuits share a concern for the environmental quality and social vitality of places. He formerly served as Chief of Planning for the New York City Department of Parks & Recreation, where he managed the expansion of the USTA National Tennis Center in Flushing Meadows and launched the City's Greenway system. Since co-founding Starr Whitehouse with Laura Starr, he has worked with public and private clients to create dynamic urban districts and engaging landscapes that connect people to nature.

Rather than focusing on a single aspect of the work, he's always been most fascinated by the juncture points. "Natural systems, patterns of settlement, infrastructure – seeing all these come together to make a place is interesting to me, not just as abstract concepts," he says, "but in terms of seeing good results at the end." He describes his role in terms of junctures as well. "I'm the translator," he says. "I serve as the mediator between the specialists and the public. I like communicating with people, and seeing things shaped by the creative interactions of people and institutions."

Representative Projects

Georgia Tech North Avenue Corridor Study, Atlanta, GA
Roswell River Parks, Roswell, GA
Greenpoint Terminal Market Master Plan, Brooklyn, NY
East Shore Shoreline Parks Resilience Plan, Staten Island, NY
Union Square Streetscape and Lighting Plan, New York, NY
Harlem River Greenway Link Study, New York, NY
Manhattan Greenway Harlem River, New York, NY
Hoboken Southwest Park, Hoboken, NJ
East 92nd Street Bonus Plaza And Terraces, New York, NY
Bear Mountain Restoration, Bear Mountain, NY
Freshkills South Park, Staten Island, NY
Brooklyn Bridge Esplanade, New York, NY
Flatiron/23rd Street Partnership Streetscape Master Plan, New York, NY
NYC Dept. of Environmental Protection, Long Term Control Plan for CSO's Times Square Alliance Study
Governors Island Park Planning and Design, New York Harbor Governors Island Alliance
Starlight Park Bronx River House, Bronx, NY
As Chief of Planning for NYC Parks, oversaw expansion of the USTA National Tennis Center, NYC Greenway Implementation, and open space mitigation for major development projects such as Riverside South and Queens West

STARR WHITEHOUSE
Landscape Architects
and Planners PLLC

AUBREY SABBA, PLA, LEED AP

Project Manager
Atlanta, GA

Education
Master of Landscape Architecture, Kansas State University, 2007

Bachelor of Science, University of Missouri-Columbia, 2004

Registration
Landscape Architecture, GA

Honors and Publications

Georgia ASLA Landmark Honor Award, Centennial Olympic Park 2020 Vision, 2022

President's Award, ASLA Georgia, Fernbank Museum Wildwoods, 2019

Georgia AIA Merit Award, Fernbank Museum Wildwoods, 2018

Honor Award, ASLA Southeast, Fernbank Museum Wildwoods, 2019

Georgia AIA Merit Award, One Museum Place, 2018

Georgia AIA Merit Award, Three Alliance Center, 2018

Permaculture Design Certification, 2017

Published photography: Climate Design: Design and Planning for the Age of Climate Change, 2010

LEED AP, 2008

Published Thesis: Promoting Sustainable Green Roofs Through Leadership in Energy and Environmental Design (LEED), Kansas State University, 2007

Merit Award for Planning, A Vision Plan for 84th Street, ASLA Colorado, 2011

Honor Award, UPRR Trail Master Plan, Nevada Chapter, ASLA, 2009

Fort Collins Urban Design Award, Mason Corridor Design Plan, 2008

Environmental Honorable Mention, EDAW Photo Competition, 2008

Years of Employment at Firm
1 Year

Years of Experience
16 Years

Availability
40%

Years with Project Team
1 Years

*Work completed prior to joining Starr Whitehouse

Professional Experience

Aubrey Sabba is a registered landscape architect in Starr Whitehouse's Atlanta studio. She brings 16 years' experience on a breadth of project types from natural resource-based design for clients including the National Park Service and US Forest Service, to large and small urban parks, trail feasibility studies, and cemetery and community master plan documents. Her work on projects of various scales has taught her how to design for the big picture while focusing on critical details that impact experience of the landscape. At Starr Whitehouse she leverages this experience to support projects of all types for clients across the Atlanta metro region. Current work includes Roswell River Parks and a hospitality landscape in downtown Atlanta. Aubrey is also the project manager for Alpharetta's North Point Parkway project. Aubrey holds a Master of Landscape Architecture from Kansas State University where she published a thesis: Promoting Sustainable Greenroofs through Leadership in Energy and Environmental Design (LEED), that examined how LEED credits could better promote sustainable extensive greenroofs through the rating system. She also holds a Bachelor of Science in Plant Science/Horticulture from the University of Missouri-Columbia.

Representative Projects:

North Point Parkway, Alpharetta, GA
Atlanta Neighborhood Charter School Expansion Feasibility Study, Atlanta, GA
Roswell River Parks, Roswell, GA
Hamlin Beach State Park, Hamlin, NY
South Fork Conservancy Trail Expansion Feasibility Study, Atlanta, GA*
Campbellton Crossroads Historic District Master Plan, Chattahoochee Hills and South Fulton, GA*
Atlanta BeltLine Enota Park Expansion Design Services, Atlanta, GA*
Woodruff Park Strategic Plan, Atlanta, GA*
Centennial Olympic Park Vision 2020, Atlanta, GA*
Fernbank Museum of Natural History Canopy Walk and Nature Preserve, Atlanta, GA*
One Museum Place, Atlanta, GA*
YMCA of the Rockies Snow Mountain Ranch Camp Chief Ouray, Granby, CO*
Colorado Springs Utilities Trails and Trailhead Design, CO*
Walking Box Ranch, Searchlight, NV*
Flamingo Master Plan and Design Program, Everglades National Park, FL*
William Cameron Park 100 Year Master Plan and Renovations, Waco, TX*

STARR WHITEHOUSE
Landscape Architects
and Planners PLLC

YUHAN WANG
Design Support & Modeling/Visualization
Atlanta, GA

Education
Master of Landscape Architecture, University of Pennsylvania, 2022

Nanjing Forestry University, 2018

Years of Employment at Firm
1 Year

Years of Experience
3 Years

Availability
50%

Years with Project Team
1 Year

Professional Experience

With an interdisciplinary background in both industrial and furniture design, landscape designer Yuhan brings both a macro vision and an eye for details to Starr Whitehouse's Atlanta studio. Currently Yuhan is supporting production on the Alpha Loop streetscape for the City of Alpharetta, GA, and a new hospitality landscape in downtown Atlanta. Yuhan holds a master's degree in landscape architecture and regional planning from the University of Pennsylvania. Prior to Starr Whitehouse, she worked at GMX studio and Jiachen Architecture where she participated in projects of various scales and subjects – from the analysis of a watershed to the design of a floating pier.

Representative Projects

North Point Parkway, Alpharetta, GA
Alpha Loop Link Downtown, Alpharetta, GA
Georgia Tech North Avenue Corridor Study, Atlanta, GA
Bear Mountain State Park Restoration, Bear Mountain, NY
222 Mitchell St., Atlanta, GA
Roswell AceSand Riverpark, Roswell, GA
Roswell River Parks, Roswell, GA
Roswell Don White Memorial Park, Roswell, GA
Georgia Tech Alumni Gardens, Atlanta, GA

STARR WHITEHOUSE
Landscape Architects
and Planners PLLC

JOHN WARD
Design Support & GIS Analysis
Atlanta, GA

Education
Master of Urban Design and Master of Urban Planning, University of Virginia

Bachelor of Landscape Architecture, Clemson University

Awards
ULI Hines Student Competition, 2023

2020 SCASLA Honor Award, 2021

Patricia Bruce Outz Endowment Scholarship, 2020

The SC Chapter, 2019

Buck Mickel Fellowship, 2018

Years of Employment at Firm
<1 Year

Years of Experience
2 Years

Availability
35%

Years with Project Team
<1 Year

Professional Experience
John Ward, a Landscape Designer at Starr Whitehouse's New York office, is passionate about shaping sustainable and vibrant communities. At Starr Whitehouse, John supports the design staff with visualization and production on a range of projects, including: a DOT maintenance facility at Flatlands Yards in Canarsie, Brooklyn, campus improvements for a historic Co-op in Manhattan, and renderings for the daylighting of Tibbetts Brook in the Bronx — New York City's single largest green infrastructure project to date. His educational journey has equipped him with a robust understanding of urban planning principles, environmental sustainability, and innovative design strategies. John is a 2022 graduate from the University of Virginia with a Master of Urban Design and Master of Urban and Environmental Planning.

Representative Projects

Flatlands Yards DOT Maintenance Facility, Brooklyn, NY
Seward Park Coops Campus Improvements, New York, NY
Tibbetts Brook Daylighting, Bronx, NY

Matthew Littell LEED AP
Principal-In-Charge

Matthew Littell is one of the founding principals of Utile. Through his work in the firm's architecture, planning, and early phase development projects, he has gained an expertise in building and zoning codes and the regulatory process specifically as they relate to urban design, housing and land use.

Matthew served as Utile's principal-in-charge for Imagine Boston 2030, the city's first comprehensive plan in 50 years. He has directed many of the firm's early phase planning and urban design projects, including the Downtown Boston Waterfront Municipal Harbor Plan, as well as the design guidelines and zoning for the Rose Kennedy Greenway District. He has led planning efforts in several Massachusetts Gateway cities, including Holyoke, Revere and Chelsea, MA, and has just completed a plan for Boston's first Flood Resilience Guidelines and Zoning Overlay. He is currently the firm's principal in charge for citywide rezoning efforts in Atlanta and Detroit.

Matthew teaches a course on contemporary urban design issues at Boston College. He earned his M.Arch. from Harvard's Graduate School of Design in 1997, where he received the Boston Society of Architects' James Templeton Kelly award for the best final design project, as well as the Clifford Wong prize for outstanding design in housing.

Education
Harvard University Graduate School, Master of Architecture, 1997

Columbia College, Bachelor of Arts in Religion, 1989

Affiliations
Northeastern University Department of Architecture, Lecturer in Computer Aided Design, Graduate Thesis Studio

Representative Projects
Lynn Waterfront Master Plan, Lynn, MA—for the City of Lynn

EaDo Cap Surface Design & Development Test Fit
Houston, Texas

Harvard Ayer Road Vision Plan and Form Based Code, Harvard, MA

Stuart Street Planning Study, Boston, MA—Comprehensive planning study and zoning update

Dorothea Dix Park Master Planning, Raleigh, NC—with MVVA

Location
Boston, MA

Years at Utile
21

Years of Experience
25

Availability for this project
15%

Kevin Chong AIA
Director of Urban Design and Planning
Architect & Urban Designer

Kevin joined Utile as an architect and urban designer in 2023. He holds simultaneous Bachelor degrees in Architecture and Mathematics with honors from the University of California, Berkeley and a Master in Architecture from the Harvard Graduate School of Design, where he was awarded the Peter Rice Fellowship. Born and raised in Hong Kong, Kevin focused his graduate thesis on cultivating urban activation opportunities in large-scale mixed-use developments in his hometown.

Kevin worked as an architect at several offices prior to joining Utile, including Renzo Piano Building Workshop, Michael Maltzan Architecture, and Heller Manus Architects. Most recently, he was an Associate at Handel Architects and contributed to mixed-use, industrial, and life-science projects in Boston from feasibility studies through construction administration efforts.

In his spare time Kevin is working on becoming a better artist, pianist, and cyclist.

Education
Harvard University Graduate School of Design, Master in Architecture

University of California, Berkeley, Bachelor of Arts in Applied Mathematics with Honors, Bachelor of Arts in Architecture with Honors

Licenses
Registered Architect in MA, 953541

Representative Projects
Harvard Ayer Road Vision Plan and Form Based Code, Harvard, MA

Lynn South Harbor Implementation Plan, Lynn, MA

MBTA Sullivan Square Test Fit, Boston, MA

Confidential Campus Strategic Framework Plan, Boston, MA

Providence I-195 On-Call Planning, Providence, RI

Location
Boston, MA

Years at Utile
1

Years of Experience
6

Availability for this project
30%

CHRIS PUGLISI, PE, RSP[1]

SENIOR ENGINEER | ATLANTA, GA

AVAILABILITY: 25%

PROFESSIONAL HIGHLIGHTS

Years of Experience: 16

Toole Design: 2021-Present

Jacobs: 2016-2021

KDL Engineering: 2009-2013

EDUCATION/ CERTIFICATION

Master of Science, Civil and Environmental Engineering, Georgia Institute of Technology: 2008

Bachelor of Science, Civil and Environmental Engineering, Georgia Institute of Technology: 2006

Professional Engineer: FL, GA

Road Safety Professional 1

APPOINTMENTS/ AFFILIATIONS

American Planning Association

Georgia Planning Association

Institute of Transportation Engineers

Georgia Section of the Institute of Transportation Engineers

Chris is a talented and experienced transportation engineer focused on innovative solutions to solve the needs, goals, and objectives of clients and stakeholders. His primary professional background is in traffic signal design and operations in both constrained and multimodal environments. His experience actively managing and maintained traffic signals gives him insight into limitations and constraints of the innovative technology he recommends in design. Chris works in multidisciplinary teams and applies his experience to help influence design decisions to ensure safe pedestrian, bicycle, and transit operations at signalized intersections. He is effective in his communication regarding traffic signal design and operations to the design team, the client, and the public.

SELECTED PROJECT EXPERIENCE

Atlanta Vision Zero, Atlanta, GA
Chris serves as Project Manager to develop the City of Atlanta's first Vision Zero Action Plan. Over the course of a year, he will work with the City and a multi-disciplinary team to refine the City's high injury network, incorporate an equity-based engagement strategy with the City's communities, and develop a strategy to eliminate fatalities and serious injuries on the City's street network.

Georgia Tech Streetscapes, Atlanta, GA
Chris is assisting with the development of the Georgia Tech East Campus Streetscapes design. Specifically, he is contributing to the design of critical intersections along the Techwood Drive corridor. Proposed design includes signal modification for a pedestrian scramble at one intersection and the intersection of two two-way cycle tracks at another intersection. As part of the design, he is fascilitating the signal permitting process for the signal modification with GDOT.

Last Mile Pedestrian Safety and Accessibility Project, Atlanta, GA
Chris was Project Manager, helping to improve pedestrian safety and accessibility at intersections within the Midtown Improvement District to and from Midtown's four MARTA rail stations and bus hubs. He performed signal warrant analyses at unsignalized locations to add up to 11 protected pedestrian crossings. Chris evaluated various factors, such as safety, adjacent land use, and distances to nearest protected crossing, to prioritize locations for signalization and intersection improvements. He evaluated condition of existing ADA ramps and crosswalks and provided intersection upgrade designs. Coordinated Survey and SUE needed for signal design and provided complete signal design for newly warranted signalized intersections. Chris provided design bid documents and cost estimates to let for construction.

City of Boston Vision Zero - Mattapan Square, Boston, MA
Toole Design is upgrading the signal at Mattapan Square, a complex six-legged intersection, to provide an additional pedestrian crossing across the south leg of the intersection, greater safety for people walking and riding bicycles through the intersection, transit signal priority, and increase the intersection's efficiency through innovative traffic signal operations. Chris aided in the determination of signal head placement and necessary equipment needed to run the proposed signal phasing. He then worked with project engineers to develop a signal modification design for use by contractors to make the necessary upgrades.

ADDIE WEBER, AICP

SENIOR PLANNER | ATLANTA, GA

AVAILABILITY: 20%

PROFESSIONAL HIGHLIGHTS

Years of Experience: 24

Toole Design: 2017-Present

Jacobs Engineering: 2014-2017

Glatting Jackson/AECOM: 2004-2014

Urban Collage: 2003-2004

Cooper Carry: 2000-2003

EDUCATION/ CERTIFICATION

Master of City and Regional Planning, Georgia Institute of Technology: 2004

Bachelor of Arts, Design (Architecture), Clemson University: 1999

American Institute of Certified Planners

APPOINTMENTS/ AFFILIATIONS

American Planning Association

Urban Land Institute

AWARDS

Award of Honor Planning and Analysis, FLASLA, Miami-Dade County Ludlam Trail Design Guidelines and Benefits Study: 2011

Planning with a Vision, Denver Regional Council of Government Award (3rd Place): 2010

ITE Best Project Award, Route 31 Land Use and Transportation Plan: 2009

Addie is an urban designer and planner with extensive experience leading and collaborating with multidisciplinary teams on numerous livable transportation projects. She has worked with a wide range of clients to develop community-supported, context-sensitive design solutions for suburban and urban environments. Her design perspective responds to the interconnected relationship between land use and transportation in transit station area planning, corridor redevelopment, strategic land planning, and small area plans.

SELECTED PROJECT EXPERIENCE

North Point Area and Alpha Loop Connectivity and Feasibility Study, Alpharetta, GA
Addie served as the Project Manager for the transportation and trail elements for this project that will create a comfortable trail between the Avalon mixed-use development and the North Point Mall area with its future Bus Rapid Transit station. She led the existing transportation conditions analysis and recommendations which included identifying bicycle and pedestrian crossings options of a key GDOT artery, and typical trail cross-sections for on and off-street sections.

Upper Westside CID Master Plan, Atlanta, GA
Addie led the multimodal transportation analysis and recommendations for the Upper Westside Community Improvement District's first master plan. The goal of this bold effort was to improve mobility, expand greenspace, foster a vibrant local economy and guide future development. Toole Design worked to identify low-stress street while balancing the needs of all transportation users in this growing district.

The Stitch Vision Master Plan, Atlanta, GA
Addie is serving as the Complete Streets Key Team Lead to reconnect the urban fabric in Downtown Atlanta. The multi-year project will cap the I-75/I-85 with a new park and create a vibrant, walkable, safe and comfortable public realm that celebrates Atlanta's history. Addie will lead the discussion on rebalancing the public realm (including its streets) for people regardless of age, ability, and mode choice.

Crystal City Transportation Plan, Crystal City, VA
Addie served as the lead urban designer, providing recommendations to the street network and cross-sections. This work forced on bringing Route 1, the primary corridor in the area, to an at-grade, multimodal facility. Additional recommendations included connection improvements to Reagan National Airport, the Metro stations, Crystal City's VRE train station, as well as adding new streets.

Racine Downtown Public Realm and Parking Plan, Racine, WI
Addie was a Senior Urban Designer on a multidisciplinary team to create a public realm and parking plan for the City of Racine's downtown including the re-design of Monument Square, a traffic design for the Main Street corridor, and a downtown parking strategy. A charrette process was employed to learn about community values and steer design direction for re-designation of a state highway trucking route, two-waying of multiple one-way couplet streets, a road diet along Main Street and conceptual design and costing for a curbless plaza for the Monument Square that includes gathering space, main street functions, and cycling facilities.

RANDALL W. STRUNK

VICE PRESIDENT

Columbia Engineering & Services, Inc.
2862 Buford Highway, Suite 200
Duluth, GA 30096
www.columbia-engineering.com

Mr. Strunk has 17 years of experience in civil engineering in the areas of water resources, utilities, and transportation, 15 of which are with Columbia. He has worked on projects on the local, county, state, and private levels, seeing many through from concept study to construction plans, construction specifications and construction oversight. He has worked as the project manager for several municipal public works projects, including leading several demand service contracts including for the City of Duluth, City of Sandy Springs, and Gwinnett County. He has built a reputation for providing innovative, cost-effective solutions for difficult projects with short deadlines. He has taught several classes on proper hydrodynamic modeling as well AutoCAD Civil 3D.

EXPERTISE

- Stormwater Modeling
- Stormwater Design
- Project Management
- Roundabouts
- Multi-Use Paths
- Infrastructure
- Emergency Response
- Flood Studies
- Utility Coordination
- Sidewalks
- Erosion Control
- Road Design
- Construction Management
- Civil 3D
- Low Impact Development
- Green Infrastructure

EDUCATION

- M.E. Civil Engineering University of Louisville, 2007
- B.S. Civil Engineering, University of Louisville, 2007

REGISTRATIONS

- GA PE #035712
- NC PE #050570
- TN PE #124293
- NY PE #106889
- FL PE #95082
- LA PE #47069

CERTIFICATIONS

- Certified Floodplain Manager #US 15-08450
- Confined Space Entry
- GSWCC Level II Design Professional #66599
- FEMA Certified Emergency Response

AFFILIATIONS

- (ACEC) American Council of Engineering Companies
- (ASHE) American Society of Highway Engineers
- (GAWP) Georgia Association of Water Professionals
- (GAFM) Georgia Association of Floodplain Managers
- (ASFPM) American Society of Floodplain Managers
- (SESWA) Southeastern Stormwater Association
- Leadership Gwinnett Class of '18
- (GSPE) GA Society of Professional Engineers
- (SAME) Society of American Military Engineers

Eastern Alcovy Drainage Basin System Analysis, Gwinnett County Department of Water Resources, Gwinnett County, GA | Principal-in- Charge
The project was an analysis of pipe networks for large areas within the eastern portion of the Eastern Alcovy basin. The scope of work includes delineations to each drainage catch basin, analyzation of water flow paths, buried structure measure down calculations, determining the curve number for each basin, and performing a system analysis using PCSWMM software.

Beaver Ruin System Analysis & Survey, Gwinnett County Department of Water Resources, Gwinnett County, GA | Project Manager
The project involved processing data collected in field by surveyors for all county-maintained structures and conduits within Beaver Ruin sub-basin in Gwinnett County, Georgia. County maintained structures located in the field that were not shown in the GIS were given new ID numbers and added to the dataset. This included over 7,000 structures including all county-maintained headwalls, catch basins, drop inlets, and outlet control structures. Data from field was cleaned up with all fields completed. Survey crews were dispatched to areas with unclear or incomplete information. Utilizing terrain data along with the top of structures and the pipe inverts, profiles of all the conduits were generated to verify the validity of the data. Additionally, several QA/QC checks were run to identify any holes in the data and to fix if necessary. Completed October 2016.

North Point Parkway Lid Streetscape Enhancement | Lead Design Engineer
Mr. Strunk served as the Lead Design Engineer for the project to reinvigorate the North Point Mall area by improving the roadway corridor with a complete streets design including drainage and green infrastructure, multi-use paths, and landscape architecture. The project included bioretention, wet and dry enhanced swales, regenerative stormwater conveyances, and infiltration trenches. The design allowed water to be treated from the roadway but also from the adjacent parking lots through curb cuts providing benefits to businesses throughout the area. The innovative design utilized much of the existing stormwater infrastructure to tie into as flows are being reduced from pre-construction conditions allowing large cost savings due to minimal pipe being replaced and greatly reduced utility relocations.

Overbend Trail Culvert Replacement, Gwinnett County, GA | Project Manager
The project included the installation of proposed six barrel 10'x12' RCB which is the largest culvert installed by Gwinnett County DWR. It also included raising of Overbend Trail by 3.2' to carry Level Creek without overtopping for the 100-year storm. The culvert crossing services a one-way-in, one-way-out neighborhood which was overtopping an average of once every two years which did not allow for residents, school buses, or emergency vehicles access to around 75 homes. An onsite detour was designed to allow for two lanes of traffic to always remain open during construction. It also included a no-rise flood study to show that the stream would not be adversely impacted at any cross-section along the creek. Columbia's role included the survey, design, permitting, construction administration, and construction inspection for the project. Project completed and operating as designed. Completed February 2017.

JESSICA SCHLADT

PROJECT MANAGER

Columbia Engineering & Services, Inc.
2862 Buford Highway, Suite 200
Duluth, GA 30096
www.columbia-engineering.com

Ms. Schladt has 19 years of experience (5 years at Columbia Engineering and Services) in civil engineering in water resources, site development, transportation, and erosion control. She has performed complex hydrologic and hydraulic analysis, site development floodplain and stormwater management, stream and lake restoration, existing drainage assessment and remediation, design of best management practices, and water distribution evaluation. She is also experienced in the preparation of stormwater pollution prevention plans, watershed management plans, transportation location drainage studies, and bid documents for construction including final engineering plans, specifications, and cost estimates.

EXPERTISE

- Project Management
- Hydrology and Hydraulics
- Erosion Control
- Best Management Practices
- Stream Restoration
- Watershed Planning

EDUCATION

- B.S. Agricultural and Biological Engineering, Purdue University, 2004

REGISTRATIONS

- GA PE #043821
- IL PE #062-061305
- NC PE #049315
- FL PE #97742

CERTIFICATIONS

- Certified Floodplain Manager #US-19-11198
- Certified Professional in Erosion and Sediment Control #3975
- GSWCC Level II Certified Design Professional #90017

Crayfish Creek Streambank Stabilization Project, Trout Unlimited, Sugar Hill, GA | Project Manager
Columbia Engineering led the stream restoration design team, the bio-engineering of the streambank stabilization plan, and obtained all required permits for construction. Columbia prioritized the preservation of Crayfish Creek by regrading the streambanks to minimize the ecological disturbance and reduce sediment entering the system. Columbia's design also prioritized utilization of existing, native debris in place of artificial erosion control structures and establishing native, non-invasive vegetation, in order to preserve the natural beauty and ecology of the creek. Responsibilities included coordinating the design documents and permit submittals for the Georgia EPD Stream Buffer Variance and the City of Sugar Hill Land Disturbance Permit.

Richland System Analysis Update, Gwinnett County Department of Water Resources, Gwinnett County, GA | Senior Engineer
This project included the update of the original hydrologic and hydraulic model for GCDWR for all of Richland Basin, an area of over 12 square miles. The project included collection and analysis of all county-maintained pipes, all connected structures, conveyances, and non-county-maintained pipes downstream. The scope of work included delineations to each drainage catch basin, analyzation of water flow paths, buried structure measure down calculations, determining the curve number for each basin, and performing a system analysis using PCSWMM software.

Beaver Ruin System Analysis & Survey, Gwinnett County Department of Water Resources, Gwinnett County, GA | Senior Engineer
The project processed field-collected data from surveyors, focusing on all county-maintained structures and conduits in the Beaver Ruin sub-basin, Gwinnett County, Georgia. Unmapped county structures, totaling over 7,000, including headwalls, catch basins, drop inlets, and outlet control structures, were given new IDs and integrated into the dataset. The field data underwent a thorough cleansing process to ensure completeness. Survey crews addressed ambiguous or incomplete information, and using terrain data, conduit profiles were generated to authenticate the data. Multiple quality assurance and quality control checks were conducted to identify and rectify data gaps. The project concluded in October 2016.

D. FIRM'S EXPERIENCE WITH SIMILAR PROJECTS

STARR WHITEHOUSE
Landscape Architects
and Planners PLLC

ROSWELL RIVER PARKS

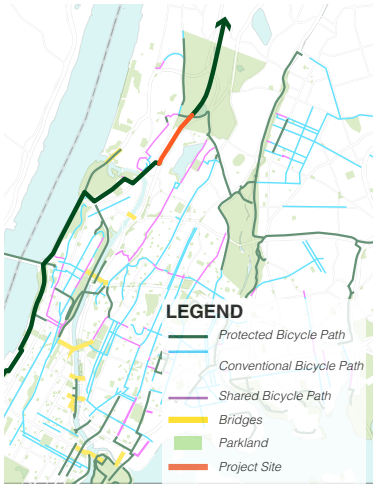
City of Roswell
Roswell, GA
Budget: On budget
Completion Status: On time
Client Contact: Jeffrey Leatherman, jleatherman@rosswellgov.com
Jacob Lange: Partner in Charge | Aubrey Sabba: Lead Designer

Top, the woodland adventure trail at Ace Sands. Below, clockwise from top left: Roswell's Don White, Ace Sands, and Riverside Parks sites.

Starr Whitehouse has been engaged to lead the creation of a a new system of riverfront open spaces for the City of Roswell, Georgia. Consisting of four parks whose separate ecologies, geologies and histories of use shape site-specific programs, the new system aims to increase access to the Chattahoochee while also protecting and expanding native riverine habitats. At Roswell Ace Sands, floodable landscapes are combined with elevated assets and experiential green infrastructure. The program includes: a 10,000 square foot multi-use community building; a nature playground; a woodland adventure trail; stormwater systems integrated directly into the recreational experience, and more. At Don White Memorial Park visitors enjoy two levels of programming. On the upland layer, lawn invites picnicking and volleyball games, and on the lower level, a new ADA-accessible dock spirals from a grassy meadow to the Chattahoochee's dynamic shore. At Riverside Park, a central axis visually connects a new entry plaza to the bandstand. On the east of the central axis, the sprayground evokes Roswell's historic mill history with a water wheel feature. On the west, the universally accessible destination playground takes advantage of the natural floodplain of the site, creating an "upper bank" with swings and an iconic play tower.

TIBBETTS BROOK DAYLIGHTING

New York City Department of Environmental Protection (NYCDEP)
Bronx, NY
Budget: On budget
Completion Status: On time
Client Contact: Mitchel Loring, Mitchel.Loring@parks.nyc.gov
Stephen Whitehouse: Partner in Charge | Ankita Gupta, Project Manager



Projected to be one of New York City's most cost-effective green infrastructure investments, the daylighting of Tibbetts Brook will leverage infrastructure funding for a greener, more connected public realm. The plan, developed by Starr Whitehouse and Hazen and Sawyer, will have three primary impacts. First, by redirecting a portion of the stream from the Broadway sewer back into the Harlem River, it will reduce CSOs by 220 million gallons per year. Second, by daylighting a mile-long segment, it will restore native riverine habitat to this part of the Bronx. Third, by extending the Empire State Trail along the daylit stream, it will connect surrounding neighborhoods to regional and statewide greenway networks. Historically running from Yonkers to the Harlem River, Tibbetts Brook was diverted into the sewer system in 1912 and has contributed to Combined Sewer Overflows (CSOs) in recent decades. In recovering part of this historic watercourse and directing it back into the Harlem River, the design will significantly reduce pressure on the sewer system while creating new environmental and social co-benefits.

Above, historically, Tibbetts Brook ran from Yonkers to the Harlem River. Daylighting this important waterway, the design team has extended the length of the Empire State Trail Greenway along the daylit stream, creating new linear open spaces across a range of conditions from the highly urban to the bucolic surroundings of Van Cortlandt Park (shown below).

STARR WHITEHOUSE
Landscape Architects
and Planners PLLC

GEORGIA TECH NORTH AVENUE VISIONING STUDY

Georgia Institute of Technology
Atlanta, Georgia
Budget: On budget
Completion Status: On time (projected)
Client Contact: Jason Gregory, jason.gregory@cpsm.gatech.edu
Stephen Whitehouse, Partner-in-Charge | Jacob Lange, Design Lead

Above, a pedestrianized North Avenue offers year-round amenity. Below, North Avenue transformed from periphery to "front door" for the campus community, offering easy pedestrian and bicycle connections to Midtown Atlanta.

Starr Whitehouse is leading an ambitious study to transform North Avenue from a vehicle-dominated thoroughfare into a welcoming, pedestrian-friendly "front door" for the Georgia Tech community. Once the central spine of Georgia Tech's urban campus, in recent years North Avenue has found itself on the outskirts of campus life due to increased through-traffic, the encroachment of surface parking on the Avenue's southern edge, and ongoing campus expansion northward away from the corridor. The aim of the Starr Whitehouse study is to re-envision this periphery as the primary point of arrival for new visitors and a year-round destination for the campus community to congregate, learn, and socialize. Recommendations include pedestrianizing North Avenue with street-level amenities and traffic-calming measures; creating year-round retail, services, and open spaces to enhance campus life; developing new student facilities to anchor the southern side of the corridor; and enhancing pedestrian and bicycle connectivity to bustling Midtown Altanta just east of campus.

STARR WHITEHOUSE
Landscape Architects
and Planners PLLC

GREENPOINT TERMINAL

Brooklyn, New York
Budget: On budget
Completion Status: On time (projected)
Client Contact: Jack Robbins, jrobbins@fxcollaborative.com
Stephen Whitehouse, Partner-in-Charge | Jacob Lange, Project Manager

Above and below, this urban site is an opportunity to enliven this reach of the Greenpoint-Williamsburg waterfront with additional community green space, active programming, and shoreline access.

Starr Whitehouse was retained to design the landscape of a large-scale mixed-use waterfront development with five acres of publicly accessible open space on the Brooklyn shore. At one end of the site, salvaged warehouse structures and new towers define the northern, western, and southern edges of Market Square – a raised flexible-use urban plaza and the centerpiece of the site design. From Market Square, a large passive lawn and outdoor amphitheater create a gently sloping transition to the shore public walkway, which provides seating for visitors to delight in views of the East River and Manhattan. The northern parcel of the site acts an extension of Transmitter Park, an existing waterfront park, and features a covered pavilion with programming such as badminton, ping-pong, and bocce ball. An adjoining turf lawn provides a space for community recreational activities. All open space was designed in accordance with New York City waterfront zoning and resilience requirements.

LEGEND

1. MILTON ALLEY - PEDESTRIAN STREET
2. NOBLE ST. PLAZA - SHARED STREET
3. OAK ST. CORRIDOR - COMPLETE STREET
4. COVERED OPEN SPACE
5. VEGETATED SHORELINE & PATHWAY NETWORK
6. CONSTRUCTED TIDAL COVE
7. SLOPING LAWN
8. AMPHITHEATER STEPS
9. FLEXIBLE URBAN PLAZA
10. SHORE OVERLOOK
11. FISHING PLATFORM
12. GROVE TERRACE
13. PRIVATE VEHICULAR TURNAROUND

STARR WHITEHOUSE
Landscape Architects
and Planners PLLC

BAYVILLE DOWNTOWN DISTRICT PLAN

Village of Bayville
Bayville, New York
Budget: On budget
Completion Status: On time
Client Contact: Victoria Siegal, 516.628.1439
Stephen Whitehouse, Partner-in-Charge

Sandwiched between Oyster Bay to the south and Long Island Sound to the north, the seaside village of Bayville has the bones of the all-American village. Working closely with the Mayor, Starr Whitehouse developed a plan to make Bayville look and work more like a Main Street. A first analysis revealed that local shop owners' issues may be addressed by urban design interventions, such as reconnecting misaligned and undersized sidewalks and increasing the pedestrian navigability of the village. Starr Whitehouse developed a design vision for the Village of Bayville and is now working with the Village of Bayville to further strategic projects. Starr Whitehouse's work blends policy actions with design interventions into a plan that will make Bayville a walkable, workable hamlet.

Improvements at the Crossroads (top), the Design Vision (center), Vignettes of proposed street designs (right)

Harvard Ayer Road Vision Plan & Form Based Code
Harvard, Massachusetts

Utile is working with the Town of Harvard, MA on a Vision Plan for the Ayer Road Commercial District, which will inform the subsequent form-based code for the corridor. The Vision Plan builds on the previously completed Fiscal Impact Study and explores opportunities to encourage commercial uses along the corridor through development scenarios on selected prototypical sites. These development scenarios, described through land use metrics and illustrations, are informed by opportunities and constraints identified throughout our collaboration with the economic development and infrastructural/ transportation subconsultants. An ongoing public engagement process also ensures that the depicted vision for the Commercial District and the regulatory tools to be developed subsequently align with community preferences on development character, density, and mix of uses.

Similar to the North Point Development Framework Plan, development planning for the Ayer Corridor centers on qualitative and quantitative analyses of development thresholds relative to utility requirements, economic feasibility and impacts, green infrastructure, and transportation impacts. Equally important is planning for a pedestrian-friendly public realm and recommending the right character and quality of developments through considerations of building forms, frontage, walkability, visibility of commercial uses, and the relationship between new developments and the transportation corridor. The project is currently on time and on budget.

Client
Town of Harvard
Type
Neighborhoods districts & streets, Form based code, test fits
Year/Status
In Progress (2024)
Reference
Frank O'Connor, Jr.
Director of Planning
Harvard, MA
978-456-4100 × 423
Utile Team Members
Matthew Littell, Principal-in-Charge
Kevin Chong, Urban Designer

utile

E. PROPOSED APPROACH TO PERFORMING

THE VISION

Beginning with the adoption of the 2008 North Point Activity Center LCI, the City of Alpharetta has made considerable and consistent efforts to reimagine the North Point District as a human-scaled, pedestrian-oriented, mixed-use environment. While the area to the west of GA 400 has seen considerable private investment since the original 2008 study, the area defined by the 2017 LCI boundary has been slower to redevelop – in large part because it remains economically viable in its current configuration. However, the City's recent investments in the public realm, which include the North Point Parkway Redesign, the Encore Alpha Loop Connector, and the Encore Gateway Park, are primed to usher in a more walkable, experientially rich, and environmentally sustainable era for North Point – one that has the potential to become a physical expression of the area's designation as an EcoDistrict while aligning to the market preferences of a twenty-first century populace. This project is an opportunity to build upon the vision established by all previous and ongoing initiatives to create a green and implementable development framework that will both guide and encourage private investment over the coming decades.

To achieve this goal, the Starr Whitehouse team proposes to re-interpret the North Point area as Alpharetta's waterfront. The original mall and outparcel development ignored the presence of Big Creek, turning its back on this important natural asset and, in many cases, covering historic tributaries and drainage courses with large swaths of surface parking. Aside from North Point Park and the future Encore Gateway Park, the presence of Big Creek is obscured by long retail strips whose creek-side frontages are dedicated to service and loading. Our vision for North Point reorients the district towards the creek and its historic tributaries, reimagining the ecologic character and hydrologic function of the pre-development era as a framework upon which social infrastructure, multi-modal connectivity, and economic vitality can be built.

Centering hydrology is not just good environmental policy. In three critical ways, we believe this approach will offer leverage to implement the City's vision in a district largely under private ownership. First, it will focus design investment on publicly-owned parcels that fall along outfalls, rights-of-way and waterways. Second, by centering environmental and hydrological performance, it will give the City increased tools for strategic land acquisition and funding sources. Third, by creating extensive frontages along new waterways and linear parks, it will naturally incentivize property owners to redevelop their parcels to favor the ground plane experience – taking advantage of increased pedestrian traffic with storefront retail and attracting professionals and young families with new residential units in a walkable and vibrant district. With these aims in view, the district study will offer the City of Alpharetta an innovative vision for an ecologically-rich and socially-vibrant district with a flexible roadmap for implementation.

THE APPROACH

Our team is specifically assembled towards an ecologically driven approach to urban development. As team lead, Starr Whitehouse will leverage our experience integrating human and natural systems in urban environments to help the City of Alpharetta establish a network of public open spaces, local streets, and development typologies that support four key outcomes for the North Point district:

1. Improve ecological and hydrological performance while introducing new recreational opportunities.
2. Enhance pedestrian experience and safety by designing human-scaled transportation infrastructure.
3. Increase community interactions – both among people and with the native environment.
4. Spur economic development by introducing a more diverse and sensitive mix of uses.

Pre-development (1981)

Existing Conditions (2024)

The Vision (2050)

A comparative analysis of the study area's pre-development and existing hydrologic dynamics reveal exciting opportunities to re-imagine North Point as Alpharetta's waterfront EcoDistrict.

Achieving these outcomes requires not only vision, but an eye towards implementation. Over the past two years, Starr Whitehouse has had the pleasure of working with the City of Alpharetta's Departments of Community Development and Public Works as a subconsultant to Columbia Engineering on the North Point Parkway Redesign. Our experience working along the North Point corridor has given us an intimate familiarity with the planning studies and design guidelines that form the basis of this effort, and a keen understanding of the infrastructural and operational realities of the district. Leaning on this experience, our internal planning and design teams will work hand-in-glove to ensure that the district plan is developed with implementation in view from the beginning, translating transformative placemaking concepts into constructable and enforceable strategies.

If our ongoing work on the corridor redesign is the backbone of the district, then we understand this project to be the buildout of its nervous system. The lifeblood of the system, in our minds, is the creation of a robust public open space network that takes its cues from the pre-development context of the district. The civil and hydrologic engineers from Columbia Engineering will assist with concept-level hydrologic modeling and an analysis of historical aerial imagery to map the former drainage patterns of the study area. These patterns will then be overlaid with existing parcel maps, utility corridors, and transportation infrastructure – features our team has already assembled through our survey work on the North Point Parkway Redesign – to better understand relationships between the human and natural systems. From this analysis, we will advance a series of feasibility assessments such as: where it may be possible to reveal historic tributaries versus metaphorically recalling their presence through the introduction of green infrastructure analogs; where pedestrian and bicycle connections to district-wide and regional trail networks might best overlay with potential open spaces; and where potential open spaces might best overlay with private parcel delineations and the potential for new, economically viable development types.

Establishing a district-wide open space network must be considered alongside the creation of a network of pedestrian-friendly and human-scale local streets. The streets will not only establish a conduit for economic activity, visibility, access and utility service, but will create increased opportunities for community interactions. The streets themselves will be conceived as linear parks, complete with street trees, pedestrian and bicycle amenities, and protected plazas at intersections. They may also be outfitted with bioswales and rain gardens to improve water quality and express the hydrologic inner workings of the area.

Starr Whitehouse's collaboration with project partner Columbia Engineers on the North Point Parkway Redesign once again provides a solid foundation for understanding the design parameters of the district's multi-modal transportation needs and potential. A robust traffic analysis was conducted for that effort, which considered future traffic volumes imagining the development of four Avalons within the district. The results of that analysis will be utilized for this effort and supplemented with more recent publicly available data. Project partner Toole Design Group will take the lead on interpreting the data and developing typical street cross-sections and intersection typologies that support the projected vehicular traffic loads while prioritizing the safety and experience of pedestrians and bicyclists. They will utilize their prior experience developing similar streetscape and intersection designs for the North Point Area and Alpha Loop Trail Connectivity Feasibility Study, establishing a clear hierarchy of street types and intuitive multi-modal circulation.

Economic incentive is critical to driving the change that the City endeavors to create in the North Point district. As is the case with most American shopping malls of a similar scale and vintage, the North Point Mall has experienced a steady decline in economic activity over the past several decades. While the outparcel development that constitutes the rest of the district continues to perform profitably, newer developments such as Avalon and Alpharetta City Center have outpaced North Point due to their mixed-use composition, walkability, and distinct sense of place. What the North Point district offers that these others do not is twofold: an abundance of underutilized land currently covered with surface parking lots, and a direct connection to the Big Creek corridor. By reimagining the large swaths of underutilized surface parking lots as places for people, nature, and commerce, a considerable amount of untapped economic potential will reveal itself. Project partner Utile will test a series of redevelopment scenarios that integrate building massing and form with the realities of market conditions and policy frameworks. These test fits will explore a diverse mix of parcel size, use types, articulation of building fronts and backs, and how those may relate to the unique ecological and hydrologic character of the proposed open space network. Utile will also evaluate these development scenarios with the current zoning overlay, offering refinements where warranted, giving the City additional tools for guiding and reviewing development proposals from the private sector.

Putting these elements together, the final report will offer the City a flexible array of tools to advance implementation along a number of avenues: incentivizing human-scale development with policy; creating urban conditions that naturally favor preferred typologies; making design recommendations for City-owned parcels; and developing a basis for strategic land acquisition to advance hydrologic and environmental goals.

An early iteration of the North Point Parkway Redesign explored a potential bioswale along the historic tributary alignment that interfaced with the new shared-use path. Right-of-way constraints ultimately limited green infrastructure integration, but the present study offers an opportunity to revisit that concept in an even more transformational way.

As project lead, Starr Whitehouse offers expertise in public realm design focused on making places and communities more livable, vibrant, and green. As landscape architects and open space planners, we approach site design with equal emphasis on natural and urban systems. In doing so, we create multi-functional places where intuitive circulation, green infrastructure, and vibrant open spaces combine with residential and retail development to create places that are economically viable, environmentally sustainable, and experientially rich. At North Point, we propose to achieve this vision by delivering the following scope of work.

PROJECT SCOPE

Task 1 – Project Management and Stakeholder Engagement

1.1 Project Management

Starr Whitehouse values collaboration with clients, stakeholders, and subconsultants. As leaders of teams, we believe that communication and collaboration yield the richest results and the most effective partnerships. To ensure a collaborative process, Starr Whitehouse will provide project management services including frequent communication with the City of Alpharetta Project Manager and project advisory team, diligent management of subconsultants, and detailed quality assurance/quality control.

The project will be initiated with an in-person kickoff meeting attended by the City and consultant team. During this meeting, the City will articulate the project priorities and desired outcomes, identify the availability of existing documents/data, confirm expectations for schedule and deliverables, establish a clear set of key metrics/objectives to evaluate design alternatives, and establish general communication protocols. The design team will present a refined project work plan including key milestones, proposed schedule, and expected deliverables. Working together, the City and design team will identify any potential gaps and devise a plan to fill them. The overarching goal of the kickoff will be to build trust and consensus from the outset of the project.

To ensure that the lines of communication remain open throughout the duration of the project, bi-weekly meetings will be held with the City. During these meetings, Starr Whitehouse and our subconsultants will report progress, garner feedback on project development, and ensure that City and stakeholder needs are being met. Agendas will be prepared and distributed approximately twenty-four hours prior to each meeting to ensure that meetings remain focused, and each participant has ample time to prepare. Detailed meeting minutes will be distributed following each meeting to memorialize decision making and establish a project record. Meanwhile, Starr Whitehouse will hold weekly design meetings with our subconsultants to ensure that the plan development and team output remains focused on the City's key goals and priorities.

Project Manager Aubrey Sabba, with her deep experience working on public open space projects throughout the metropolitan region, will be the main point of contact. Jacob Lange, Director of Starr Whitehouse Atlanta, will serve as Principal-in-Charge and attend each biweekly client and weekly subconsultant meeting. To utilize our subconsultants' time and resources efficiently, their

participation at both the biweekly client and weekly consultant meetings will be on an as-needed basis. We anticipate a ten-month duration for the project; a graphic schedule is included near the end of this section.

1.2 Stakeholder Engagement

Starr Whitehouse is known as a firm of ideas that get built, and we take this reputation seriously. For us, design means working with materials and ecologies—but it also means working with people, agencies, communities, and funding streams. Our process is structured around solutions that are implementable, and this requires responsiveness to technical, financial, and regulatory needs as well as the desires of the general public.

Given the complexity of this project and the multitude of interests that its recommendations will impact, we have organized the list of stakeholders into five categories, each requiring a specific engagement approach:

Interagency Stakeholders, including Community Development, Public Works, Economic Development, and Recreation, Parks & Culture:

As with any public realm project, there is a diverse array of agency interests that can either make or break a project. By engaging each of these interests throughout the design and planning process, Starr Whitehouse will ensure that economic development initiatives are balanced with maintenance and operational capacity; recreational and placemaking amenities are considerate of utility access requirements; and the operational jurisdiction of each agency is clearly delineated during the planning stages to avoid gaps or conflicts well before implementation commences.

Starr Whitehouse will conduct four (4) interagency stakeholder meetings alongside the milestone submissions of Tasks 1 through 4. These meetings will be held during the regularly scheduled bi-weekly client meetings and will be dedicated to reviewing project development at each project milestone. This group will serve as the de facto Project Advisory Committee.

Affiliate Stakeholders, including GDOT, MARTA, and True North 400:

Bringing the affiliate stakeholders to the table during the planning process is critical to ensure that the design recommendations are considerate of and integrate with ongoing and planned regional transportation and development initiatives that influence the project. It is also an important means of building broader public support and tapping into potential funding streams for implementation.

Starr Whitehouse will conduct one (1) meeting with each of the affiliate stakeholders individually at the outset of Task 3 – Open Space and Street Network Development. The goal of these meetings will be to build an awareness of any ongoing transportation and development initiatives in and around the district, to record the specific concerns of each organization prior to beginning conceptual design, and to discuss potential funding mechanisms that should be considered in the design recommendations. Furthermore, Starr Whitehouse recommends transmitting each milestone submission to the affiliate stakeholders for review and comment.

North Point property and business owners:

Because much of the study area is controlled by private landowners and occupied by private businesses, it is imperative that the study incorporate their needs, concerns, and economic interests. The consultant team will lean on Community Development's strong relationships within the private development community, and we will tailor our engagement efforts to build support around the development framework.

Starr Whitehouse will conduct up to two (2) meetings with the local business and development community to present project progress, test transformational ideas, and garner feedback about how public realm improvements can better align to market realities. These meetings will be critical to ensuring that the proposed plans support the overarching goal of spurring economic development in the district.

General Public:

Building broad public support for a project is key to its success in the long term. For this project, public outreach will focus on building a strong understanding of the public's appetite for density and specific use types, in addition to community needs for recreational amenities and retail services.

Starr Whitehouse's approach emphasizes innovative and inclusive engagement. Seen here, Michael Haggerty teaches a semester-long resilience course to East Harlem 9th Graders as part of *A Vision for a Resilient East Harlem.*

To elicit public feedback, Starr Whitehouse will develop an online survey during Task 1 – Existing Conditions and Analysis. The survey will be advertised across City media channels and through partner networks. It will consist of a series of questions regarding access and mobility, programming, development types and forms, and may include a visual preference survey or interactive mapping tools. In addition, we will conduct one (1) virtual public forum at the outset of Task 4 – Development Scenarios to present the draft open space and network plan, and to engage in an open dialogue about development potential and impact.

Elected Officials and City Administration:

Finally, no design will get built if it does not enjoy the support of policymakers, regulators, and elected officials. In our decades of public work experience, Starr Whitehouse has gained a reputation for bringing diverse government interests to the table and guiding productive discussions that lead to consensus. The proof is in our broad portfolio of public sector work, as well as in our client roster: on average, 95% of Starr Whitehouse's work is commissioned by repeat clients.

To ensure that the outcomes of this study retain political support, Starr Whitehouse will present a pre-final draft of the development framework report to the Mayor and Council during a workshop session. This will ensure that elected officials and City administrators are not blind-sided by the transformational nature of this project, and the consultant team has time to incorporate their feedback well in advance of the final report's publication.

Deliverables:

- Refined project work plan at project kick-off
- Project schedule updates throughout project duration
- Monthly invoices and progress reports
- Bi-weekly meetings, meeting agendas, and meeting notes
- Online public outreach survey
- Four (4) interagency meetings, conducted in lieu of client bi-weekly meetings
- One (1) meeting with GDOT, MARTA, and True North 400 for a total of three (3)
- Two (2) two in-person briefings with North Point property and business owners
- One (1) virtual public forums
- One (1) Mayor and Council briefing
- Summary of each stakeholder engagement activity

Task 2 – Existing Conditions and Analysis

Upon receiving notice to proceed, Starr Whitehouse and team will begin collecting existing conditions data that will form the basis of a study area analysis tailored to the City's desired outcomes. The goal of this task is to build upon our foundational understanding of the study area and uncover and highlight relationships between the physical characteristics, use dynamics, and economic influences that are playing out across the district.

2.1 Confirm Development Capacity

At the outset of this phase, Starr Whitehouse will work with the City to define the social, infrastructural, and fiscal development capacities that are realistic within the North Point district. Because of the district's considerable size, implementing a complete system of new local streets and a fine-grained and diverse mix of new uses has the potential to significantly increase the city's population. Considerations such as market absorption, fiscal sustainability, and what level of growth will be supported by existing Alpharetta residents are all important factors to determine at the beginning of the project. Doing so will ensure that the consultant team is working within the realm of possibility, particularly as it pertains to density, use type, and infrastructural requirements.

2.2 Data Collection

Our data collection process will be aided considerably by the fact that our team has extensive experience working within the district. Starr Whitehouse will adapt our CAD base files from the North Point Parkway Redesign, which also include the ongoing Encore Gateway Park design linework. We will add necessary context using publicly available GIS data sets. This will ensure timely integration of existing and proposed conditions that are critical to the development framework plan. Project partners Columbia Engineering and Toole Design Group will similarly pull previously collected traffic and crash data, signal data, and parking data. Columbia Engineering will adapt their stormwater models from the North Point Parkway Redesign for use in analyzing the hydrologic dynamics of the district.

In addition to the data that is already in our possession, we will also collect additional existing conditions data including: open space assets and connections between them; City-controlled property (including easements); current and anticipated future land use; community resources and historically or culturally significant properties; aerial photography; topographic data; natural resources; floodplain data; stormwater utilities; any existing City-held property surveys; and any existing as-built or proposed plans for projects within or immediately adjacent to the study area. We will start with what is available on the City's open portal and lean on analysis from previous studies conducted within the district, verifying that the data is still relevant.

Any gaps in existing data will be identified, and Starr Whitehouse will gather supplemental data through alternative sources such as the Atlanta Regional Commission, Fulton County, USGS and

State EPD mapping resources, local utility providers, and flood maps from FEMA and Flood Factor. These existing data sources will be supplemented with aerial photography, from which Starr Whitehouse can extract and classify specific features such as tree cover, ground plane vegetation, and parking utilization during various times of day/year using ArcGIS Pro Deep Learning tools.

Finally, ground-truthing will be conducted to verify the accuracy of the digital resources. The team will conduct a site visit of the study area, photo document existing conditions, and update digital mapping with notations and insights from on-site observations.

2.3 Analysis and Mapping

Once the data is collected, its efficacy is only as good as how well it is synthesized and employed. Starr Whitehouse's analysis approach centers on mapping and data visualization to uncover relationships between social, environmental, and economic opportunities and constraints. We consider data analysis a form of storytelling, creating succinct and easily digestible diagrams that both inform and support eventual design solutions. It is common for these early analysis diagrams to form the conceptual basis of the recommendations that are published in the final report. The analysis will be a collaboration between the entire consultant team, with Starr Whitehouse serving as the final filter to ensure efficacy and graphic consistency. Specific analyses under this phase include:

Open space network analysis: Starr Whitehouse will map existing and potential open space assets, including utility easements, stream corridors, existing and proposed parks, existing and proposed trail connections, and potential habitat or conservation corridors within and in the immediate vicinity of the study area. This will provide important points of connection for integrating the proposed open space network into its regional context.

Hydrologic analysis: Columbia will perform concept-level hydrologic modeling throughout the study area to determine general flow directions and volumes, flood risk, and existing storm water utility capacity. This will be supplemented with historic aerial analysis as a means of understanding the pre-development hydrologic dynamics of the study area. The analysis will reveal opportunities for overlaying the open space network with hydrologic processes.

Transportation analysis: Toole Design Group, with data collection support from Columbia Engineering, will analyze existing and potential traffic demands, historic crash data, and signal data to identify safety issues, bottlenecks, and excess capacity, using this data to develop a set of functional priorities for the proposed transportation system. In addition, an analysis of the existing parking capacity will be developed as a baseline for comparison with zoning overlay requirements and future development scenarios.

Utility analysis: Using the SUE data from the North Point Parkway Redesign project, Columbia will identify potential conflicts between utility routing and hydrologic improvements, as well as opportunities for extending utilities to service the newly-proposed development scenarios.

Zoning, land use, and precedent analysis: Utile will review and summarize the existing zoning overlay, identifying opportunities for refinement based on potential development scenarios. They will review current land ownership and parcel size configuration to build an understanding of the land distribution and development capacities of individual owners.

Deliverables:

- Existing Conditions and Analysis Memo/Draft Report
- Raw data in native file format upon request

Task 3 – Open Space and Street Network Development

3.1 Developing and Evaluating Alternatives

Following the analysis phase, Starr Whitehouse and team will begin to develop conceptual open space and street network alignments. We follow an iterative process where we will produce several design alternatives in sketch form and evaluate them in reference to the project priorities established at the project outset. Alternatives will consider hydrologic narrative and function, experiential quality, ease of utility routing, impacts to existing infrastructure, connectivity to local and regional transportation networks, and ability to support a mix of development types. The initial set of alternatives will be presented to the City during a bi-weekly meeting. They will be communicated through a series of plan diagrams, illustrative sections, and precedent imagery, along with a summary that clearly articulates the pros and cons of each. Together, the City and consultant team will determine which alternatives (or, in some cases, which elements within each of the alternatives) are most responsive to the overarching goals of the project.

3.2 Refining the Preferred Alternative

Once the preferred alternative(s) are identified, Starr Whitehouse will develop the open space and street network plans into a refined concept that is designed and engineered to a planning level of detail. The specific design elements – open spaces, water courses, streets, trails, utility corridors, and development parcels – will be affixed onto the plan and coordinated with the physical site constraints and opportunities. Throughout plan refinement, Starr Whitehouse will continually evaluate the relationships between specific design elements and their context, identifying potential conflicts and synergies, and adjusting the design to ensure that it is integrated, feasible, and compelling.

3.3 Developing Design Typologies

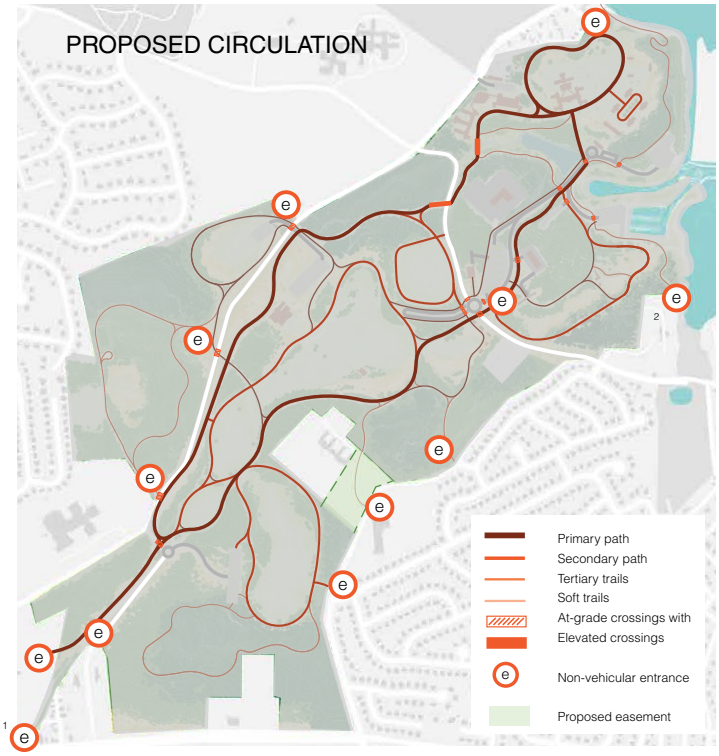
Concurrent to plan refinement, our team will develop specific design typologies for the following elements:

- Open space typologies – a variety of public open space types will be developed that may range from a daylit stream aligned with recreational amenities, to a linear park integrated with green infrastructure and vehicular and/or pedestrian circulation, to flexible urban plazas that respond to adjacent commercial ground floor uses, to conservation and habitat corridors that connect to the regional ecological framework. Open space types will be communicated through enlarged illustrative plans, sections, and perspective vignettes.
- Street typologies – a clear hierarchy of street types will be developed in enlarged plan and cross-section, and they will be keyed to the district-wide plan. Led by Toole, street typologies will respond to the results of the transportation analysis and offer a range of design scenarios that give the City flexibility in terms of adjacent development type, lane number and width, green infrastructure facility integration, and pedestrian and bicycle infrastructure integration.
- Trail typologies – because of the abundance of space within the district, there may opportunities to build out a more robust network of trails untethered from the street network. Starr Whitehouse will lean on our experience on the Alpha Loop Downtown Link study to develop typical trail cross-sections that are consistent with the Alpha Loop and Big Creek Greenway networks and responsive to the specific conditions where they are proposed.
- Green infrastructure typologies and use case scenarios – Columbia Engineering will develop a menu of green infrastructural implementations that are deemed appropriate across a variety of conditions throughout the district. These will include constructed wetlands within naturalized open spaces, bioretention gardens and wet ponds within parks and recreational areas, bioswales and rain gardens within street right-of-ways, and best practices for the various development types developed in Task 4. Guidance will be provided on what conditions should be considered when integrating the various types of green infrastructure and what the best practices are when designing them.
- Utility corridor routes – Columbia will also delve into potential routing of utility corridors that are responsive to the overall framework plan and increase efficiency while minimizing maintenance impacts to high-value assets.

Deliverables:

- Series of open space and street network design alternatives that include sketch-level plans, sections, and precedent imagery.
- Rendered and annotated draft open space and street network framework plan.
- Enlarged plans, sections, and perspective vignettes for design typologies.
- Supplementary design narrative and diagrams.

Starr Whitehouse's recommendation maps for the Nissequogue River State Park Master Plan include expanded ecological areas and circulation improvements.



Task 4 – Development Scenarios

The goal of Task 4 is to identify and envision the development opportunities afforded by the refined open space and street network developed in Task 3. Led by Utile, this task will be conducted concurrently with Task 3, as the development scenarios will bear on the alignment and character of the open spaces and street network.

Previous efforts such as the North Point Placemaking Plan and the North Point overlay district have laid a solid foundation upon which the City's objective to create a walkable mixed-use district can be built. The purpose of this task is to explore more fully the potential for green infrastructure and open space assets to drive development that complements those elements, and to understand the potential of this reconsidered framework at a more granular scale. Key to this effort will be the exploration of:

- The resulting size of abutting parcels and, by extension, the character and impacts of development on them.
- The finer-grained qualities at the edges of smaller streets and greenways – what are the design considerations that benefit both the public and private realms? What is the right balance of active and passive conditions?
- How this plan and the future guidance it provides can both incentivize and control appropriate development. This effort must create a compelling vision in which private activity and publicly controlled green amenities work in tandem while also keeping an eye on a balanced and flexible regulatory mechanism to ensure the best outcomes.
- Potential development capacity and buildout scenarios to guide transportation and utility planning.

We propose the following sequence of subtasks to achieve these ends:

4.1 Testing the Development Framework

Based on the networks identified in task 3 and the capacity analysis of task 2, Utile will develop a series of conceptual three-dimensional visualizations that build off the framework and test the distribution of densities that may be feasible from an infrastructural standpoint. In order to visualize a range of possible outcomes based on the uncertainty of markets and private landowner development priorities, the scenarios will explore various distributions of height and massing, the scale of possible parcelization, and varied uses. The building blocks for this test will be comprised of market-viable typologies including multi-family residential, town houses and smaller scale residential, as well as commercial uses including various scales of retail and restaurant uses in both mixed and stand-alone buildings.

The modeling will focus specifically on the edges of the proposed new framework of green assets and public space and work inwards toward appropriate development approaches to test the ways in which it can act as an armature to support complementary uses. Rather than consider the entire district as a *tabula rasa*, these massing tests will focus specifically on the catalytic potential of the proposed green framework and explore scale, relationship to the public realm, parking, and access as they relate to potential new uses.

Deliverables:

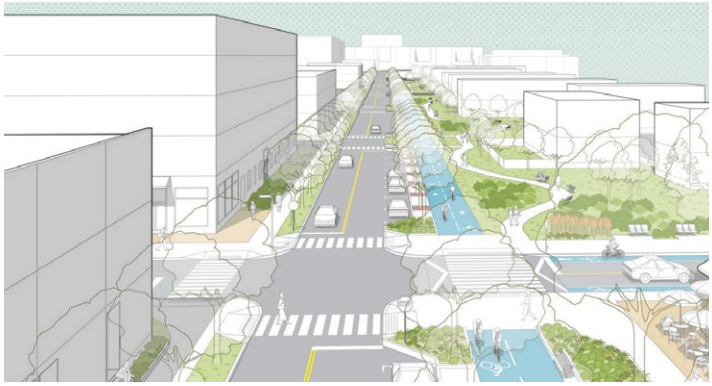
- Three (3) overall conceptual massing tests of parcels abutting the new framework, with varied combinations of residential and non-residential uses and accompanying capacity data.

4.2 Refining the Development Framework

With feedback from the City, Utile will identify preferred alternatives and select three specific areas for more detailed focus. The purpose of these refinements is to identify at a more granular level the relationship of uses to the public realm, including frontage conditions and other relevant design features such as building form, the location of active uses, parking, access and landscape features. The goals for this sub-task are:

- Generate visualizations that will garner enthusiasm from the development community and the community at large.
- Identify the critical elements of design that the City will want to guide in future development.
- Develop a menu of approaches to guiding development – form-based criteria, text-based guidance, and other relevant metrics with a focus on elements that do not duplicate underlying regulations such as the North Point Overlay.

These visualizations can serve as the basis for the graphics in the final report and will be rendered in an illustrative style that highlights important attributes and general character. The graphic intent is to distill those elements that are essential in order to leave flexibility for developers to adopt creative approaches.



At left, Utile worked with the Detroit Planning & Development Department to develop a plan and form-based code for Brush Park.

Deliverables:

- Select enlarged development scenarios communicated with illustrative axonometric diagrams, annotated plans, and other imagery. The scenarios will focus on typical conditions relevant to the proposed green framework.
- Narrative text describing scenarios and outlining areas of future study and development.
- Policy framework recommendations for guiding private development proposals to ensure alignment with the goals and vision of the development framework.

Task 5 – Final Report

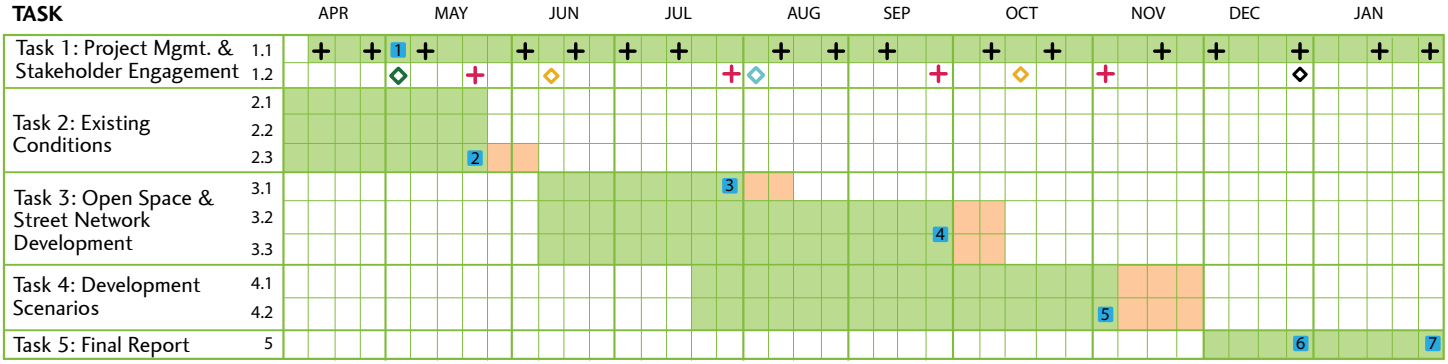
Following the City's acceptance of the draft development framework plan completed in Tasks 3 and 4, Starr Whitehouse will begin compiling the content from all previous phases and assembling a graphics-driven final report supplemented with narrative text. The final report will be transmitted digitally and will give the City a tool for guiding and evaluating development throughout the district. The report will be organized into chapters that follow the task organization outlined in this scope of work, and they will be presented in a way that builds a logical framework from analysis to design recommendations, to implementation scenarios. Specific visual communication assets will include rendered plans, diagrams, illustrative sections, up to four (4) perspective renderings, and supplemental imagery as necessary to convey the recommended development framework clearly and completely. An executive summary and appendices will be included as necessary. Starr Whitehouse will lead this effort, and all subconsultants will provide writing and graphics support specific to their respective scope areas.

Deliverables:

- Final report in digital PDF and native file format, including all illustrative images, exhibits, and raw data, as requested.
- Appendices of more detailed analysis generated throughout the planning process.

A perspectival rendering of a revitalized, pedestrian-friendly North Avenue Corridor developed by Starr Whitehouse for the Georgia Institute of Technology.

PROJECT SCHEDULE



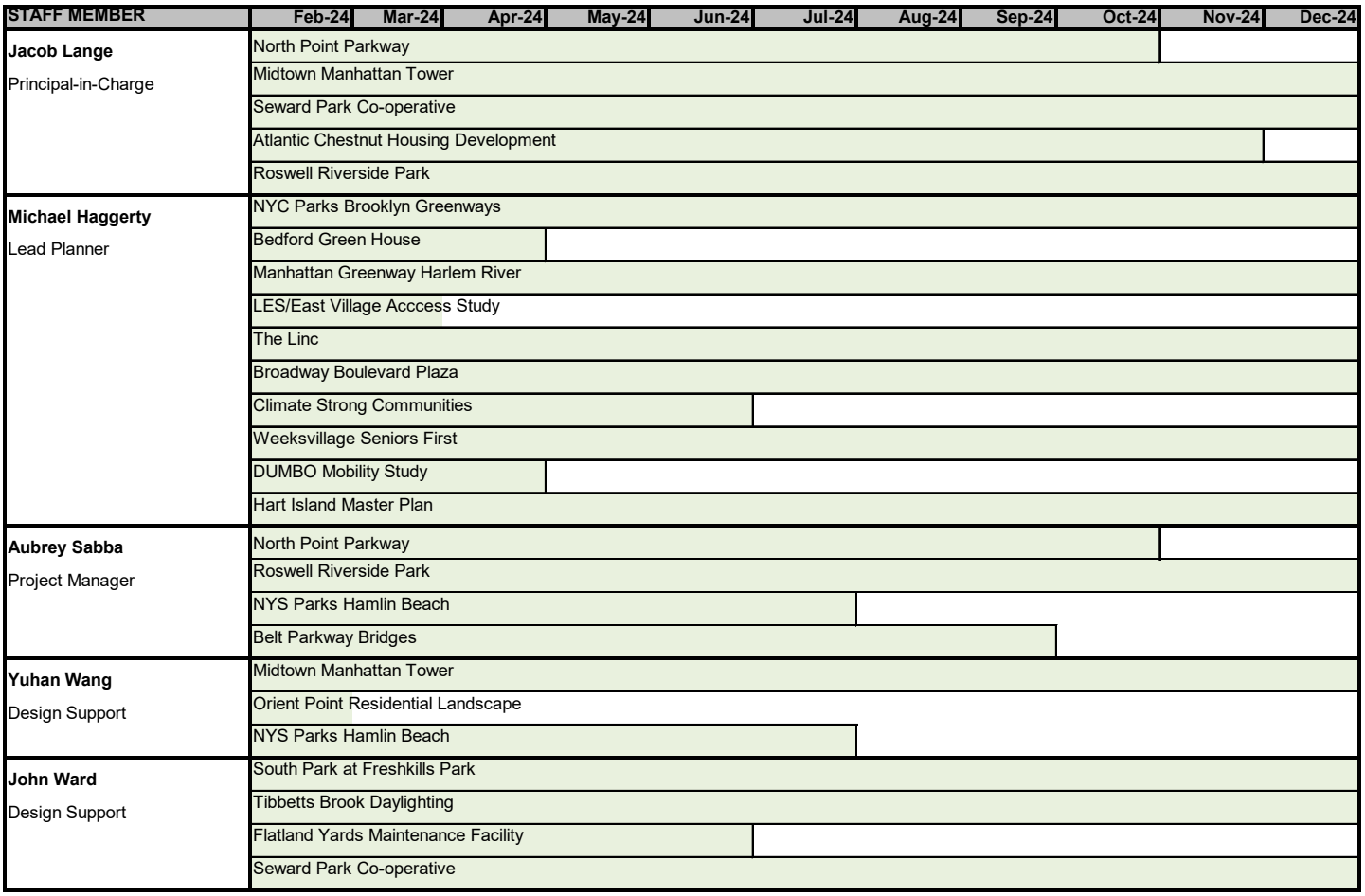
Legend:

- Consultant work period
- Client review period
- Milestone Submission
- Client Bi-Weekly Meeting
- Interagency Stakeholder Mtg
- Affiliate Stakeholder Mtg
- Land/Business Owners Mtg
- Public Outreach Mtg
- Elected Official Briefing

Milestone Submission Description:

1. Public Outreach Online Survey
2. Existing Conditions and Analysis Memo/Draft Report
3. Draft Open Space and Street Network Alternatives
4. Refined Open Space and Street Network Plan and Design Typologies
5. Development Scenarios and Final Framework Plan
6. Pre-final Development Framework Council Presentation Deck
7. Final Report

WORK IN PROCESS



FORMS

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

Print or type. See **Specific Instructions** on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

Starr Whitehouse Landscape Architects and Planners

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☑ Other (see instructions) ▶ **PLLC**

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

80 Broad St. Suite #1700

Requester's name and address (optional)

6 City, state, and ZIP code

New York, NY 20004

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN,* later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

☐☐☐ – ☐☐ – ☐☐☐☐

or

Employer identification number

2 0 – 4 7 9 1 7 1 0

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here **Signature of U.S. person ▶** **Date ▶** 2/12/2024

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9.*

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

BIDDER'S DISCLOSURES AND CERTIFICATIONS

PROCUREMENT NUMBER & TITLE: RFP 24-111, North Point Development Framework Plan

DISCLOSURE FORM AND CERTIFICATION OF NON-COLLUSION			
Bidder must disclose any possible conflict of interest and/or any relationship that exists between any principal or employee of your corporation/firm/team/organization and with any City elected official and/or employee. Relationship may be financial, personal, or family or may be in the form of campaign contributions to elected officials. State whether Relationship DOES or DOES NOT exist. Failure to disclose or to submit this completed form may result in response being declared non-responsive and will not be considered further.			
Check applicable box. Use additional forms if needed:	No known relationship exists ☒	Yes, Relationship does exist ☐	If this box checked, include the name and position of the City Official to whom a campaign contribution was made or official/employee relationship. Use a separate form for each official to whom a contribution has been made within the past two (2) years or for additional official/employee relationships.
City Elected Official and/or Employee Name and position			

Contribution Amount/Value (if any)		Contribution Date and Description	
List other Relationship if not contribution			

CERTIFICATION REGARDING DEBARMENT, SUSPENSION, PROPOSED DEBARMENT, AND OTHER RESPONSIBILITY MATTERS

The Contractor certifies to the best of its knowledge and belief that neither it nor any of its principals:

1. are presently debarred, suspended, proposed for debarment, or declared ineligible from submitting bids or proposals by any federal, state or local entity, department or agency;
2. have within a three-year period preceding this bid/offer, been convicted or had a civil judgment rendered against them for: commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performance of a public (Federal, state or local) contract or subcontract; violation of Federal or state antitrust statues relating to the submission of offers; or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statement, tax evasion, or receiving stolen property;
3. are presently indicted for, or otherwise criminally or civilly charged by a governmental entity with, commission of any of the offenses enumerated in paragraph 2 of this certification;
4. have within a three-year period preceding this offer, had one or more contracts terminated for default by any Federal, state or local public agency.

By signing this form, I certify that:

- As an officer of this firm, or per the attached letter of authorization, I am duly authorized to certify the information provided herein is accurate and true; and my firm shall comply with all State and Federal Equal Opportunity and Non-Discrimination requirements and conditions of employment.
- That the firm's response is made without prior understanding, agreement, or connection with any corporation, firm, team, organization, or person submitting a response for the same materials, supplies, equipment, opportunity, or services and is in all respects fair and without collusion or fraud. My firm understands and agrees that bid/proposal collusion is a violation of state and federal law and can result in fines, prison sentences, and civil damage awards;
- Employees of this company or employees of any company supplying material or subcontracting to do work on this Contract will not engage in business ventures with employees of the CITY or Consulting Engineers nor shall they provide gifts, gratuities, favors, entertainment, loans or other items of value to employees of this Department, and
- That the provisions of the Official Code of Georgia Annotated, Sections 45-10-20 et seq. have not been violated and will not be violated in any respect. O.C.G.A. 45-10-20 through 45-10-28 provide that it is unlawful for a City elected official or employee to transact business with the City by which that person is employed for himself, on behalf of a business in which the employee or his/her spouse or dependents has a substantial interest, or on behalf of anyone as agent, broker, dealer, or representative.

Starr Whitehouse Landscape Architects and Planners PLLC

Company Name

Signature of Authorized Officer or Agent

2/14/24

Date

Jacob Lange, PARTNER

Printed Name & Title of Authorized Officer or Agent

80 Broad St. Suite #1700, New York, NY, 10004

Company Address

Subscribed and sworn before me on this the

14 day of Feb., 2024

Margaret Renae Swinger

Notary Public

My Commission Expires 9/4/2027

(Notary Stamp)

MARGARET RENAE SWINGER
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
My Commission Expires September 4, 2027

THE CITY OF ALPHARETTA GEORGIA

AFFIDAVIT VERIFYING CONTRACTOR PARTICIPATION IN FEDERAL WORK AUTHORIZATION PROGRAM (E-Verify)

The undersigned contractor ("Contractor") executes this Affidavit to comply with O.C.G.A § 13-10-91 related to any contract to which Contractor is a party that is subject to O.C.G.A. § 13-10-91 and hereby verifies its compliance with O.C.G.A. § 13-10-91, attesting as follows:

a) The Contractor has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program;

b) The Contractor will continue to use the federal work authorization program throughout the contract period, including any renewal or extension thereof;

c) The Contractor will notify the City of Alpharetta in the event the Contractor ceases to utilize the federal work authorization program during the contract period, including renewals or extensions thereof;

d) The Contractor understands that ceasing to utilize the federal work authorization program constitutes a material breach of Contract;

e) The Contractor will contract for the performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the Contractor with the information required by O.C.G.A. § 13-10-91(a), (b), and (c);

f) The Contractor acknowledges and agrees that this Affidavit shall be incorporated into any contract(s) subject to the provisions of O.C.G.A. § 13-10- 91 for the project listed below to which Contractor is a party after the date hereof without further action or consent by Contractor; and

g) The Contractor acknowledges its responsibility to submit copies of any affidavits, drivers' licenses, and identification cards required pursuant to O.C.G.A. § 13-10-91 to the City of Alpharetta within five business days of receipt.

1385336

Federal Work Authorization User Identification Number

03/05/2019

Date of Authorization

Starr Whitehouse Landscape Architects and Planners PLLC

Name of Contractor

North Point Development Framework Plan

Name of Project

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed date 2/14/24 in ATLANTA (city), GA (state).

Signature of Authorized Officer or Agent

JACOB LANGE, PARTNER

Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME

ON THIS THE 14 DAY OF Feb., 20 24.

Margaret Renae Swinger

NOTARY PUBLIC

My Commission Expires: Sept. 4, 2027

(Notary Stamp)

MARGARET RENAE SWINGER NOTARY PUBLIC GEORGIA September 4, 2027 GWINNETT COUNTY

THE CITY OF ALPHARETTA GEORGIA

AFFIDAVIT VERIFYING CONTRACTOR PARTICIPATION IN FEDERAL WORK AUTHORIZATION PROGRAM (E-Verify)

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a) The Contractor has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program;

b) The Contractor will continue to use the federal work authorization program throughout the contract period, including any renewal or extension thereof;

c) The Contractor will notify the City of Alpharetta in the event the Contractor ceases to utilize the federal work authorization program during the contract period, including renewals or extensions thereof;

d) The Contractor understands that ceasing to utilize the federal work authorization program constitutes a material breach of Contract;

e) The Contractor will contract for the performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the Contractor with the information required by O.C.G.A. § 13-10-91(a), (b), and (c);

f) The Contractor acknowledges and agrees that this Affidavit shall be incorporated into any contract(s) subject to the provisions of O.C.G.A. § 13-10- 91 for the project listed below to which Contractor is a party after the date hereof without further action or consent by Contractor; and

g) The Contractor acknowledges its responsibility to submit copies of any affidavits, drivers' licenses, and identification cards required pursuant to O.C.G.A. § 13-10-91 to the City of Alpharetta within five business days of receipt.

651166234

Federal Work Authorization User Identification Number

02/08/2024

Date of Authorization

Utile, Inc.

Name of Contractor

North Point Development Framework Plan

Name of Project

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed date 02/08/2024 in Boston (city), MA (state).

Signature of Authorized Officer or Agent

Matthew Littell

Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME

ON THIS THE 8 DAY OF February, 2024.

NOTARY PUBLIC

My Commission Expires: November 1, 2030

(Notary Stamp)

SATORI GREENE
Notary Public
Commonwealth of Massachusetts
My Commission Expires
November 1, 2030

THE CITY OF ALPHARETTA GEORGIA

AFFIDAVIT VERIFYING CONTRACTOR PARTICIPATION IN FEDERAL WORK AUTHORIZATION PROGRAM (E-Verify)

The undersigned contractor ("Contractor") executes this Affidavit to comply with O.C.G.A § 13-10-91 related to any contract to which Contractor is a party that is subject to O.C.G.A. § 13-10-91 and hereby verifies its compliance with O.C.G.A. § 13-10-91, attesting as follows:

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c) The Contractor will notify the City of Alpharetta in the event the Contractor ceases to utilize the federal work authorization program during the contract period, including renewals or extensions thereof;

d) The Contractor understands that ceasing to utilize the federal work authorization program constitutes a material breach of Contract;

e) The Contractor will contract for the performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the Contractor with the information required by O.C.G.A. § 13-10-91(a), (b), and (c);

f) The Contractor acknowledges and agrees that this Affidavit shall be incorporated into any contract(s) subject to the provisions of O.C.G.A. § 13-10- 91 for the project listed below to which Contractor is a party after the date hereof without further action or consent by Contractor; and

g) The Contractor acknowledges its responsibility to submit copies of any affidavits, drivers' licenses, and identification cards required pursuant to O.C.G.A. § 13-10-91 to the City of Alpharetta within five business days of receipt.

447594

Federal Work Authorization User Identification Number

09/13/2011

Date of Authorization

Toole Design Group, LLC

Name of Contractor

North Point Development Framework Plan

Name of Project

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed date 2/6/24 in Silver Spring (city), MD (state).

Signature of Authorized Officer or Agent

Roswell Eldridge, COO

Printed Name and Title of Authorized Officer or Agent

JAMIE LERNER
Notary Public
State of Maryland
Montgomery County

SUBSCRIBED AND SWORN BEFORE ME

ON THIS THE 6th DAY OF February, 2024.

Jamie Lerner

NOTARY PUBLIC

My Commission Expires: 1/21/25

(Notary Stamp)

AFFIDAVIT VERIFYING CONTRACTOR PARTICIPATION IN FEDERAL WORK AUTHORIZATION PROGRAM (E-Verify)

The undersigned contractor ("Contractor") executes this Affidavit to comply with O.C.G.A § 13-10-91 related to any contract to which Contractor is a party that is subject to O.C.G.A. § 13-10-91 and hereby verifies its compliance with O.C.G.A. § 13-10-91, attesting as follows:

a) The Contractor has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program;

b) The Contractor will continue to use the federal work authorization program throughout the contract period, including any renewal or extension thereof;

c) The Contractor will notify the City of Alpharetta in the event the Contractor ceases to utilize the federal work authorization program during the contract period, including renewals or extensions thereof;

d) The Contractor understands that ceasing to utilize the federal work authorization program constitutes a material breach of Contract;

e) The Contractor will contract for the performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the Contractor with the information required by O.C.G.A. § 13-10-91(a), (b), and (c);

f) The Contractor acknowledges and agrees that this Affidavit shall be incorporated into any contract(s) subject to the provisions of O.C.G.A. § 13-10- 91 for the project listed below to which Contractor is a party after the date hereof without further action or consent by Contractor; and

g) The Contractor acknowledges its responsibility to submit copies of any affidavits, drivers' licenses, and identification cards required pursuant to O.C.G.A. § 13-10-91 to the City of Alpharetta within five business days of receipt.

571783

Federal Work Authorization User Identification Number

02/05/2024

Date of Authorization

Columbia Engineering and Services, Inc.

Name of Contractor

North Point Development Framework Plan

Name of Project

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed date 02/05/2024 in Duluth (city), GA (state).

Signature of Authorized Officer or Agent

Randy Strunk

Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME

ON THIS THE 5 DAY OF February, 20 24.00.

Tracy Waldron

NOTARY PUBLIC

My Commission Expires 07/25/2027

(Notary Stamp)

TRACY WALDRON NOTARY PUBLIC EXPIRES GEORGIA 07-25-2027 FORSYTH COUNTY

STARR WHITEHOUSE

North Point Development Framework Plan – Study Area