



PLANNING COMMISSION MEETING OCTOBER 3, 2024

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

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MEETING MINUTES**
 - a. **Approve Meeting Minutes of September 5, 2024**
4. **ITEMS FROM BOARD MEMBERS**
5. **ITEMS FROM STAFF**
6. **PUBLIC HEARING**
 - a. **Announcement of Public Hearing Procedure**
 - b. **Z-24-14/V-24-22 Pinnacle Pg LLC/Karen Drive** **This item has been deferred by the applicant and will not be considered at the October 3, 2024 Planning Commission meeting.**

Consideration of a rezoning and variances to allow for the construction of 14 'For-Sale' single-family detached homes on 2.68 acres in the Downtown. A rezoning is requested from O-I (Office-Institutional) and C-2 (General Commercial) to DT-MU (Downtown Mixed-Use). Variances are requested from Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code Subsection 2.3.3(G) to modify local street residential streetscape standards, UDC Appendix A: Alpharetta Downtown Code Subsection 2.4.6(C) to allow a street-facing garage without the required 20' setback from the front façade of the home, and UDC Subsection 3.2.8(D) to reduce the landscape strip requirement along a new local street. The property is located at 0, 297 & 315 Karen Drive and is legally described as being located in Land Lots 693 & 696, 1st District, 2nd Section, Fulton County, Georgia.
 - c. **CU-24-13 The Tox/210 South Main Street**

Consideration of a conditional use to allow 'Massage Therapy' for The Tox in an existing building in the Downtown. The Tox provides lymphatic drainage massage services. The property is located at 210 South Main Street, Suite D and is legally described as being located in Land Lots 694, 695 & 696, 1st District, 2nd Section, Fulton County, Georgia.
 - d. **PH-24-17 Unified Development Code (UDC) Text Amendments – Short Term Rentals** **This item has been deferred by Staff and will not be considered at the October 3, 2024 Planning Commission meeting.**

Consideration of text amendments to Section 1.4 Definitions and Section 2.3 Supplementary Regulations of the Unified Development Code (UDC) to add a definition and regulations pertaining to Short Term Rentals.
 - e. **PH-24-18 Unified Development Code (UDC) Text Amendments – Signs**

Consideration of text amendments to Section 2.6 of the Unified Development Code (UDC) to amend regulations pertaining to Signs.
7. **ADJOURNMENT**



PLANNING COMMISSION MEETING SEPTEMBER 5, 2024

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

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MEETING MINUTES**
 - a. Approve Meeting Minutes from 8-1-2024.
4. **ITEMS FROM BOARD MEMBERS**
5. **ITEMS FROM STAFF**
6. **PUBLIC HEARING**
 - a. Announcement of Public Hearing Procedure
 - b. **Z-24-13 DRB Group/12265 Charlotte Drive**

Consideration of a rezoning to allow for the construction of 42 'For-Sale' single-family detached homes on 36.8 acres. A rezoning is requested from AG (Agriculture) to R-22 (Dwelling, 'For-Sale', Residential). The property is located at 12265 Charlotte Drive and is legally described as being located in Land Lots 1245 & 1246, 2nd District, 2nd Section, Fulton County, Georgia.
 - c. **Z-24-14/V-24-22 Pinnacle Pg LLC/Karen Drive**

Consideration of a rezoning and variances to allow for the construction of 14 'For-Sale' single-family detached homes on 2.68 acres in the Downtown. A rezoning is requested from O-I (Office-Institutional) and C-2 (General Commercial) to DT-MU (Downtown Mixed-Use). Variances are requested from Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code Subsection 2.3.3(G) to modify local street residential streetscape standards, UDC Appendix A: Alpharetta Downtown Code Subsection 2.4.6(C) to allow a street-facing garage without the required 20' setback from the front façade of the home, and UDC Subsection 3.2.8(D) to reduce the landscape strip requirement along a new local street. The property is located at 0, 297 & 315 Karen Drive and is legally described as being located in Land Lots 693 & 696, 1st District, 2nd Section, Fulton County, Georgia.
 - d. **CLUP-24-04/MP-24-07/Z-24-12 Epic Design & Build Upper Hembree Townhomes**

Consideration of a comprehensive land use plan amendment, master plan amendment, and rezoning to allow 8 'For-Sale' townhome units on 1.127 acres. A master plan amendment is requested to the George Oswald Jr. Master Plan to add 'Dwelling, 'For-Sale', Attached' as a permitted use. A comprehensive land use plan amendment is requested from 'Professional Business Office' to 'High Density Residential' and a rezoning is requested from O-I (Office-Institutional) to R-8A/D (Dwelling, 'For-Sale', Attached/Detached, Residential). The property is located at 0 Upper Hembree Road and is legally described as being located in Land Lot 550, 1st District, 2nd Section, Fulton County, Georgia.
 - e. **CU-24-07 Between the Trees District** **This request has been deferred by the applicant and will not be considered at the September 5, 2024 Planning Commission meeting.**

Consideration of a conditional use to allow a 'Special Event Facility' on 1.76 acres in the Downtown. A conditional use is requested to allow a 'Special Event Facility' for Between the Trees District which includes the construction of a 2-story, 7,500 square foot event building, re-use of 2 historic structures, an outdoor amphitheater, and an additional restaurant building. The property is located at 48 Old Roswell Street and 54 Roswell Street and is legally described as being located in Land Lot 1269, 2nd District, 2nd Section, Fulton County, Georgia.

7. ADJOURNMENT



CITY COUNCIL MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: CU-24-13 THE TOX/THE MAXWELL

PLANNING COMMISSION: OCTOBER 3, 2024

CITY COUNCIL: OCTOBER 28, 2024

II. RECOMMENDATION:

Approve CU-24-13 The Tox/The Maxwell, subject to the following conditions:

1. 'Massage Therapy' shall be added as a conditional use at 210 South Main Street, Suite D and limited to no more than 1,485 square feet.
2. Conditional use approval shall be limited to The Tox; no additional 'Massage Therapy' use or subleasing shall be permitted within the approved space.
3. 'Massage Therapy' shall be limited to lymphatic drainage massage and sculpting facial services.
4. Hours of operation shall be Monday – Sunday 9:00 AM – 7:30 PM.
5. Window signage shall be limited to no more than 10% of the window area and window area shall not be covered or blacked out. No lighted window trim.

III. REPORT IN BRIEF:

The applicant, The Tox, is requesting a conditional use to operate a 'Massage Therapy' business in a 1,485 square foot suite in The Maxwell mixed-use development. According to the submitted application, the business provides lymphatic drainage massage and sculpting facial services. The subject property is located at 210 South Main Street, Suite D at the northeast corner of South Main Street and Devore Road.

DISCUSSION

The submitted request, if approved, would allow The Tox to operate a 'Massage Therapy' business in an 1,485 square foot suite in The Maxwell mixed-use development. The application states that the business provides lymphatic drainage massage and sculpting facial services. The subject property is located at 210 South Main Street, Suite D at the northeast corner of South Main Street and Devore Road.

The property is zoned DT-MU (Downtown Mixed-Use). Surrounding properties are zoned C-2 to the north, east and west, DT-MU to the east and west, and R-12 (Dwelling, 'For-Sale', Residential) to the south. Dogwood Square is located to the north and east, The Maxwell residential is located to the east, Alpha Park is located to the south, and Bank of America and Mayfair on Main are located to the west. The future land use designation of the property is 'Mixed Use', which supports the requested use.

The Maxwell is a 12.9-acre mixed-use development, including a 42,550 square foot commercial development at the corner of South Main Street and Devore Road and a residential development to the east along Devore Road. A variety of businesses operate in The Maxwell, including Rena's Italian Grill,

Fairway Social, and Ponko Chicken, to name a few. The applicant's business is proposed in Suite D of the building abutting South Main Street.

Unified Development Code (UDC) Section 1.4.2 defines 'Massage Therapy' as, "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.

The Tox is seeking its first locations in Georgia in Alpharetta and Buckhead. The business has several locations across the country, including in California, Nevada, Texas, Florida, New York, Massachusetts, and Washington D.C. The public hearing application states that the business offers lymphatic drainage massage and sculpting facial services. Hours of operation for the business are Monday – Sunday 9:00 AM to 7:30 PM. The applicant anticipates eight (8) to ten (10) employees at the proposed location, of which all will be licensed estheticians.

CONDITIONAL USE REVIEW CRITERIA

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

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

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

Response: The Maxwell mixed-use development was developed in compliance with site access standards and the applicant's proposal would not negatively impact traffic and pedestrian safety.

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

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

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

Response: The proposed retail service use would complement other businesses operating in The Maxwell.

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

Response: Not applicable.

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

Response: The proposed retail service use would complement other businesses operating in The Maxwell.

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

Response: The proposed retail service use would complement other businesses operating in The Maxwell.

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

Response: The nearest business approved for 'Massage Therapy' is Acupressure of North Point inside North Point Mall, which is located approximately 1.4 miles to the south of the applicant's proposed location. There are no conflicting uses in the immediate vicinity of the applicant's property.

CONCURRENCES

Staff has reviewed the applicant's proposal against the review criteria for a conditional use. The use would be compatible with the surrounding uses and other locations for this business, which are similarly situated in retail corridors, shopping centers, and mixed-use developments. The proposed use would complement other businesses operating at The Maxwell. If approved, conditions should be established that regulate and limit an expansion of services and signage.

CITIZEN PARTICIPATION PLAN

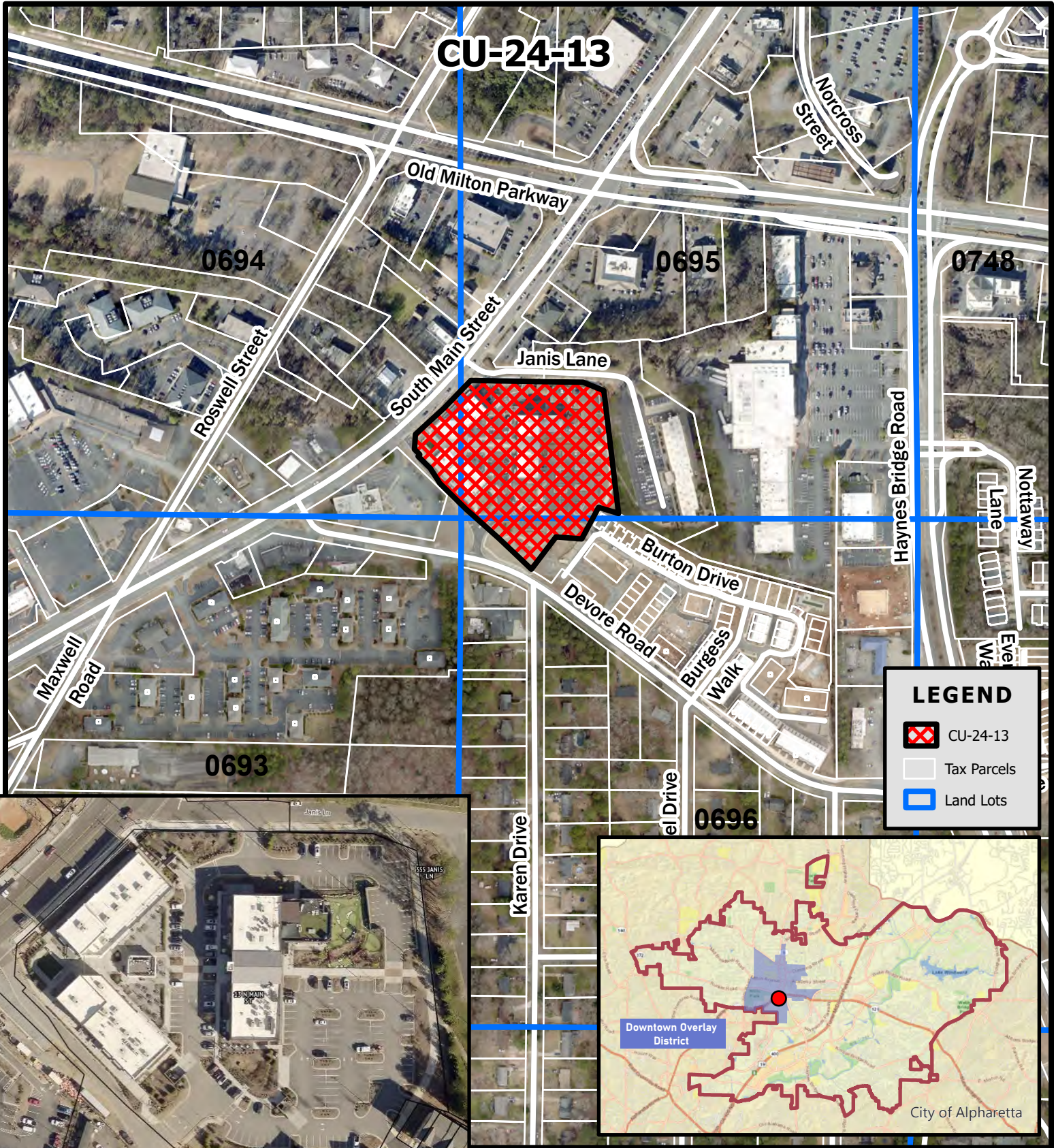
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on September 11, 2024. There were no public comments.

IV. ATTACHMENTS:

- Aerial Map
- Zoning Map
- Future Land Use Map
- Location Map
- Massage & Spa Map
- CZIM
- Citizen Part B
- Application

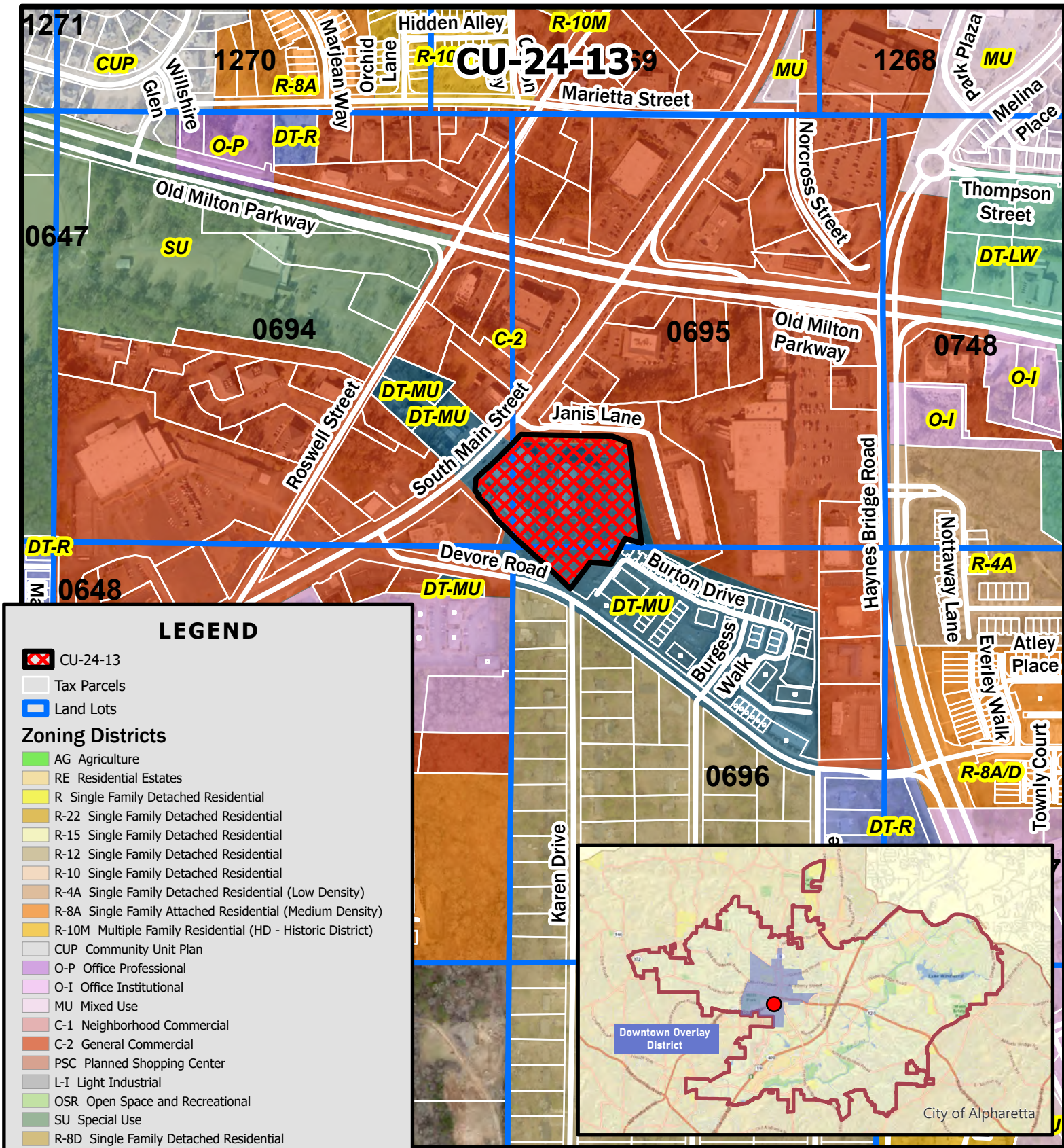


LEGEND

- CU-24-13
- Tax Parcels
- Land Lots



CU-24-13
D/LL: 1/2/694, 695, 747
PC: 10/03/24
CC: 10/28/24



LEGEND

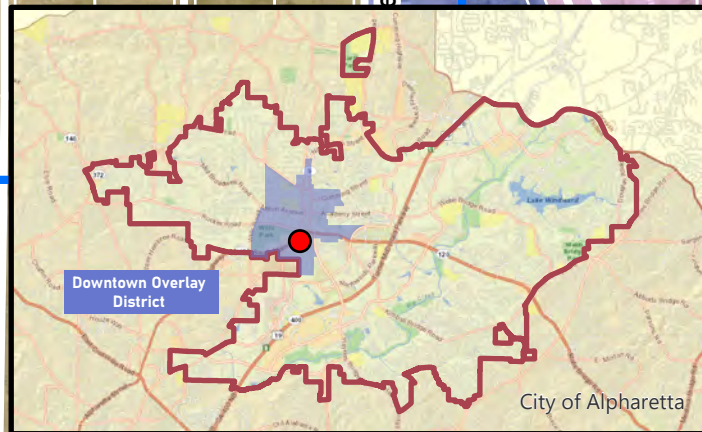
CU-24-13

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

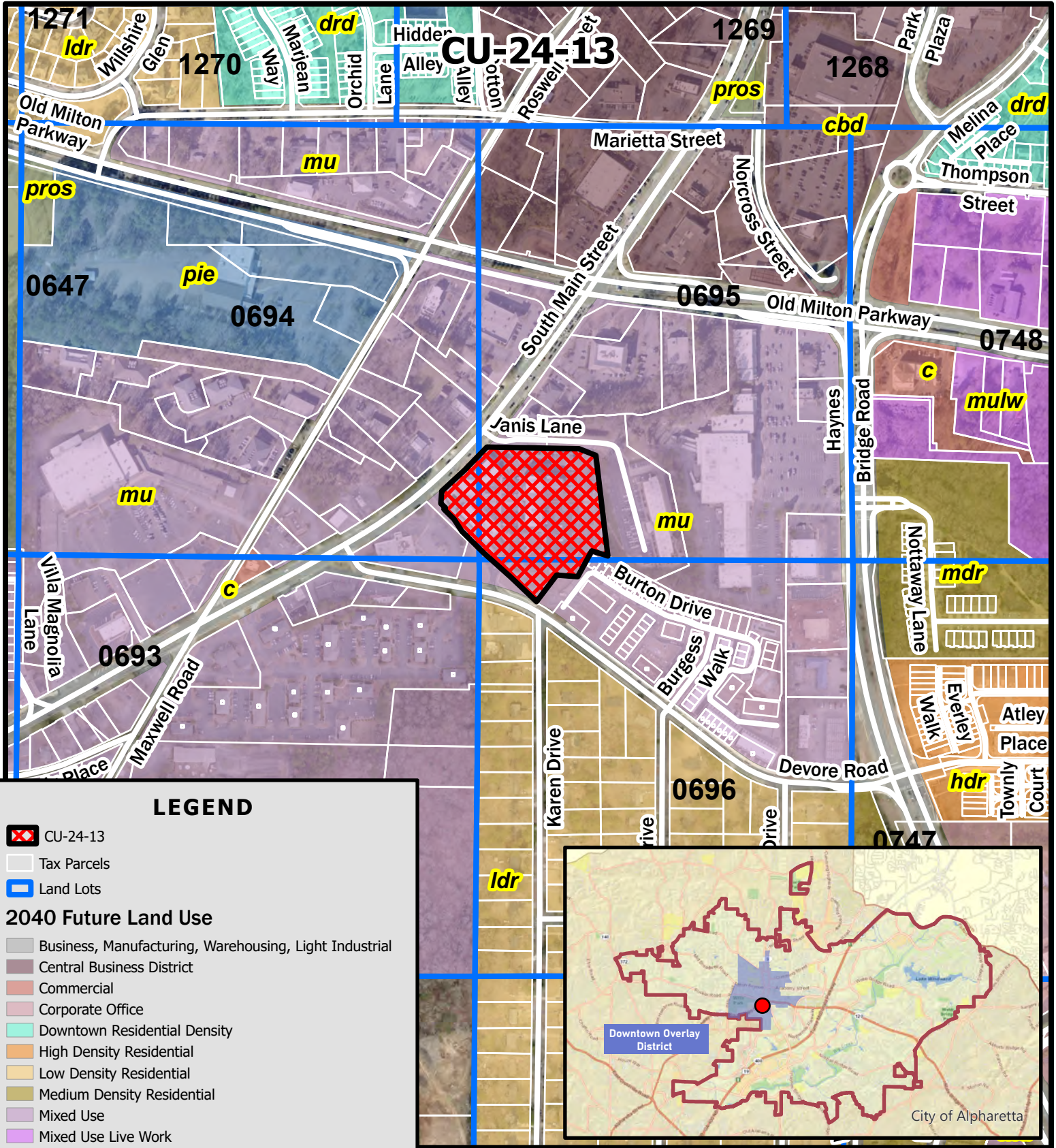


CU-24-13

D/LL: 1/2/694, 695, 747

PC: 10/03/24

CC: 10/28/24



LEGEND

CU-24-13

Tax Parcels

Land Lots

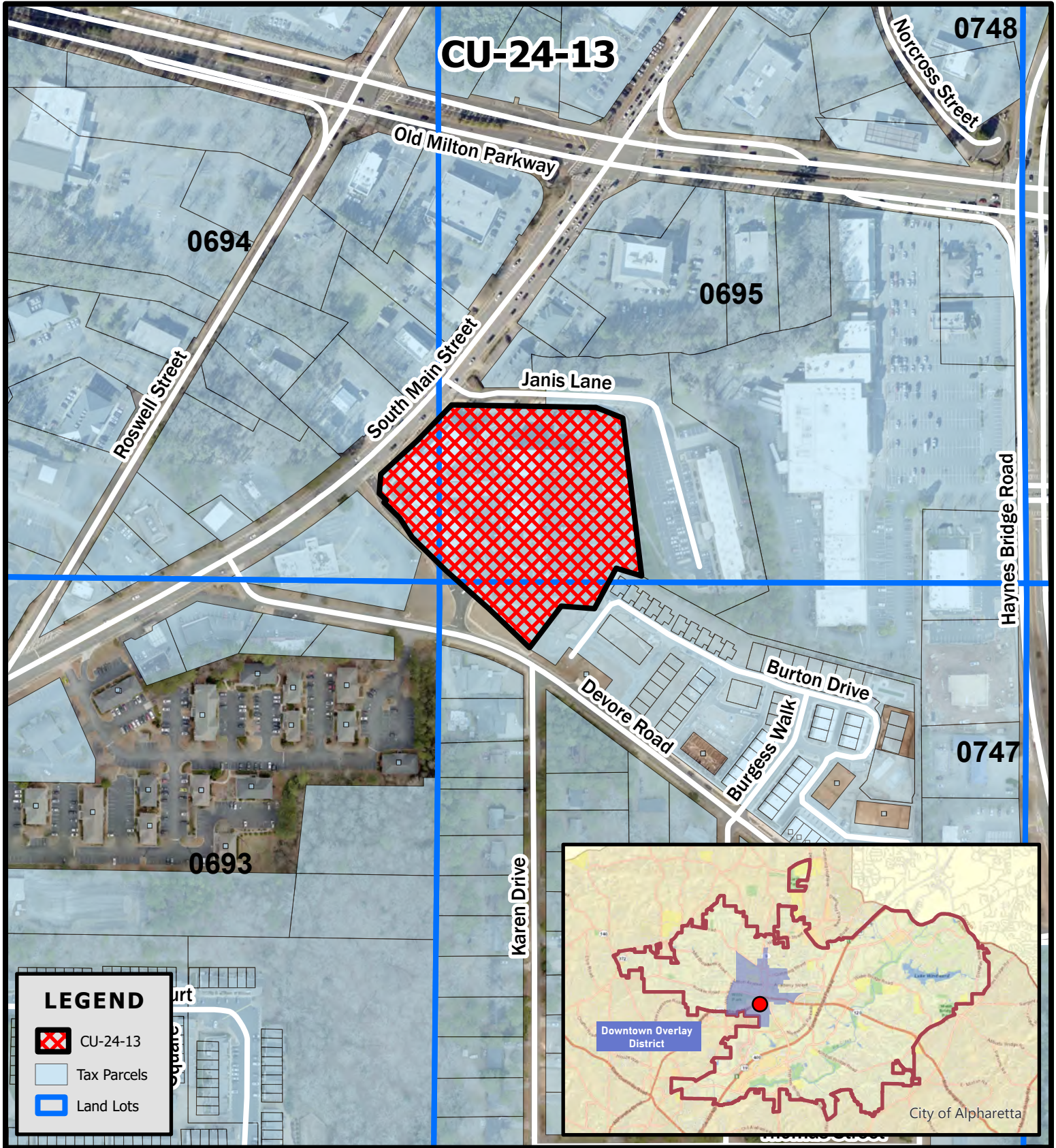
2040 Future Land Use

- 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

CU-24-13
D/LL: 1/2/694, 695, 747
PC: 10/03/24
CC: 10/28/24



Future Land Use Map
The Tox
210 South Main Street Suite D



CU-24-13

D/LL: 1/2/694, 695, 747

PC: 10/03/24

CC: 10/28/24

Location Map

The Tox

210 South Main Street Suite D



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



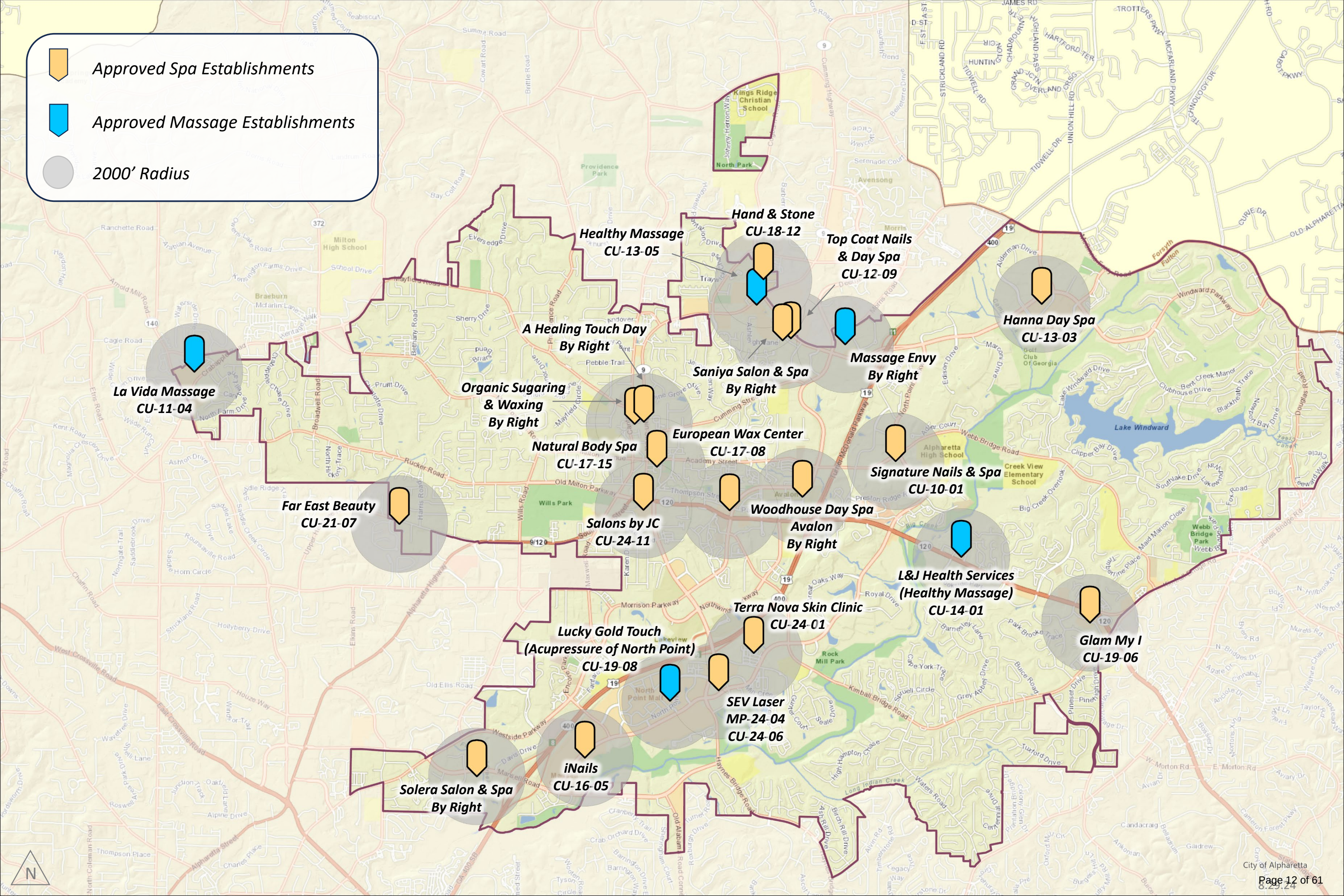
Approved Spa Establishments



Approved Massage Establishments



2000' Radius



La Vida Massage
CU-11-04

Far East Beauty
CU-21-07

A Healing Touch Day
By Right

Organic Sugaring
& Waxing
By Right

Natural Body Spa
CU-17-15

Salons by JC
CU-24-11

Lucky Gold Touch
(Acupressure of North Point)
CU-19-08

Solera Salon & Spa
By Right

iNails
CU-16-05

Healthy Massage
CU-13-05

Saniya Salon & Spa
By Right

European Wax Center
CU-17-08

Woodhouse Day Spa
Avalon
By Right

Terra Nova Skin Clinic
CU-24-01

SEV Laser
MP-24-04
CU-24-06

Hand & Stone
CU-18-12

Top Coat Nails
& Day Spa
CU-12-09

Massage Envy
By Right

Signature Nails & Spa
CU-10-01

L&J Health Services
(Healthy Massage)
CU-14-01

Hanna Day Spa
CU-13-03

Glam My I
CU-19-06

Community Zoning Information Meeting (CZIM)

September 11, 2024

Please sign-in and leave your comments and/or concerns.

CU-24-13 / The Tox/The Maxwell

NAME	ADDRESS	COMMENTS
	No Comments	

CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: THE TOX ALPHARETTA

Contact Name: JANKI PATEL Telephone: 404-558-9448

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.

OUT OF ALL OF THE LETTERS SENT, WE HAVE HEARD OR RECEIVED
NO COMMENTS OR CONCERNS THUS FAR.

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. LIST WAS PROVIDED BY STAFF MEMBER OF PLANNING TEAM

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: Janki Patel

Date: 09-11-24

08/21/2024

Janki and Neal Patel
4483 Bogan Park Lane
Buford, GA 30519

RE: CU-24-13 The Tox/210 South Main Street

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a conditional use to allow 'Massage Therapy' for The Tox in an existing building in the Downtown. The Tox provides lymphatic drainage massage services. The property is located at 210 South Main Street, Suite D and is legally described as being located in Land Lots 694, 695 & 696, 1st District, 2nd Section, Fulton County, Georgia.

The Community Zoning Information Meeting (CZIM) for this request will be held on **Wednesday, October 9, 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 Planning Commission on Thursday, November 7, 2024, and City Council on Monday, November 18, 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 [Insert email address and/or phone number].

Sincerely,

Janki Patel

FULTON COUNTY BANK 101 N TRYON ST CHARLOTTE NC 28255	ALPHA DEVELOPMENT CORP 1048 WINDING BRANCH CT ATLANTA GA 30338	PERLING PARTNERS LLC 1048 WINDING BRANCH CT ATLANTA GA 30338
TPG MAXWELL L L C 11340 LAKEFIELD DR STE 250 DULUTH GA 30097	VENKATA ARUN KUMAR DEVARAKONDA & KUMAR REVATHI ARUN 121 DEVORE RD ALPHARETTA GA 30009	FOGG TAYLOR BRIGGS 123 DEVORE RD ALPHARETTA GA 30009
HITES KAREN & JOHN 125 DEVORE RD ALPHARETTA GA 30009	FOGG BRIAN 129 DEVORE RD ALPHARETTA GA 30009	BERRY CAROL 131 DEVORE RD ALPHARETTA GA 30009
ESTRADA CARLOS 133 DEVORE RD ALPHARETTA GA 30009	ANANTHASANE SENGSOURIYA 134 DEVORE RD ALPHARETTA GA 30009	MACHLEIT LYNN M 135 DEVORE RD UNIT 207 ALPHARETTA GA 30009
MULKEY LAWRENCE W 13630 BIRMINGHAM HWY ALPHARETTA GA 30004	MC GRETY THOMAS 137 DEVORE RD ALPHARETTA GA 30009	MAINSTREET PORTFOLIO LLC 13913 TREE LOFT RD ALPHARETTA GA 30004
MILES MICHAEL 141 DEVORE RD ALPHARETTA GA 30009	HALES JOSEPH MARK 143 DEVORE RD UNIT 402 ALPHARETTA GA 30009	TUCK DALE AUSTIN & TUCK CHARLENE 14480 MORNING MOUNTAIN WAY ALPHARETTA GA 30004
PARADIS MARY L 145 DEVORE RD UNIT 403 ALPHARETTA GA 30009	SIEGEL BLAKE 147 DEVORE RD ALPHARETTA GA 30009	IAN CONRAD ORDWAY LIVING TRUST THE 14738 BIRMINGHAM HWY ALPHARETTA GA 30004
WILLARD KARRIE WHITEHEAD 149 DEVORE RD UNIT 405 ALPHARETTA GA 30009	HORNYAK JOLIE & HORNYAK STEVE 151 DEVORE RD ALPHARETTA GA 30009	PARK PLAZA PARTNERS LLC 15144 TAYLOR RD ALPHARETTA GA 30004
PINO CARLOS & JENNIFER 15235 FAIRFAX LN MILTON GA 30004	HAIGLER CAPITAL LLC 164 ROSWELL ST ALPHARETTA GA 30009	SCHIRMER GINGER POMERANCE 174 RAMSHORN DR CASTLE ROCK CO 80108
GRBK DEVORE LLC 175 DEVORE RD ALPHARETTA GA 30009	C S H F OF GA INC 1800 CENTURY BLVD NE ATLANTA GA 30345	CITY OF ALPHARETTA 2 PARK PLZ ALPHARETTA GA 30009

NEW MAMMOTH DETAIL SALON INC
2145 OLD MILTON PKWY
ALPHARETTA GA 30004

SEDGWICK MICHELE
2451 COMMERCE ST
ALPHARETTA GA 30009

TIC 2 S MAIN LLC
26 MILTON AVE
ALPHARETTA GA 30009

WICKS RONALD S & MARY A
270 S MAIN ST
ALPHARETTA GA 30009

STRS OHIO GA
REAL ESTATE INVESTMENTS LLC
275 EAST BROAD ST
COLUMBUS OH 43215

CENTURION
MANAGEMENT SERVICES LLC
284 S MAIN ST STE 400
ALPHARETTA GA 30009

COUNTRY MANOR HOMES DEV CORP
284 SOUTH MAIN ST # 600
ALPHARETTA GA 30004

HFT INVESTMENT HOLDINGS LLC
285 KAREN DR
ALPHARETTA GA 30009

COUNTRY MANOR
HOMES DEVELOPMENT CORP
286 S MAIN ST
ALPHARETTA GA 30009

DOVE JAMES D
292 S. MAIN ST STE 500
ALPHARETTA GA 30009

JPM VENTURES LLC
292 SOUTH MAIN ST
ALPHARETTA GA 30009

JDR HOLDINGS LLLP
292 SOUTH MAIN ST # 200
ALPHARETTA GA 30004

KREIKEMEIER JOHN E & JEAN
292 SOUTH MAIN ST #100
ALPHARETTA GA 30004-1950

ROZATI JAMAL & SALARI NAVA
294 KAREN DR
ALPHARETTA GA 30009

HODGSON ENTERPRISES LLC
294 SOUTH MAIN ST # 300
ALPHARETTA GA 30004

COUNTRY MANOR
HOMES DEVELOPMENT CORP
296 S MAIN ST
ALPHARETTA GA 30009

WATSKY RUSSELL & WATSKY SANDRA
301 BURGESS WALK
ALPHARETTA GA 30009

OGUNSUA ADENIYI KEVIN
303 BURGESS WALK
ALPHARETTA GA 30009

ROZATI JIM & SALARI NAVA
304 KAREN DR
ALPHARETTA GA 30009

HORNYAK GRIFFIN MARK
305 BURGESS WALK
ALPHARETTA GA 30009

HILL BRANDON SR & LATRESSAREE
307 BURGESS WALK
ALPHARETTA GA 30009

CLARK TRUST THE
309 BURGESS WALK
ALPHARETTA GA 30009

GOLD JOHN L JR
311 BURGESS WALK
ALPHARETTA GA 30009

BURD KIMBERLY WATKINS
315 BURGESS WALK
ALPHARETTA GA 30009

LAMBERT DANNY R
315 KAREN DR
ALPHARETTA GA 30009

RASORI PAUL & LEAH K
317 BURGESS WALK
ALPHARETTA GA 30009

RICHER WILLIAM & LUCIA
319 BURGESS WALK
ALPHARETTA GA 30009

SOURCE CAPITAL INVESTMENTS L L C
330 RHODES CHASE CT
ALPHARETTA GA 30004

DALTEX ALPHARETTA LLC
3715 NORTHSIDE PKWY
ATLANTA GA 30327

BRAHMBHATT RISHI KAPIL
3771 ARC WAY
LAWRENCEVILLE GA 30044

RANIER RETIREMENT TRUST THE
431 BURTON DR
ALPHARETTA GA 30009

LOOFT KORINA
433 BURTON DR
ALPHARETTA GA 30009

RAPAPORT IAN
435 BURTON DR
ALPHARETTA GA 30009

LESLEY GRAY
REVOCABLE LIVING TRUST THE
438 BURTON DR
ALPHARETTA GA 30009

LENT ERIC CHRISTOPHER
440 BURTON DR
ALPHARETTA GA 30009

MARTIN CHRISTOPHER & MARISSA
442 BURTON DR
ALPHARETTA GA 30009

KIM HYE JIN
443 BURTON DR
ALPHARETTA GA 30009

REESE ANGELA NADINE & FOX MARY A
444 BURTON DR
ALPHARETTA GA 30009

DRUMMOND TRYSTAN WANYE &
DRUMMOND ALIXANDRIA GRACE
445 BURTON DR
ALPHARETTA GA 30009

DOVE JAMES & NENS DIANE
445 FORT BLVD STE 210
PITTSBURGH PA 15219

YI WONCHOL & NAMESONG KIM
446 BURTON DR
ALPHARETTA GA 30009

ZENG XI
447 BURTON DR
ALPHARETTA GA 30009

MARINICH ROBERT C
448 BURTON DR
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ZEDELL KARL F JR
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461 BURTON DR
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MUNSTER & ROHRBACH
FAMILY TRUST THE
4909 JESPERSEN RD
SAN LUIS OBISPO CA 93401

ENDLER DOMINIK & ANJA BEATE
5045 HUNTWOOD WAY
ROSWELL GA 30075

PATEL SAMIR
5180 BRIARSTONE RIDGE WAY
ALPHARETTA GA 30022

THOMPSON SANDRA B
6107 MENLOW CT
CUMMING GA 30041

J & J PROPERTIES INC
P.O. BOX 22147
KNOXVILLE TN 37933

KARTOS MARY C
PO BOX 22147
KNOXVILLE TN 37933

JMA HOMES ONE SIXTY LLC
PO BOX 768731
ROSWELL GA 30076

CD II PROPERTIES LLC
PO BOX 99
DEMOREST GA 30535

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

PH #: _____

☐ Property Taxes & Code Violations Verified

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: _____ Telephone: _____

Address: _____ Suite: _____

City: _____ State: **GA** Zip: _____ Fax: _____

Mobile Tel: _____ Email: _____

Subject Property Information:

Address: _____ Current Zoning: _____

District: _____ Section: _____ Land Lot: _____ Parcel ID: _____

Proposed Zoning: _____ Current Use: _____

This Application For (Check All That Apply):

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

APPLICANT REQUEST AND INTENT

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

Applicant's Request (Please itemize the proposal):

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

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Carter Davis Telephone: 678-433-0059
Address: 600 Galleria Pkwy SE, Suite: 870
City: Atlanta State: GA Zip: 30339

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: Jankiben Patel Telephone: 404-558-9448
Address: 4483 Bogan Park Lane Suite: _____
City: Buford State: GA Zip: 30519

So Sworn and Attested:

Owner Signature: [Signature] Date: 8/1/24

Notary:

Notary Signature: Rosemarie Streb Date: 8-1-2024



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: Jankiben Patel

Subject Public Hearing Case: SPECIAL USE PERMIT

Campaign Contribution Information:

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

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

Name of Official: _____ Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: Jankiben Patel

Date: 08-01-2024

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

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

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

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

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

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

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

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

CITIZEN PARTICIPATION FORM - PART A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: THE TOX ALPHARETTA

Contact Name: JANKIBEN PATEL Telephone: 404-558-9448

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.

NEAL PATEL - 585-781-4570

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

- | | |
|---|---|
| ☐ Letter | ☐ Personal Visits |
| ☒ Telephone | ☐ Group Meeting |
| ☒ Email | ☐ Other (Please Specify) |

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

PHONE NUMBERS - JANKIBEN: 404-558-9448
NEAL PATEL: 585-781-4570

EMAIL: LJAINVESTMENTSLLC@GMAIL.COM

FULTON COUNTY BANK 101 N TRYON ST CHARLOTTE NC 28255	ALPHA DEVELOPMENT CORP 1048 WINDING BRANCH CT ATLANTA GA 30338	PERLING PARTNERS LLC 1048 WINDING BRANCH CT ATLANTA GA 30338
TPG MAXWELL L L C 11340 LAKEFIELD DR STE 250 DULUTH GA 30097	VENKATA ARUN KUMAR DEVARAKONDA & KUMAR REVATHI ARUN 121 DEVORE RD ALPHARETTA GA 30009	FOGG TAYLOR BRIGGS 123 DEVORE RD ALPHARETTA GA 30009
HITES KAREN & JOHN 125 DEVORE RD ALPHARETTA GA 30009	FOGG BRIAN 129 DEVORE RD ALPHARETTA GA 30009	BERRY CAROL 131 DEVORE RD ALPHARETTA GA 30009
ESTRADA CARLOS 133 DEVORE RD ALPHARETTA GA 30009	ANANTHASANE SENGSOURIYA 134 DEVORE RD ALPHARETTA GA 30009	MACHLEIT LYNN M 135 DEVORE RD UNIT 207 ALPHARETTA GA 30009
MULKEY LAWRENCE W 13630 BIRMINGHAM HWY ALPHARETTA GA 30004	MC GRETY THOMAS 137 DEVORE RD ALPHARETTA GA 30009	MAINSTREET PORTFOLIO LLC 13913 TREE LOFT RD ALPHARETTA GA 30004
MILES MICHAEL 141 DEVORE RD ALPHARETTA GA 30009	HALES JOSEPH MARK 143 DEVORE RD UNIT 402 ALPHARETTA GA 30009	TUCK DALE AUSTIN & TUCK CHARLENE 14480 MORNING MOUNTAIN WAY ALPHARETTA GA 30004
PARADIS MARY L 145 DEVORE RD UNIT 403 ALPHARETTA GA 30009	SIEGEL BLAKE 147 DEVORE RD ALPHARETTA GA 30009	IAN CONRAD ORDWAY LIVING TRUST THE 14738 BIRMINGHAM HWY ALPHARETTA GA 30004
WILLARD KARRIE WHITEHEAD 149 DEVORE RD UNIT 405 ALPHARETTA GA 30009	HORNYAK JOLIE & HORNYAK STEVE 151 DEVORE RD ALPHARETTA GA 30009	PARK PLAZA PARTNERS LLC 15144 TAYLOR RD ALPHARETTA GA 30004
PINO CARLOS & JENNIFER 15235 FAIRFAX LN MILTON GA 30004	HAIGLER CAPITAL LLC 164 ROSWELL ST ALPHARETTA GA 30009	SCHIRMER GINGER POMERANCE 174 RAMSHORN DR CASTLE ROCK CO 80108
GRBK DEVORE LLC 175 DEVORE RD ALPHARETTA GA 30009	C S H F OF GA INC 1800 CENTURY BLVD NE ATLANTA GA 30345	CITY OF ALPHARETTA 2 PARK PLZ ALPHARETTA GA 30009

NEW MAMMOTH DETAIL SALON INC
2145 OLD MILTON PKWY
ALPHARETTA GA 30004

SEDGWICK MICHELE
2451 COMMERCE ST
ALPHARETTA GA 30009

TIC 2 S MAIN LLC
26 MILTON AVE
ALPHARETTA GA 30009

WICKS RONALD S & MARY A
270 S MAIN ST
ALPHARETTA GA 30009

STRS OHIO GA
REAL ESTATE INVESTMENTS LLC
275 EAST BROAD ST
COLUMBUS OH 43215

CENTURION
MANAGEMENT SERVICES LLC
284 S MAIN ST STE 400
ALPHARETTA GA 30009

COUNTRY MANOR HOMES DEV CORP
284 SOUTH MAIN ST # 600
ALPHARETTA GA 30004

HFT INVESTMENT HOLDINGS LLC
285 KAREN DR
ALPHARETTA GA 30009

COUNTRY MANOR
HOMES DEVELOPMENT CORP
286 S MAIN ST
ALPHARETTA GA 30009

DOVE JAMES D
292 S. MAIN ST STE 500
ALPHARETTA GA 30009

JPM VENTURES LLC
292 SOUTH MAIN ST
ALPHARETTA GA 30009

JDR HOLDINGS LLLP
292 SOUTH MAIN ST # 200
ALPHARETTA GA 30004

KREIKEMEIER JOHN E & JEAN
292 SOUTH MAIN ST #100
ALPHARETTA GA 30004-1950

ROZATI JAMAL & SALARI NAVA
294 KAREN DR
ALPHARETTA GA 30009

HODGSON ENTERPRISES LLC
294 SOUTH MAIN ST # 300
ALPHARETTA GA 30004

COUNTRY MANOR
HOMES DEVELOPMENT CORP
296 S MAIN ST
ALPHARETTA GA 30009

WATSKY RUSSELL & WATSKY SANDRA
301 BURGESS WALK
ALPHARETTA GA 30009

OGUNSUA ADENIYI KEVIN
303 BURGESS WALK
ALPHARETTA GA 30009

ROZATI JIM & SALARI NAVA
304 KAREN DR
ALPHARETTA GA 30009

HORNYAK GRIFFIN MARK
305 BURGESS WALK
ALPHARETTA GA 30009

HILL BRANDON SR & LATRESSAREE
307 BURGESS WALK
ALPHARETTA GA 30009

CLARK TRUST THE
309 BURGESS WALK
ALPHARETTA GA 30009

GOLD JOHN L JR
311 BURGESS WALK
ALPHARETTA GA 30009

BURD KIMBERLY WATKINS
315 BURGESS WALK
ALPHARETTA GA 30009

LAMBERT DANNY R
315 KAREN DR
ALPHARETTA GA 30009

RASORI PAUL & LEAH K
317 BURGESS WALK
ALPHARETTA GA 30009

RICHER WILLIAM & LUCIA
319 BURGESS WALK
ALPHARETTA GA 30009

SOURCE CAPITAL INVESTMENTS L L C
330 RHODES CHASE CT
ALPHARETTA GA 30004

DALTEX ALPHARETTA LLC
3715 NORTHSIDE PKWY
ATLANTA GA 30327

BRAHMBHATT RISHI KAPIL
3771 ARC WAY
LAWRENCEVILLE GA 30044

RANIER RETIREMENT TRUST THE
431 BURTON DR
ALPHARETTA GA 30009

LOOFT KORINA
433 BURTON DR
ALPHARETTA GA 30009

RAPAPORT IAN
435 BURTON DR
ALPHARETTA GA 30009

LESLEY GRAY
REVOCABLE LIVING TRUST THE
438 BURTON DR
ALPHARETTA GA 30009

LENT ERIC CHRISTOPHER
440 BURTON DR
ALPHARETTA GA 30009

MARTIN CHRISTOPHER & MARISSA
442 BURTON DR
ALPHARETTA GA 30009

KIM HYE JIN
443 BURTON DR
ALPHARETTA GA 30009

REESE ANGELA NADINE & FOX MARY A
444 BURTON DR
ALPHARETTA GA 30009

DRUMMOND TRYSTAN WANYE &
DRUMMOND ALIXANDRIA GRACE
445 BURTON DR
ALPHARETTA GA 30009

DOVE JAMES & NENS DIANE
445 FORT BLVD STE 210
PITTSBURGH PA 15219

YI WONCHOL & NAMESONG KIM
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NYSENBAUM ROBERT & JENNYLYN
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PATEL SAMIR
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KNOXVILLE TN 37933

JMA HOMES ONE SIXTY LLC
PO BOX 768731
ROSWELL GA 30076

CD II PROPERTIES LLC
PO BOX 99
DEMOREST GA 30535

To whom it May Concern,

We at LJA Investments LLC wish to obtain a special use permit for spa services at 210 S. Main St, Suite D Alpharetta, GA 30009 in order to open a location of the franchise know as The Tox. The size of the space is 1485 sq ft, and the business is a Lymphatic Drainage massage service. The Tox Technique is a unique blend of body work that works directly with your lymphatic and digestive system to detoxify the body and mind. Below is a list of all of the services offered with details. The Tox will be open daily from 9am to 7:30pm, and will employ 8 to 10 employees all of which are licensed aestheticians.

Below is a list of the services offered:

60 MINUTE MASTER TOX

The Master Tox is a unique blend of different modalities that are intended to sculpt your body while promoting and activating lymphatic flow.

The Master Tox is a body sculpting technique that helps contour your body all while using specific strokes that are intended to regulate digestion and promote lymphatic flow. Our proprietary body sculpting method moves fluid towards lymph nodes while incorporating different techniques that can increase your metabolic rate, rid your body of excess toxins and assist with water retention.

Before booking an appointment, please consult with your healthcare provider if you have any medical conditions. Our service is not intended to diagnose, treat, cure, or prevent any disease. We strongly recommend consulting your doctor before any services. By booking your appointment, you acknowledge and accept full responsibility for your health decisions. The Tox Technique is not a medical treatment or a massage. It is a body sculpting service designed to stimulate lymphatic fluid movement to achieve optimal aesthetic results. The Tox Technique disclaims any liability for any adverse effects resulting from your session.

60 MINUTES LONG SERVICE

MASTER TOX + SCULPTING FACIAL

The Master Tox is a unique blend of different modalities that are intended to sculpt your body while promoting and activating lymphatic flow.

The Master Tox is a body sculpting technique that helps contour your body all while using specific strokes that are intended to regulate digestion and promote lymphatic flow. Our proprietary body sculpting method moves fluid towards lymph nodes while incorporating different techniques that can increase your metabolic rate, rid your body of excess toxins and assist with water retention.

Our sculpting facial is not your typical facial. Our facials give immediate results removing muscle tension & naturally sculpting your face while ridding your body of excess toxins & bloat. This Facial includes the use of a gua sha stone and Tox sculpting wand to assist in toning the muscles of the face. The facial is completed with our custom Tox caffeinated mask.

Before booking an appointment, please consult with your healthcare provider if you have any medical conditions. Our service is not intended to diagnose, treat, cure, or prevent any disease. We strongly recommend consulting your doctor before any services. By booking your appointment, you acknowledge and accept full responsibility for your health decisions. The Tox Technique is not a medical treatment or a massage. It is a body sculpting service designed to stimulate lymphatic fluid movement to achieve optimal aesthetic results. The Tox Technique disclaims any liability for any adverse effects resulting from your session.

100 MINUTE LONG SERVICE

90 MINUTE MASTER TOX

The Master Tox is a unique blend of different modalities that are intended to sculpt your body while promoting and activating lymphatic flow.

The Master Tox is a body sculpting technique that helps contour your body all while using specific strokes that are intended to regulate digestion and promote lymphatic flow. Our proprietary body sculpting method moves fluid towards lymph nodes while incorporating different techniques that can increase your metabolic rate, rid your body of excess toxins and assist with water retention.

Our 90-Minute Body Treatment- Focuses More Time On Your Waistline, Backside, And Love Handles.

Before booking an appointment, please consult with your healthcare provider if you have any medical conditions. Our service is not intended to diagnose, treat, cure, or prevent any disease. We strongly recommend consulting your doctor before any services. By booking your appointment, you acknowledge and accept full responsibility for your health decisions. The Tox Technique is not a medical treatment or a massage. It is a body sculpting service designed to stimulate lymphatic fluid movement to achieve optimal aesthetic results. The Tox Technique disclaims any liability for any adverse effects resulting from your session.

90 MINUTE LONG SERVICE

90 MINUTE MASTER TOX + SCULPTING FACIAL

The Master Tox is a unique blend of different modalities that are intended to sculpt your body while promoting and activating lymphatic flow.

The Master Tox is a body sculpting technique that helps contour your body all while using specific strokes that are intended to regulate digestion and promote lymphatic flow. Our

proprietary body sculpting method moves fluid towards lymph nodes while incorporating different techniques that can increase your metabolic rate, rid your body of excess toxins and assist with water retention.

Our 90-Minute Body Treatment- Focuses More Time On Your Waistline, Backside, And Love Handles.

Our sculpting facial is not your typical facial. Our facials give immediate results removing muscle tension & naturally sculpting your face while ridding your body of excess toxins & bloat. This Facial includes the use of a gua sha stone and Tox sculpting wand to assist in toning the muscles of the face. The facial is completed with our custom Tox caffeinated mask.

Before booking an appointment, please consult with your healthcare provider if you have any medical conditions. Our service is not intended to diagnose, treat, cure, or prevent any disease. We strongly recommend consulting your doctor before any services. By booking your appointment, you acknowledge and accept full responsibility for your health decisions. The Tox Technique is not a medical treatment or a massage. It is a body sculpting service designed to stimulate lymphatic fluid movement to achieve optimal aesthetic results. The Tox Technique disclaims any liability for any adverse effects resulting from your session.

130 MINUTE LONG SERVICE

PREGNANCY MASTER TOX + SCULPTING FACIAL

The Master Tox is a unique blend of different modalities that are intended to sculpt your body while promoting and activating lymphatic flow.

Our proprietary body sculpting method moves fluid towards lymph nodes while incorporating different techniques that can increase your metabolic rate, rid your body of excess toxins and assist with water retention.

Our sculpting facial is not your typical facial. Our facials give immediate results removing muscle tension & naturally sculpting your face while ridding your body of excess toxins & bloat. This Facial includes the use of a Gua Sha stone and Tox Sculpting wand to assist in toning the muscles of the face. The facial is completed with our custom TOX caffeinated mask.

The Pregnancy Master Tox Includes work on your legs, arms and our sculpting facial. This service is done between 13-37 weeks pregnant with physicians' approval.

Before booking an appointment, please consult with your healthcare provider if you have any medical conditions. Our service is not intended to diagnose, treat, cure, or prevent any disease. We strongly recommend consulting your doctor before any services. By booking your appointment, you acknowledge and accept full responsibility for your health decisions. The Tox Technique is not a medical treatment or a massage. It is a body sculpting service designed to

stimulate lymphatic fluid movement to achieve optimal aesthetic results. The Tox Technique disclaims any liability for any adverse effects resulting from your session.

60 MINUTE LONG SERVICE

SCULPTING FACIAL

Our sculpting facial is a revolutionary treatment designed to provide immediate and visible results, setting it apart from traditional facials. This unique service focuses on removing muscle tension and naturally sculpting your face all while eliminating excess toxins and reducing bloat. The Tox sculpting facial begins with our famous facial massage technique. During the service, you will experience the use of a tox gua sha stone and our tox sculpting wand which is known to promote lymphatic flow & diminish fine lines.

To complete your experience, our custom Tox caffeinated mask is applied. This specially formulated mask is designed to invigorate the skin, reduce puffiness, and leave your complexion looking bright and revitalized. The caffeine in the mask helps to tighten and firm the skin, providing an extra boost to the overall results of the facial. While you're enjoying the benefits of our caffeine mask you will experience The Tox Technique on your arms.

Before booking an appointment, please consult with your healthcare provider if you have any medical conditions. Our service is not intended to diagnose, treat, cure, or prevent any disease. We strongly recommend consulting your doctor before any services. By booking your appointment, you acknowledge and accept full responsibility for your health decisions. The Tox Technique is not a medical treatment or a massage. It is a body sculpting service designed to stimulate lymphatic fluid movement to achieve optimal aesthetic results. The Tox Technique disclaims any liability for any adverse effects resulting from your session.

45 MINUTE SERVICE

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STRUCTURE LEGEND

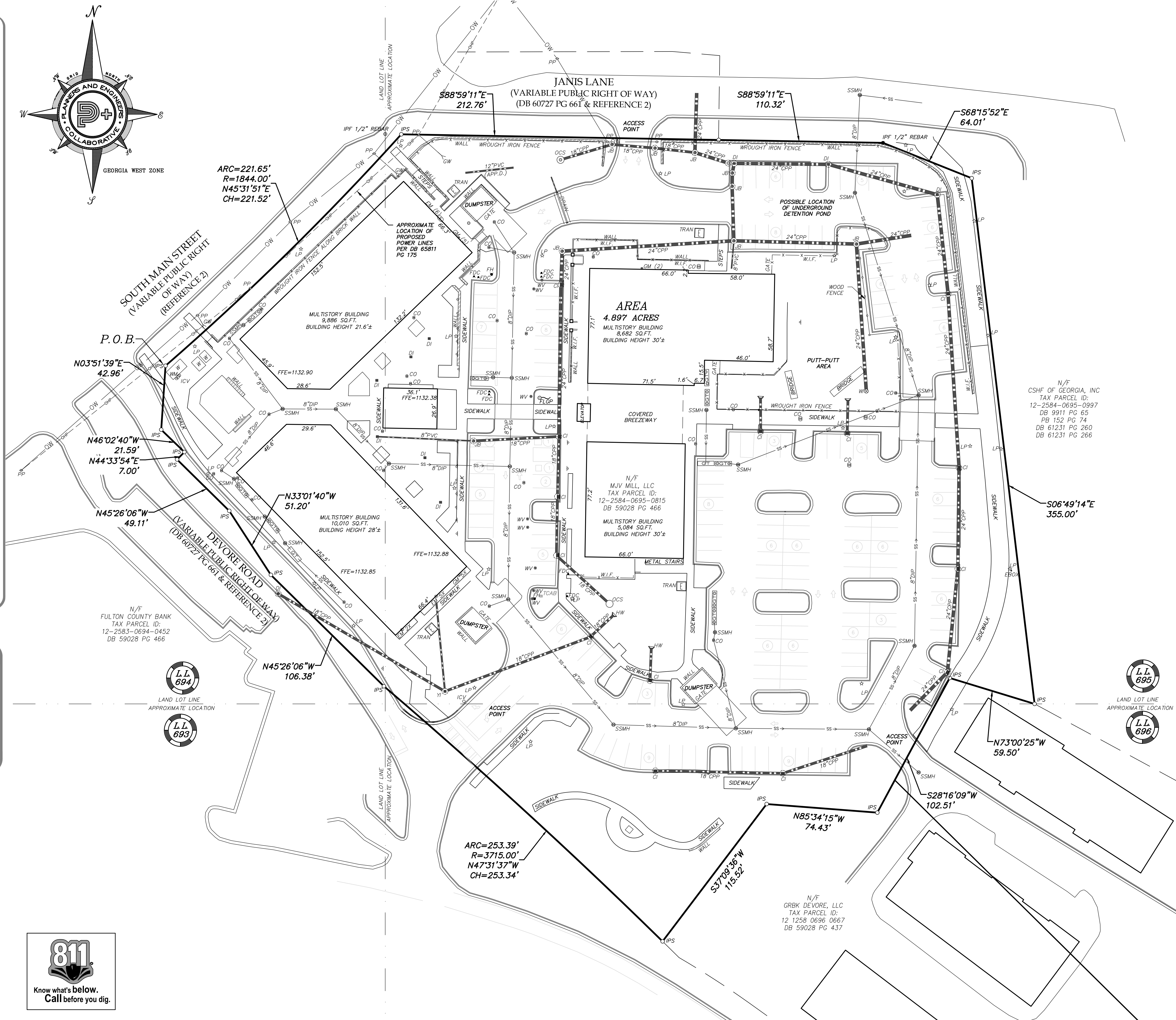
CABLE / TV	SEWER
Cable / TV Marker	Grease Trap
Cable / TV Pedestal	Sanitary Sewer Manhole
Cable / TV Manhole	Cleanout
Cable / TV Handhole	Sanitary Sewer Vent Pipe
Cable / TV Cable Box	Sanitary Sewer Marker
	Sanitary Sewer Force Main Valve
	Sanitary Sewer Lift Station
ELECTRIC/POWER	SITE / TOPOGRAPHIC FEATURES
Transformer	Street Sign
Guy Wire	Air Condition Unit
Electric Meter	Ballot
Power Pole/Utility Pole	Mailbox
Street Light/Light Pole	Satellite Dish
Electric Panel	Flag Pole
Electric Manhole	Monitoring Well
Electric Handhole	Antenna
Electric / Power Marker	Column
Spot Light	Camera Pole / Camera
	Bore Hole Location
FIBER OPTIC	TELEPHONE
Fiber Optic Marker	Mile Post
Fiber Optic Manhole	Rail Road Mile Post
Fiber Optic Pedestal	
GAS	STORM / DRAINAGE
Gas Meter	Storm Structure Lid
Gas Valve	Drop Inlet
Gas Fill Cap	Catch Basin
Gas Manhole	Single Wing Catch Basin
Gas Marker	Double Wing Catch Basin
Gas Pressure Relief Valve	Weir Inlet
Gas Vault	Head Wall
Gas Vent Pipe	Junction Box
	Curb Inlet
	Flared-in Section
	Down Spout
PAVEMENT MARKING	TRAFFIC
Pavement Marking	Overhead Traffic Signal
Pavement Marking	Traffic Handhole Box
Pavement Marking	Telephone Handhole Box
Turn Arrow Left/Right	Telephone Manhole
Turn Arrow Left	Telephone Cabinet
Turn Arrow Right	
Traffic Arrow Straight	WATER
Traffic Arrow Straight/Left	Fire Hydrant
Traffic Arrow Straight/Right	Irrigation Control Valve
Traffic Arrow U-Turn	Water Meter
Handicap Pavement Marking	Water Valve
Bike Lane Pavement Marking	Fire Department Connection
	Water Vault
	Pressure Irrigation Valve
	Water Vent Pipe
	Water Valve Marker
	Water Marker
	Water Manhole
	Water Air Release Valve
	Water Back Flow Preventer
	Sprinkler Head
	Sprinkler Valve
PROPERTY MONUMENTS	MISCELLANEOUS
Right-of-Way Monument Found	Land Lot Symbol
Concrete Monument Found	
Iron Pin Set	
Iron Pin Found (Rebar found)	
PK Nail Set	
PK Nail Found	
Point	
Benchmark	
MISCELLANEOUS	
Land Lot Symbol	

LINETYPES

PROPERTY	EXISTING OVERHEAD
Adjacent Property	Overhead Wires
Property Line	
Center of Creek	
FENCE LINES	EXISTING UNDERGROUND
Barb Wire Fence	Cable
Chain link fence	Electric
Wood Fence	Fiber Optic
Woven Wire Fence	Gas
	Telecommunications
	Water
	Television
SITE / TOPOGRAPHIC FEATURES	
Guardrail	Storm Drainage Line
	Sanitary Sewer

ABBREVIATIONS

APPROX.	I.E.	Invert Elevation
Approximate 1/2" Rebar	Iron Pin Found	Iron Pin Set
Curb and Gutter	Light Pole	Monitoring Well
Chain Link Fence	Now or Formerly	Open Top Pipe
Corrugated Metal Pipe	Plot Book	Page
CO	PK Nail Found	PK Nail Set
COP	Point of Beginning	Point of Commencement
DB	Polyvinyl Chloride Pipe	Rebar Capped
DI	Reinforced Concrete Pipe	Right of Way Monument
DEP	Sanitary Sewer Manhole	Transformer
EPP	Vitrified Clay Pipe	Wood Fence
EPAN	Water Meter	Water Valve
ESMT	W.D.F.	
FES	WV	
FHE		
FLGP		
GA		
GM		
GW		
H.W.		
HW		
ICV		



SHEET 1 OF 3

DRAWN BY: V.S.
CHECKED BY: V.S.
FILE NO.: 16143.02
DATE: 12/01/2022
SCALE: DATE OF FIELD WORK: 11/30/22

FOR
ALTA/NSPS LAND TITLE SURVEY
STRS GA OHIO INVESTMENTS, LLC, a Delaware limited liability company; MIV MILL, LLC, a Georgia limited liability company; MCANAMY MCEOD HELLER, LLC, IBERIABANK, N.A., its successors and/or assigns, as their interest may appear and FIRST AMERICAN TITLE INSURANCE COMPANY
LAND LOT(S) 693, 694, 695, 696
DISTRICT 1ST
FULTON COUNTY GEORGIA

REVISIONS

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

PLANNERS & ENGINEERS COLLABORATIVE+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORETS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT, PEACHTREE CORNERS, GEORGIA 30092
(770) 451-1741 WWW.PEC.PLUS
C.O.A.-LSF000004

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STRUCTURE LEGEND

CABLE / TV	SEWER
Cable / TV Marker	Grease Trap
Cable / TV Pedestal	Sanitary Sewer Manhole
Cable / TV Manhole	Cleanout
Cable / TV Handhole	Sanitary Sewer Vent Pipe
Cable / TV Cable Box	Sanitary Sewer Marker
	Sanitary Sewer Force Main Valve
	Sanitary Sewer Lift Station
ELECTRIC/POWER	SITE / TOPOGRAPHIC FEATURES
Transformer	Street Sign
Guy Wire	Air Condition Unit
Electric Meter	Ballot
Power Pole/Utility Pole	Mailbox
Street Light/Light Pole	Satellite Dish
Electric Panel	Flag Pole
Electric Box	Monitoring Well
Electric Manhole	Antenna
Electric Handhole	Column
Electric / Power Marker	Camera Pole / Camera
Spot Light	Bore Hole Location
FIBER OPTIC	Mile Post
Fiber Optic Marker	Rail Road Mile Post
Fiber Optic Manhole	
Fiber Optic Pedestal	
GAS	STORM / DRAINAGE
Gas Meter	Storm Structure Lid
Gas Valve	Drop Inlet
Gas Fill Cap	Catch Basin
Gas Manhole	Single Wing Catch Basin
Gas Marker	Double Wing Catch Basin
Gas Pressure Relief Valve	Weir Inlet
Gas Vault	Head Wall
Gas Vent Pipe	Junction Box
	Curb Inlet
	Flared-in Section
	Down Spout
PAVEMENT MARKING	TELEPHONE
Pavement Marking	Telephone Terminal Box
Pavement Marking	Telephone Marker
Pavement Marking	Telephone Handhole Box
Pavement Marking	Telephone Manhole
Turn Arrow Left/Right	Telephone Cabinet
Turn Arrow Left	
Turn Arrow Right	
Traffic Arrow Straight	
Traffic Arrow Straight/Left	
Traffic Arrow Straight/Right	
Traffic Arrow U-Turn	
Handicap Pavement Marking	
Bike Lane Pavement Marking	
PROPERTY MONUMENTS	TRAFFIC
Right-of-Way Monument Found	Overhead Traffic Signal
Concrete Monument Found	Traffic Handhole Box
Iron Pin Set	Telephone Handhole Box
Iron Pin Found (Rebar found)	Traffic Signal Pole
PK Nail Set	Traffic Signal Loop Control Box
PK Nail Found	
Point	
Benchmark	
MISCELLANEOUS	WATER
Land Lot Symbol	Fire Hydrant
	Irrigation Control Valve
	Water Meter
	Water Valve
	Fire Department Connection
	Water Vault
	Pressure Irrigation Valve
	Water Vent Pipe
	Water Valve Marker
	Water Marker
	Water Manhole
	Water Air Release Valve
	Water Back Flow Preventer
	Sprinkler Head
	Sprinkler Valve

LINETYPES

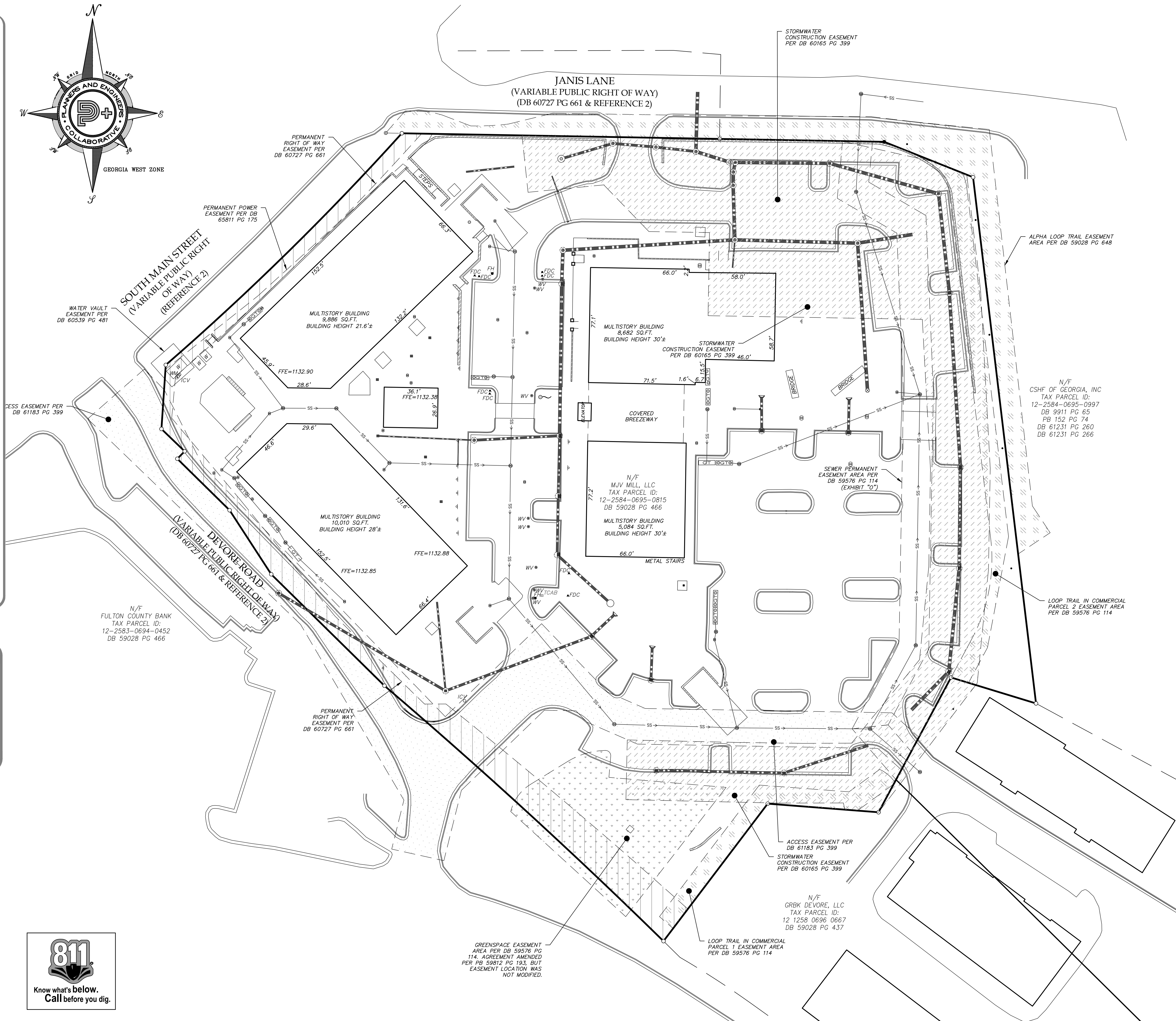
PROPERTY	EXISTING OVERHEAD
Adjacent Property	Overhead Wires
Property Line	
Center of Creek	
FENCE LINES	EXISTING UNDERGROUND
Barb Wire Fence	Cable
Chain link fence	Electric
Wood Fence	Fiber Optic
Woven Wire Fence	Gas
	Telecommunications
	Water
	Television
SITE / TOPOGRAPHIC FEATURES	Storm Drainage Line
Guardrail	Sanitary Sewer

ABBREVIATIONS

APPROX.	I.E.	Invert Elevation
Approximate 1/2" Rebar	Iron Pin Found	Iron Pin Set
Curb and Gutter	Light Pole	Monitoring Well
Chain Link Fence	Now or Formerly	Open Top Pipe
CMP	Open Top Pipe	Plot Book
CO	Page	PK Nail Found
COP	PK Nail Set	Point of Beginning
DB	Electric Power Pole	Point of Commencement
DI	Electric Panel	Polyvinyl Chloride Pipe
DE	Easement	Rebar Capped
EOP	Flared End Section	Reinforced Concrete Pipe
EPB	Finish Floor Elevation	Right of Way Monument
EPAN	Fire Hydrant	Sanitary Sewer Easement
ESMT	Flag Pole	Transformer
FES	Georgia	Vitrified Clay Pipe
FFE	RCP	Wood Fence
FH	SSE	Water Meter
FLGP	SSMH	Water Valve
GA	TRAN	
GM	VCP	
GW	W.D.F.	
HDR	WV	
H.W.		
HW		
ICV		



Know what's below.
Call before you dig.



ALTA/NSPS LAND TITLE SURVEY

FOR
STPS GA OHIO INVESTMENTS, LLC, a Delaware limited liability company; MJV MILL, LLC, a Georgia limited liability company; MCNAMANY MCEOD HELLER, LLC, IBERIABANK, N.A., its successors and/or assigns, as their interest may appear and FIRST AMERICAN TITLE INSURANCE COMPANY

LAND LOT(S)
DISTRICT

REVISIONS

REV	DATE	DESCRIPTION	BY
5			
4			
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350 RESEARCH COURT, PEACHTREE CORNERS, GEORGIA 30092
(770) 451-1271 WWW.PEC.PLUS
C.O.A.-LSF000004

SHEET 2 OF 3

DRAWN BY: VJS
CHECKED BY: VJS
FILE NO.: 16143.02
DATE: 12/01/2022
SCALE:
DATE OF FIELD WORK: 11/30/22

0 15 30 60

FULTON COUNTY
GEORGIA

693, 694, 695, 696

LAND LOT(S)
DISTRICT

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NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR FULTON COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13121C0058F, PANEL 58 OF 490, EFFECTIVE DATE SEPTEMBER 18, 2013 AND FOUND NO PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD), THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.
3. THIS SITE IS TIED TO GRID NORTH BASED ON GPS OBSERVATIONS ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN NOVEMBER 2022. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVDB88), GEORGIA WEST ZONE STATE PLANE COORDINATES.
4. THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
5. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS ONLY INTENDED TO COVER A SPECIFIC PORTION OF THE SUBJECT PROPERTY.
6. NO ZONING INFORMATION PROVIDED FOR BUILDING SETBACKS.
7. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF GEORGIA.
8. THE PROPERTY DESCRIBED HERE ON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN COMMITMENT NO. 0-132/1761 WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2022, AT 5:00 O'CLOCK P.M. AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
9. THE PROPERTY HAS DIRECT ACCESS TO DEVORE ROAD, A DEDICATED PUBLIC ROAD, AND SOUTH MAIN STREET, A DEDICATED PUBLIC STREET.
10. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

REFERENCES

1. MJV MILL, LLC, A GEORGIA LIMITED LIABILITY COMPANY, McMANAMY McLEOD HELLER, LLC, IBERIABANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR AND CHICAGO TITLE INSURANCE COMPANY, PREPARED BY PLANNERS AND ENGINEERS COLLABORATIVE, DATED FEBRUARY 28, 2019, SIGNED AND SEALED BY JONATHAN N. HOWARD, REGISTERED LAND SURVEYOR IN THE STATE OF GEORGIA, LICENSE NUMBER 3008.
2. DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, RIGHT OF WAY OF PROPOSED SR 9/NORTH MAIN STREET FROM ACADEM STREET TO WINDWARD PARKWAY & SR 9/SOUTH MAIN STREET FROM UPPER HENBREE ROAD TO ACADEMY STREET, FULTON COUNTY, FEDERAL AID PROJECT STP00-0114-01(084) & 085), PREPARED BY POND & COMPANY, PLANS COMPLETED ON 10-01-2014, LOCATION AND DESIGN APPROVAL DATE 03-21-2016.

LEGAL DESCRIPTION – TITLE

Parcel I

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 693, 694, 695 & 696 of the 1st District, 2nd Section, Fulton County, City of Alpharetta, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence from a point at the intersection of the westerly right-of-way line of Haynes Bridge Road (Variable R/W) with the northerly right-of-way (R/W) line of Devore Road (60' R/W Public); thence along said northerly right-of-way line of Devore Road the following courses and distances: North 89 degrees 42 minutes 00 seconds West a distance of 202.29 feet to a point; thence 74.81 feet along an arc of a curve to the right, said curve having a radius of 689.23 feet and a chord bearing and distance of North 86 degrees 35 minutes 26 seconds West 74.77 feet to a concrete monument found; thence 124.63 feet along an arc of a curve to the right, said curve having a radius of 321.66 feet and a chord bearing and distance of North 71 degrees 18 minutes 18 seconds West 123.85 feet; thence 43.66 feet along an arc of a curve to the right, said curve having a radius of 558.16 feet and a chord bearing and distance of North 58 degrees 24 minutes 4 seconds West 43.65 feet to a point; thence North 53 degrees 16 minutes 29 seconds West a distance of 147.40 feet to a point; thence North 52 degrees 48 minutes 25 seconds West a distance of 523.61 feet to a point; thence North 54 degrees 25 minutes 46 seconds West a distance of 58.65 feet to a point; thence 71.78 feet along an arc of a curve to the left, said curve having a radius of 611.65 feet and a chord bearing and distance of North 57 degrees 48 minutes 10 seconds West 71.74 feet to an iron pin set and the TRUE POINT OF BEGINNING; from the TRUE POINT OF BEGINNING as thus established; thence continuing along said right-of-way line of Devore Road the following courses and distances: 206.02 feet along an arc of a curve to the left, said curve having a radius of 611.65 feet and a chord bearing and distance of North 70 degrees 48 minutes 51 seconds West 205.05 feet; thence North 78 degrees 54 minutes 49 seconds West a distance of 85.67 feet to an iron pin found; thence leaving said right-of-way line North 16 degrees 26 minutes 25 seconds East a distance of 135.16 feet to an iron pin found; thence North 45 degrees 57 minutes 21 seconds West a distance of 200.00 feet to an iron pin found on the southeasterly right-of-way line of South Main Street (Variable R/W); thence along said right-of-way line the following courses and distances: North 48 degrees 40 minutes 47 seconds East a distance of 99.80 feet to a point; thence North 46 degrees 18 minutes 21 seconds East a distance of 100.00 feet to a point; thence North 42 degrees 54 minutes 25 seconds East a distance of 77.05 feet to an iron pin found; thence leaving said right-of-way line South 88 degrees 59 minutes 11 seconds East a distance of 333.85 feet to an iron pin found; thence South 68 degrees 15 minutes 52 seconds East a distance of 64.01 feet to an iron pin set; thence South 6 degrees 49 minutes 14 seconds East a distance of 365.00 feet to an iron pin set; thence North 73 degrees 0 minutes 25 seconds West a distance of 59.50 feet to an iron pin set; thence South 28 degrees 16 minutes 9 seconds West a distance of 102.51 feet to an iron pin set; thence North 85 degrees 34 minutes 15 seconds West a distance of 74.43 feet to an iron pin set; thence South 37 degrees 9 minutes 36 seconds West a distance of 119.57 feet to an iron pin set and the TRUE POINT OF BEGINNING.

Said tract containing 5.497 acres.

Easement Parcel No. 1:

TOGETHER WITH easements appurtenant to said property as contained in Easement Agreement between CSHF of Georgia, Inc. and the proposed insured, dated as of July 18, 2018, filed July 24, 2018, recorded at Deed Book 59028, page 442, aforesaid Records and recorded August 14, 2018 in Deed Book 59120, page 648, aforesaid Records.

LESS AND EXCEPT property described in Right of Way Deed and Permanent Easement from MJV Mill, LLC to Department of Transportation dated October 25, 2019, filed October 29, 2019, recorded in Deed Book 60727, page 661, aforesaid records.

ALTA/NSPS LAND TITLE SURVEY – TABLE "A" ITEMS

1. MONUMENTS PLACED OR FOUND AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, AND SHOWN HEREON.
2. ADDRESS(ES) OF THE SURVEYED PROPERTY: 13 SOUTH MAIN STREET, ALPHARETTA, GEORGIA
3. FLOOD ZONE INFORMATION IS INCLUDED IN GENERAL NOTES, NOTE 2.
4. GROSS LAND AREA OF SUBJECT PROPERTY IS 4.897 ACRES.

6(A). IF THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, LIST THE ABOVE ITEMS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.

6(B). IF THE ZONING SETBACK REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THOSE REQUIREMENTS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.

7(A)(1). EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL ARE SHOWN HEREON.

7(C). MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE SHOWN HEREON.

8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN HEREON.

9. NUMBER AND TYPE OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS AND IN PARKING STRUCTURES IS SHOWN HEREON.

10. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY. NORTHERLY CURB LINE OF DEVORE ROAD ENCROACHES ONTO THE PROPERTY.

11. OBSERVED EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY LOCATED AND SHOWN HEREON. NO ADDITIONAL LOCATE OR INVESTIGATION OF UTILITIES REQUESTED BY THE CLIENT.

13. ADJACENT OWNER INFORMATION IS SHOWN HEREON AS REQUIRED BY GEORGIA STANDARDS.

14. DISTANCE FROM PROPERTY TO INTERSECTION OF THE (NEAREST STREET) IS SHOWN HEREON.

15. EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

16. PROPOSED CHANGES IN STREET RIGHT OF WAY LINES IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 693, 694, 695 & 696 of the 1st District, 2nd Section, Fulton County, City of Alpharetta, Georgia and being more particularly described as follows:

BEGIN at a set 1/2 inch rebar with cap at the most northerly end of mitered intersection created by southeasterly right-of-way line of South Main Street (variable public right of way) and the northeasterly right of way line of Devore Road (variable public right of way), said rebar being the TRUE POINT OF BEGINNING;

THENCE along said southeasterly right of way line of South Main Street along a curve turning to the left with an arc length of 221.65 feet, having a radius of 1844.00 feet, being subtended by a chord bearing of North 45 degrees 31 minutes 51 seconds East, and a chord length of 221.52 feet to a set 1/2 inch rebar with cap at the intersection created by said southeasterly right of way of South Main Street and the south right of way line of Janis Lane (variable public right of way); thence leaving said southeasterly right of way of South Main Street and proceed along said south right of way line of Janis Lane South 88 degrees 59 minutes 11 seconds East a distance of 212.76 feet to a point; thence leaving said south right of way of Janis Lane and proceed South 88 degrees 59 minutes 11 seconds East a distance of 110.32 feet to a found 1/2 inch rebar; thence South 68 degrees 15 minutes 52 seconds East a distance of 64.01 feet to a set 1/2 inch rebar with cap; thence South 06 degrees 49 minutes 14 seconds East a distance of 355.00 feet to a set 1/2 inch rebar with cap; thence North 73 degrees 00 minutes 25 seconds West a distance of 59.50 feet to a set 1/2 inch rebar with cap; thence South 28 degrees 16 minutes 09 seconds West a distance of 102.51 feet to a set 1/2 inch rebar with cap; thence North 85 degrees 15 seconds West a distance of 74.43 feet to a set 1/2 inch rebar with cap; thence South 37 degrees 09 minutes 36 seconds West a distance of 115.52 feet to a set 1/2 inch rebar with cap on said northeasterly right of way line of Devore Road; thence along said northeasterly right of way line of Devore Road the following courses and distances: along a curve turning to the left with an arc length of 253.39 feet, having a radius of 3715.00 feet, being subtended by a chord bearing of North 47 degrees 31 minutes 37 seconds West, and a chord length of 253.34 feet to a set 1/2 inch rebar with cap; North 45 degrees 26 minutes 06 seconds West a distance of 106.38 feet to a set 1/2 inch rebar with cap; North 33 degrees 01 minutes 40 seconds West a distance of 51.20 feet to a set 1/2 inch rebar with cap; North 45 degrees 26 minutes 06 seconds West a distance of 49.11 feet to a set 1/2 inch rebar with cap; North 44 degrees 33 minutes 54 seconds East a distance of 7.00 feet to a set 1/2 inch rebar with cap; North 46 degrees 02 minutes 40 seconds West a distance of 21.59 feet to a set 1/2 inch rebar with cap at the most southerly end of said mitered intersection; thence North 03 degrees 51 minutes 39 seconds East a distance of 42.96 feet to a set 1/2 inch rebar with cap, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 213,303 square feet or 4.897 acres.

TITLE EXCEPTIONS

First American Title Insurance Company Commitment number 0-132/1761 with an effective date of September 28, 2022, at 5:00 o'clock P.M. was used in the preparation of this survey and the listed exceptions are as follows:

13. from C. H. Maddox to Georgia Power Company, dated June 4, 1940, filed June 14, 1940, recorded in Deed Book 1714, page 397(a), aforesaid records. Comment: May or may not affect subject property. Deed is too vague and blanket in nature.

14. Slope easements contained in that certain Right of Way Deed from C.H. Maddox to Fulton County, dated May 29, 1942, filed June 8, 1942, recorded in Deed Book 1884, page 6(a), aforesaid records. Comment: Does not affect subject property, previous take

15. Easement from J. Will Wood to Georgia Power Company, dated November 29, 1948, recorded in Deed Book 2390, page 297, aforesaid records. Comment: Affects subject property, easement blanket in nature.

16. General Permit from Alpha Development Corporation, Inc. to Southern Bell Telephone and Telegraph Company, dated December 3, 1956, filed December 31, 1956, recorded in Deed Book 3183, page 53(a), aforesaid records. Comment: Affects subject property, easement blanket in nature.

17. Easement from Alpha Development Corp. to Georgia Power Company, dated July 17, 1973, filed July 27, 1973, recorded in Deed Book 5873, page 358, aforesaid records. Comment: Affects subject property, easement blanket in nature.

18. Regulatory Agreement Housing for the Elderly-Nonprofit between CSFH of Georgia, Inc. and Secretary of Housing and Urban Development, dated January 27, 1986, filed January 28, 1986, recorded in Deed Book 9938, page 28, aforesaid records; as affected by that certain Quitclaim Deed from Secretary of Housing and Urban Development to Department of Transportation, dated January 22, 2022, filed February 26, 2020, recorded in Deed Book 61231, page 266, aforesaid records. Comment: Does not affect but benefits subject property. Access point located on the north end of subject property.

19. Cable TV Subscription Agreement between CSHF of Georgia, Inc. and Atlanta Cable Partners, L.P., a Georgia limited partnership, dated March 1, 1994, filed May 12, 1994, recorded in Deed Book 18316, page 45, aforesaid records. Comment: May or may not affect subject property. No property description provided in above referenced deed.

20. Lease between CSHF of GA, Inc., Lessor, and Coinmach Corporation, Lessee, as evidenced by that certain Lease Memorandum between said parties, dated November 11, 2010, filed March 10, 2011, recorded in Deed Book 49901, page 591, aforesaid records. Comment: Not a survey item.

21. Easement from Alpha Development to Georgia Power Company dated October 23, 2013, filed November 8, 2013, recorded in Deed Book 53334, Page 33, Fulton County, Georgia records. Comment: Does not affect subject property. Easement possibly expired due to new development.

22. Joint Development, Reciprocal Easement and Cost Sharing Agreement by and between MJV Mill, LLC, a Georgia limited liability company and GRBK Devore, LLC, a Georgia limited liability company, dated as of July 18, 2018, filed July 24, 2018 recorded in Deed Book 59028, page 471, aforesaid records, re-filed January 2, 2019, recorded in Deed Book 59576, page 114, aforesaid records; as amended by that certain First Amendment to Joint Development, Reciprocal Easement and Cost Sharing Agreement between MJV Mill, LLC and GRBK Devore, LLC, dated March 18, 2019, filed March 20, 2019, recorded in Deed Book 59812, page 193, aforesaid records; as further amended by that certain Second Amendment to Joint Development, Reciprocal Easement and Cost Sharing Agreement between MJV Mill, LLC and GRBK Devore, LLC, dated May 17, 2019, filed June 19, 2019, recorded in Deed Book 60165, page 399, aforesaid records; as further amended by that certain Third Amendment to Joint Development, Reciprocal Easement and Cost Sharing Agreement between MJV Mill, LLC and GRBK Devore, LLC, dated November 8, 2019, filed November 25, 2019, recorded in Deed Book 60840, page 191, aforesaid records. Comment: Affect subject property. Plottable easements are shown on survey. Some of the easement's configuration possibly changed from original design to approved land development permit. See exception 26 for possible

23. Water Vault Easement from MJV Mill, LLC to Fulton County, undated, filed September 20, 2019, recorded in Deed Book 60539, page 481, aforesaid records. Comment: Affects subject property as shown on survey.

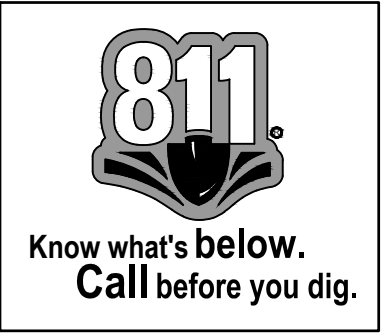
24. Right of Way Deed and Permanent Easement from MJV Mill, LLC to Department of Transportation, dated October 25, 2019, filed October 29, 2019, recorded in Deed Book 60727, page 661, aforesaid records. Comment: Affects subject property as shown on survey.

25. Underground Easement from MJV Mill, LLC to Georgia Power Company, dated February 5, 2020, filed February 14, 2020, recorded in Deed Book 61183, page 660, aforesaid records. Comment: Affects subject property. Easement blanket in nature and not plottable.

26. Stormwater Management Facilities and Practices Covenants from MJV Mill, LLC to City of Alpharetta, dated July 15, 2019, filed December 23, 2020, recorded in Deed Book 62864, page 230, aforesaid records. Comment: Affects subject property. Location of the stormwater easements cannot be plotted. Additional information is required to show exact location of said easement.

27. Easement from MJV Mill, LLC to Georgia Power Company, dated February 15, 2022, filed June 14, 2022, recorded in Deed Book 65811, page 175, aforesaid records. Comment: Affects subject property as shown on survey.

28. All matters disclosed on that certain ALTA/NSPS Land Title Survey for STRS GA Investments, LLC and First American Title Insurance Company prepared by _____, Georgia Registered Land Surveyor No. _____ of _____, dated _____, 2022, last revised _____, 2022.



SHEET 3 OF 3
DRAWN BY: MJS
CHECKED BY: JWH
FILE NO.: 16143.022
DATE: 12/01/2022
SCALE:
DATE OF FIELD WORK: 11/30/22

ALTA/NSPS LAND TITLE SURVEY
FOR
STRS GA OHIO INVESTMENTS, LLC, a Delaware limited liability company; MJV MILL, LLC, a Georgia limited liability company; McMANAMY McEOD HELLER, LLC, IBERIABANK, N.A., its successors and/or assigns, as their interest may appear and FIRST AMERICAN TITLE INSURANCE COMPANY

LAND LOTS 693, 694, 695, 696
DISTRICT 1ST
FULTON COUNTY, GEORGIA

REVISIONS					DESCRIPTION
5	4	3	2	1	
					REV
					DATE
					BY

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COLLECTED USING A TOPCON TOTAL STATION "ES103", "ES105", GEOMAX ZOOM90 ROBOTIC STATION, A GEOMAX ZENIUS800 SERIES DATA COLLECTOR, eGPS 20TL GNSS RECEIVER WITH A SITE-LOCALIZED RTK NETWORK, AND HAS A RELATIVE POSITIONAL ACCURACY OF 0.1 FEET.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN xxxxx FEET.

To STRS GA OHIO INVESTMENTS, LLC, a Delaware limited liability company; MJV Mill, LLC., a Georgia limited liability company, McManamy McEod Heller, LLC, Iberiabank, N.A., its successors and/or assigns, as their interest may appear and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 7, 8, 9, 10, 13, 16, and 18 of Table A thereof. The field work was completed on: 11/30/2022

Date of Map or Plat: 12/01/2022

Surveyor's Signature

Printed name

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CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

CITY COUNCIL SPONSOR: STAFF INITIATED

I. AGENDA ITEM TITLE: PH-24-18 UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS – SIGNS

PLANNING COMMISSION: OCTOBER 3, 2024

CITY COUNCIL: OCTOBER 28, 2024

II. REPORT IN BRIEF:

Consideration of text amendments to the Unified Development Code (UDC). Amend UDC Article II, Section 2.6 Signs related to flagpoles, signs permitted in Theater Complexes, and signs permitted in strip shopping centers, shopping centers, and mixed-use developments.

DISCUSSION

Staff recommends text amendments to Unified Development Code (UDC) Article II, Section 2.6 Signs, amending regulations pertaining to flagpoles, 'Cinemas' or 'Theaters' signs, and signs permitted in strip shopping centers, shopping centers, and mixed-use developments.

Amend UDC Subsection 2.6.7 Exemptions from permit requirements, to amend the height of a flagpole on a non-residential property from the maximum building height in the applicable zoning district, or 60', whichever is less to no more than 35'.

Amend UDC Subsection 2.6.11 General provisions, Signs Permitted in Strip Shopping Centers, Shopping Centers, and Mixed-use Developments to remove an exception to licensed trademark/logo colors.

Amend UDC Subsection 2.6.12(B)(9) Signs Permitted for Cinema Complexes to replace the term 'cinema complex' with 'theater' in order to match the definition in the UDC for 'Theater'. The UDC defines 'Theater' as "a building or part of a building devoted to showing motion pictures, or for dramatic, musical or live performances."

III. ATTACHMENTS:

- Ordinance



AN ORDINANCE BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA TO AMEND ARTICLE II OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ALPHARETTA, GEORGIA; TO AMEND REGULATIONS PERTAINING TO SIGNS; 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 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 II, Section 2.6 titled "Signs" 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 November ____.

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:

Approved as to form and legal sufficiency:

Lauren Shapiro, City Clerk

[INSERT ATTORNEY], City Attorney

Exhibit "A"

SECTION 2.6 SIGNS¹

2.6.1 Findings, purpose and intent.

A. *Findings.*

1. The City of Alpharetta finds that signs are a proper use of private property, are a means of personal free expression and a necessary component of a commercial environment. As such, signs are entitled to the protection of the law. In the absence of regulation, however, the number of such signs tends to proliferate, with property owners' desiring ever increasing numbers and sizes of signs, leading to cluttered and aesthetically blighted thoroughfares and properties. In addition, the competition among competing sign owners for visibility of their signs contributes to safety hazards for both vehicles and pedestrians and undermines the sign owners' original purpose of presenting a clear message of its idea or identification of its premises.
2. The City further finds that the size, height, number, design characteristics, spacing and location of signs in the City directly affect the public health, safety and welfare and property values.
3. The City further finds that the regulation of the size, height, number, design characteristics, spacing and location of signs is necessary to protect the public safety, to assure compatibility of signs with surrounding land uses, to enhance the business and economy of the City, to protect the public investment in the streets and highways, to maintain the tranquil environment of residential areas, to promote industry and commerce, to eliminate visual clutter and blight, to provide an aesthetically appealing environment, and to provide for the orderly and reasonable display of both advertising and non-commercial messages for the benefit of all the City's citizens.
4. The City further finds that there is a substantial difference between signs erected by public authority and signs erected by private citizens or businesses. Signs erected by public authority are virtually all erected for the purpose of maintaining the public safety either through direct control of traffic or through provision of such type signage as street signs which enable the traveling public to know where they are located and to find where they are going. As such, with the exception of limited signs serving other purely public purposes, such as identifying government buildings or conveying government speech, virtually all government signs are erected purely for public safety purposes. Moreover, their use in the public right-of-way is necessary to ensure their visibility to the motoring public. The City finds that public utility signs are frequently of the same nature as those signs erected by governmental entities in that they provide necessary information to safeguard the public from downed power lines and from street excavations. Even where signs serve a propriety purpose, such as identifying markings on utility poles, those signs are marked primarily for the purpose of benefiting the public generally through identification of locations where there may be temporary losses of power.
5. The City further finds that there is a substantial need directly related to the public health, safety and welfare to comprehensively address these concerns through adoption of the following regulations.

B. *Purpose and Intent.* The purpose and intent of the governing authority of the City of Alpharetta in enacting this Ordinance includes, are as follows:

¹Ord. No. 720, § 2(Exh. A), adopted 2-22-2016, repealed former § 2.6 (2.6.1—2.6.14), and enacted a new § 2.6 as set out herein. The former § 2.6 pertained to similar subject matter and derived from the original codification and Ord. No. 713, §§ 1—8, adopted Sept. 28, 2015.

1. To protect the health, safety, general welfare and property values of the citizens of the City, and to implement the policies and objectives of the Comprehensive Plan of the City through enactment of a comprehensive set of regulations governing signs in the City;
2. To regulate the erection and placement of signs within the City in order to provide safe operating conditions for pedestrian and vehicular traffic without unnecessary and unsafe distractions to drivers and pedestrians;
3. To preserve the value of property on which signs are located and from which signs may be viewed;
4. To maintain an aesthetically attractive city in which signs are compatible with the surrounding area;
5. To maintain for the City's residents, workers and visitors a safe and aesthetically attractive environment and to advance the aesthetic interests of the City;
6. To prevent the destruction of the natural beauty and environment of the City and maintain and maximize tree coverage within the City;
7. To establish comprehensive sign regulations which effectively balance the protection of legitimate business and development needs and the rights of individuals and businesses to convey their messages through signs with the promotion of a safe and aesthetically attractive environment for residents, workers and visitors to the City and the protection of the public health, safety, and general welfare;
8. To ensure the protection of free speech rights under the State and United States Constitution within the City;
9. To promote economic development;
10. To establish a permit system to allow specific types of signs in zoning districts consistent with the uses, intent and aesthetic characteristics of the areas where the signs are to be located;
11. To provide temporary signs in limited circumstances;
12. To place reasonable controls on non-conforming signs that are by definition contrary to the public health, safety and welfare while protecting the constitutional rights of the owners of said non-conforming signs;
13. To provide for the maintenance of signs;
14. To avoid the harmful aspects of the unrestricted proliferation of signs; and
15. To ensure the fair and consistent enforcement of sign regulations.

(Ord. No. 720, § 2(Exh. A), 2-22-2016)

2.6.2 Scope of regulations.

- A. The provisions and standards of this Ordinance shall apply to all signs located or erected within the corporate limits of the City.
- B. Protected non-commercial speech shall be permitted in any place commercial speech is permitted under this Ordinance. Any sign provided for in any zoning district may contain non-commercial messages. To the extent any conflict arises between this provision and any other language found in this Ordinance, this provision shall control.
- C. Nothing herein shall be construed to permit display of any message which is obscene, illegal or speech which is otherwise unprotected under the First Amendment of the United States Constitution. Nothing herein shall be construed to prohibit a prosecution for violation of a criminal

statute by the City or other duly constituted government authority or a civil action by the City or other private person or entity.

(Ord. No. 720, § 2(Exh. A), 2-22-2016)

2.6.3 Definitions.

As used in this Ordinance, unless the context indicates otherwise, the following terms shall have the meaning set forth below:

Abandoned Sign. Any sign that contains or exhibits broken panels, visible rust, visible rot, damaged support structures, or deteriorated copy through lack of maintenance, or which is otherwise dilapidated, unsightly, or unkempt, and for which no person accepts maintenance responsibility.

Animated Sign. Any sign, or part of a sign, that uses any movement or change of lighting or color to depict action or create a special effect or scene, changes colors or physical position by movement or rotation, or which gives the visual impression of such movement or rotation. This includes signs that flash, blink, scroll, fade or rotate/revolve to display a message in more than one direction, and tri-vision signs, but does not include flags, banners, or canopies.

Background Area. The area of a sign face on which copy could be placed, as opposed to the copy area, where copy is in fact posted or painted. See also, "Face of Sign" (or "Sign Face").

Banner. Any sign of lightweight fabric, plastic or similar material that is intended to be hung either with a frame or without a frame. Neither flags nor canopy signs are considered banners.

Beacon. Any light with one (1) or more beams which rotate, move or which are directed into the atmosphere or at one (1) or more points not on the same lot as the light source.

Canopy (or Marquee). A permanent roof-like shelter extending from part or all of a building face and constructed of some durable material such as fabric, metal, glass or plastic.

Canopy Sign. Any sign attached to or constructed in or on a canopy. For purposes of this Ordinance, this term includes Marquee Sign.

Changeable Copy Board. Any sign or part of a sign face that incorporates changeable board or panels, each of which contain a number, letter, character, graphic, symbol or image, to form a sign message or messages ("changeable copy"), whether the changing of such panels or boards are accomplished electronically or manually. A tenant panel is not considered changeable copy.

Channel Letter Sign. A three-dimensional, individually cut letters or figures, illuminated or non-illuminated, affixed to a structure.

City. The City of Alpharetta, Georgia.

Copy. The characters, symbols, graphics, images, letters, words, writing, and/or information or advertising display on a sign surface.

Copy Area. The area in square feet of the smallest rectangle enclosing the actual copy of a sign.

Directory Sign. A single, permanent free-standing sign for multiple businesses, offices, professionals, industries or other entities located within a planned center.

Double-Faced Sign. A sign which has two (2) display areas against each other or where the interior angle formed by the display areas is sixty degrees (60°) or less, where one (1) face is designed to be seen from one (1) direction and the other face from another direction.

Electronic sign. Any sign, or portion of a sign, whose message may be changed at intervals by electronic process or by remote control, including signs such as a tri-vision sign, LCD sign or LED sign.

Facade. The exterior front of a building or structure exposed to public view.

Face of Sign or Sign Face. That part of a sign that is or can be used to announce, direct attention to, identify, advertise or otherwise communicate information. The entire area of sign on which copy could be placed. See also, "Background Area." The sign face may be composed of two or more modules on the same surface that are separated or surrounded by portions of a sign structure not intended to contain any advertising message or idea and are purely structural or decorative in nature.

Feather Sign. A temporary sign or device made of lightweight plastic, fabric, or other material, whether or not containing a message of any kind, attached to a single rod, stake or staff for support, and designed to move in the wind.

Flags. Any fabric, bunting or similar material containing distinctive colors, patterns, or symbols.

Flashing Sign. A sign, the illumination of which is not kept constant in intensity at all times when in use, and which exhibits marked changes in lighting effects.

Free-standing Sign. Any sign erected on a free-standing base, foundation, or frame, or otherwise supported by structures, supports or posts that are attached to, placed on, or anchored in the ground, and which are independent from and not attached to any building or other structure. All permanent free-standing signs shall be self-supporting structures erected on and permanently attached to solid bases or foundations.

Illuminated Sign, External. Any sign illuminated by an external light source. Such source cannot be a device that changes color, flashes or alternates.

Illuminated Sign, Internal. Any sign illuminated by an internal light source. Such source cannot be a device that changes color, flashes or alternates.

Lot or Parcel. A designed parcel, tract or area of land legally established by plat, subdivision or as otherwise permitted by law, to be separately owned, used, developed or built upon.

Monument Sign. A type of permanent free-standing sign that consists of a sign face attached on a solid base or foundation, designed in a manner such that the bottom (base) of the sign face is flush with the supporting solid base, which is directly mounted on and flush with the ground. The supporting base shall be at least as wide as the sign face and shall be constructed of brick, stone, or other architectural material as set forth herein. Also referred to as a "ground sign."

Non-conforming Sign. A sign erected or otherwise in use prior to the effective date of this Ordinance which fails in one or more respects to comply with all provisions of this Ordinance.

Obscene. Any form of speech which, taken as a whole, appeals to the prurient interest in sex, portrays sexual conduct in a patently offensive way, and which, taken as a whole, does not have serious literary, artistic, political, or scientific value. See *Miller v. California*, 413 U.S. 15, 93 S. Ct. 2607 (1973).

Outparcel. A portion of a larger parcel of land generally designed as a site for a separate structure and business from that of the larger main tract. To be recognized as an outparcel, the parcel must abut and be external to the larger main tract, have street frontage, and at the time of approval of the site plan for the larger main parcel be identified and delineated as a separate building site from that of the larger main parcel.

Pennant or Streamer. A temporary sign or device made of lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in a series, designed to move in the wind.

Permanent Sign. Any sign affixed in manner that enables the sign and its copy to resist environment loads and precludes ready removal or movement of the sign, which is designed and constructed in a manner such that its intended use appears to be indefinite, and which, when installed, is intended for permanent use.

Perpendicular Sign. A sign that is placed perpendicular to the face of a wall and can be read on both sides. Such signs can be mounted to a wall or attached to the underside of an awning.

Portable Sign. Any sign which is designed to be transported, including, but not limited to, signs transported by trailer or its own wheels, even though the wheels of such sign may be removed and remaining chassis or support constructed without wheels is converted to an "A" or "T" frame sign or attached temporarily or permanently to the ground. Portable sign also means a sign carried by a person when that person's function is to display or convey a message as a pedestrian. Portable sign also means and includes a sign attached to, mounted on, posted on, painted or drawn on a motorized or drawn vehicle, when such vehicle is parked or placed in such a manner as to serve the purpose of an advertising device, or routinely parked at a location other than the location generally associated with the message conveyed or identified thereon, or when the primary purpose or function of such vehicle is to transport the message or messages conveyed or identified thereon. Portable signs shall not be deemed to include standard bumper stickers on vehicles, license plates, or signs that may be reflected on hats or other articles of clothing.

Roof Line. The top edge of the roof or the top of the parapet, whichever forms the top line of the building silhouette.

Roof Sign. Any sign erected upon, against or directly above a roof or on top of or above the parapet of a building.

Rotating Sign. Any sign or portion of a sign that moves in a revolving or similar manner.

Sidewalk or Sandwich Board Sign. A movable sign not secured or attached to the ground or surface upon which it is located.

Sign. Any identification, description, illustration, device, fixture, structure, display or visual representation, which is visible from any public place and affixed to, or supported or suspended by, a stationary object, structure, building or the ground that uses any color, form, character, symbol, graphic, image, illumination, or writing to announce, direct attention to, identify, or advertise an object, idea, location, place, person, institution, organization, business, product, service, activity or event or to otherwise visually communicate information, ideas or messages of any kind to the public. "Sign" includes the sign face and sign structure..

Sign Structure. Any structure, other than a building, which supports, has supported or is designed to support a sign. A decorative cover is part of a sign structure.

Site Plan. A scaled, legible drawing representing the parcel of land on which a sign is to be located showing at least the property lines, public street rights-of-way, drive entrances, buildings and the location of existing free-standing signs.

Standard Informational Sign. A non-illuminated, temporary free-standing sign, which shall contain no reflecting elements, flags, projections or unpainted wooden surfaces, mounted on a post, stake or metal frame (with a thickness or diameter not greater than three and one-half inches) that is attached to, or anchored in, the ground. Standard informational signs are limited per lot to either one (1) sign that is twelve (12) square feet in area or up to four (4) signs not to exceed an aggregate of twelve (12) square feet in area. In addition, each sign shall not exceed a height of five (5) feet. These signs shall be set back not less than ten (10) feet from public right-of-way or ten (10) feet from the back of curb of a private roadway. Standard informational signs do not require a permit.

Strip Shopping Center. A multi-tenant retail center with less than fifty thousand square feet (50,000 sq. ft.) of enclosed, leasable space.

Subdivision Sign. A monument sign located at the vehicular entrance or exit of a platted residential subdivision.

Substandard Lot or Parcel. A lot or parcel that does not meet the lot area, width or public street frontage and access requirements of this Code.

Swinging Sign. A hinged sign installed on an arm or spar, and which is not also permanently fastened to an adjacent wall, ceiling or upright pole or support.

Temporary Sign. Any sign that is not a permanent sign.

Tenant Frontage or Tenant Space Frontage. The horizontal distance in feet between the left side wall and the right side wall or building end wall of a tenant space fronting on a street.

Tenant panel. A physically removable panel on a sign face that may be changed for different like-sized panels and which is at least two (2) square feet in area. Tenant panels do not include electronic signs, reader boards or changeable copy.

Tenant Space. The physical location within a building designed and intended to serve as the separate and exclusive premises for the operations of a business or entity, which has its own exclusive public entrance/exit from the exterior of the building, and which is occupied by a business or entity legally operating pursuant to all Federal, State, City or other applicable laws and regulations. The use of any such physical location by more than one (1) legally operating business or entity shall only constitute a single tenant space. In the event such a physical location is used or occupied by more than one (1) business or entity, in order for such physical location to constitute a "tenant space", all businesses and/or entities operating therein must be operating pursuant to all Federal, State, City or other applicable laws and regulations.

Under-canopy Sign. A sign suspended below the ceiling or roof of a canopy or marquee and perpendicular to the face of the building. For the purposes of this Ordinance, this term includes Under-marquee Sign.

Variable Message Board. A programmable sign that provides changing information.

Wall Sign. A sign attached to or erected against the outside wall of a building, with the face parallel to the building wall and extending not more than 1 foot (1 ft.) therefrom, and which displays only one sign face.

Window Sign. A sign installed on or inside a window for purposes of viewing from outside the building. This term does not include merchandise located in window or similar window displays.

(Ord. No. 720, § 2(Exh. A), 2-22-2016; Ord. No. 841, § 1(Exh. A), 2-21-2022)

2.6.4 Permits and applications.

- A. PERMIT REQUIRED. Except as specifically exempted from the provisions of this Ordinance, it shall be unlawful for any person to post, display, materially change, or erect a sign in the City without first having obtained a sign permit. Notwithstanding the foregoing, signs which are not visible from a public right-of-way or from neighboring properties shall not be subject to the standards of this Ordinance. A change in the copy area of a sign shall constitute a material change.
- B. APPLICATION CONTENTS. Applications for sign permits shall be made on application forms prepared by the Director and filed by the sign owner or its agent with the Director. The application shall include a detailed description of the subject sign and such other information and documents as required by the subject application form, including the following:
 - 1. The street address of the property upon which the subject sign is to be located and a site plan of the property which bears the scaled and labeled proposed location of the sign.
 - 2. The aggregate area and copy area for all signs on the parcel.
 - 3. The name(s) and address(es) of the owner(s) of the real property upon which the subject sign is to be located.
 - 4. Name, address, telephone number, business license number and signature of the business owner authorizing placement of the sign.
 - 5. Name, address, telephone number, fax number, business license number and signature of the sign contractor.

6. The type of sign to be erected, the area and copy area of the sign, the height of the sign (if free-standing), the shape of the sign, the color(s) of the sign, the material of the sign and details showing how the sign will be mounted, installed or erected.
7. For permanent free-standing, ground and monument signs only, show dimensioned sign location on site plan and include structural foundation and mounting details. Indicate the location and size of all existing permanent free-standing, ground and monument signs on the property.
8. The cost of the sign (materials and installation).
9. All applicants for signs which incorporate electricity must obtain an electrical permit or, if previously issued, a copy of the electrical permit. Signs connected to an approved, existing wired outlet or junction box do not require electrical permits.
10. If the proposed sign is subject to the design standards or other requirements set forth in the Design Review Board Ordinance (codified as §§ 16-37—16-46 of The Code of the City of Alpharetta, Georgia), the applicant must also submit such additional forms, information and/or documents as may be required by the provisions of said ordinance.
11. Such other information as the City shall require to show full compliance with this and other ordinances of the City.

C. REVIEW AND CONSIDERATION OF APPLICATIONS; DECISION; APPEALS.

1. No permit shall be issued until the appropriate application has been filed with, and approved by, the Director and fees have been paid. Fees and any required deposits shall be established from time to time by resolution of the City Council. No application shall be deemed to be accepted by the Director unless and until all fees and deposits are paid and all information reasonably required by the Director is provided by the applicant. When a sign sought pursuant to an application for a permit is located or proposed to be located within the Downtown Overlay or design review for compliance with design standards is delegated and referred to the Design Review Board by the Director as authorized under the Design Review Board Ordinance, the application shall also be subject to design review by the Design Review Board in accordance with the Design Review Board Ordinance. Where design review of a sign by the Design Review Board is required in accordance with the foregoing provisions, a condition of zoning or conditional use approval, or any other applicable City code, ordinance, resolution or regulation, no permit for any such sign shall be issued without the prior grant of design approval by the Design Review Board. The decision of the Design Review Board to grant or deny design approval shall be final.
2. The Director shall reject any application that is incomplete or does not conform to the City's application requirements, contains a false material statement or omission, or is for a prohibited sign under Subsection 2.6.8. Any such application may be rejected by either returning the application to the applicant or providing written notice of rejection of the application at any time prior to the expiration of (45) business days of receipt of said application. An application which is resubmitted must meet all the standards applicable to an original application. A rejected application that is later resubmitted in conformity with this Section 2.6 shall be deemed to have been submitted on the date of resubmission, instead of the original submission date. The Director is further authorized and empowered to revoke any sign permit issued pursuant to an application containing a false material statement or omission. The rejection or revocation of a permit pursuant to the provisions of this subparagraph may be appealed to the Board of Appeals by filing a notice of appeal with the Director within fifteen (15) days of written notice of the revocation, which must state the reason(s) for the appeal. Any such appeal shall be heard in accordance with the provisions for appeal set forth in subparagraph 5 below.

3. A sign permit shall become null and void if the sign for which the permit was issued has not been completed and erected within the time frame specified by the permit or six (6) months after the date of issuance.
4. A complete application for a sign permit shall be approved or denied by the Director within forty-five (45) business days of its receipt by the Director and the applicant's payment of the appropriate deposit(s) and fee(s) to the City. The Director shall give written notice to the applicant of the Director's decision within such forty-five (45) business day period. If it is determined that the application fully complies with the provisions of this Section 2.6 and all other applicable laws, ordinances, codes, resolutions and regulations of the City, the application shall be approved by the Director and a sign permit shall be issued. If it is determined that the application or proposed sign does not fully comply with the provisions of this Section 2.6 and all other applicable laws, ordinances, codes, resolutions and regulations of the City, the Director shall deny the application. If the decision of the Director is to deny the application, the notice shall state the reasons for denial of the permit. The Director shall give such notice in writing by hand-delivery, certified mail, statutory overnight delivery, or e-mail using the contact information provided in the application. If the notice is sent by certified mail, overnight statutory delivery or e-mail, the notice shall be deemed to have been given on the date the notice is mailed or e-mailed by the City as indicated by the postmark or date stamp associated therewith. If the City fails to act within the forty-five (45) business day period, the permit shall be deemed to have been granted.
5. Except as provided in Paragraph 6 below, when an application for a sign permit is denied by the Director, the applicant may appeal such denial to the Board of Appeals by filing a written notice of appeal with the Director within fifteen (15) days of the written notice of permit denial. The notice of appeal shall specify the grounds thereof. The Board of Appeals shall take final action on the appeal within sixty (60) days of the filing of the notice of appeal. If the Board of Appeals fails to act within said 60-day period, the permit shall be deemed to have been granted. Should the Board of Appeals vote to uphold the decision of the Director, the Board of Appeals shall issue a written decision indicating the reason(s) therefor to the applicant. Appeal from the decision of the Board of Appeals is by writ of certiorari to the Fulton County Superior Court and must be filed within 30 days of the date of the Board's decision.
6. Notwithstanding the provisions of the foregoing Paragraph, when (a) a sign is subject to design review and approval by the Director for compliance with design standards and other requirements pursuant to the Design Review Board Ordinance (See Chapter 16 of The Code of the City of Alpharetta, Georgia) and (b) an application for a sign permit is denied by the Director solely on the grounds that the proposed sign does not comply with such design standards or requirements (i.e., design approval is denied by the Director), the applicant may appeal such denial to the Design Review Board by filing a written notice of appeal specifying the grounds thereof with the Director within fifteen (15) days of the written notice of permit denial. When the Director's denial of design approval under the Design Review Board Ordinance serves as the sole basis for the denial of an application for a sign permit, such permit denial shall only be appealable to the Design Review Board. The Design Review Board shall take final action on the appeal within 60 days of the filing of the notice of appeal. If the Design Review Board fails to act within said 60-day period, design approval of the proposed sign shall be deemed to have been granted. Should the Design Review Board vote to uphold the denial, the Design Review Board shall issue a written decision indicating the reason(s) therefor to the applicant. Appeal from the decision of the Design Review Board is by writ of certiorari to the Fulton County Superior Court and must be filed within thirty (30) days of the date of the Design Review Board's decision.
7. The Director may inspect all existing signs in the City to determine if such signs conform to the provisions of the Ordinance. The Director is authorized and empowered to suspend or revoke any sign permit issued upon failure of the holder thereof to comply with any provision of this Sign Ordinance or any other ordinance of the City applicable to the subject sign. The

suspension or revocation of the permit shall not preclude the Director or City from taking any other action authorized by this Code or by law to enforce the provisions hereof, assure correction of violations or for any other lawful purpose. No permit shall be suspended or revoked until after the permittee is granted a public hearing before the Board of Appeals. The permittee shall be given fifteen (15) days' written notice of the time, place, and purpose of the hearing, with a statement of the reason(s) for the suspension or revocation of such permit. A finding that the permittee has violated a provision of this Sign Ordinance or any other ordinance of the City applicable to the subject sign shall be due cause for the suspension or revocation of the sign permit.

(Ord. No. 720, § 2(Exh. A), 2-22-2016; Ord. No. 751, § 1(Exh. A), 10-16-2017; Ord. No. 805, § 1(Exh. A), 8-10-2020)

Ord. No. 751, § 1(Exh. A), adopted Oct. 16, 2017, changed the title of § 2.6.4 from "Permits and labels" to read as herein set out.

2.6.5 Variances.

- A. Where a literal application of terms of this Ordinance, due to special circumstances, would result in an unusual hardship in an individual case, a variance may be granted pursuant to procedures set forth in this Code where all the following conditions exist:
1. a. Exceptional conditions pertaining to the property where the sign is to be located as a result of its size, shape or topography, which are not applicable to other lands or structures in the area; or
 - b. The natural features of the lot on which the sign is located or to be located, or of the land immediately adjacent to the lot, impairs the visibility of the sign such that it cannot be seen;
 2. The applicant would be deprived of rights that are commonly enjoyed by others similarly situated;
 3. Granting the variance would not confer on the applicant any significant privileges which are denied to others similarly situated;
 4. The exceptional circumstances are not the result of action by the applicant;
 5. The requested variance is the minimum variance necessary to allow the applicant to enjoy the rights commonly enjoyed by others similarly situated;
 6. Granting of the variance would not violate more than one standard of this Ordinance; and
 7. Granting the variance would not result in allowing a sign that interferes with road or highway visibility or obstruct or otherwise interfere with the safe and orderly movement of traffic.

Notwithstanding the foregoing, no variance shall be granted for any sign that is a prohibited sign under Subsection 2.6.8.

(Ord. No. 720, § 2(Exh. A), 2-22-2016)

2.6.6 Non-conforming signs.

It is the policy of the City to encourage that all signs within the City be brought into compliance with the terms and requirements of this Ordinance.

- A. The City finds that non-conforming signs may adversely affect the public health, safety and welfare. Such signs adversely affect the aesthetic characteristics of the city and may adversely affect public safety due to the visual impact of said signs on motorists and the structural

characteristics of said signs. Accordingly, the following registration requirements are found to be necessary in order to minimize these possible adverse effects through annual inspections and maintenance and allow the City to remain cognizant of the locations and maintenance of said signs.

- B. The owner(s) or authorized agent(s) of each non-conforming sign located within the City shall register said non-conforming sign with the Director no later than 90 days after the effective date of this Ordinance and shall renew this registration annually thereafter. Any non-conforming sign that does not comply with the registration requirements herein shall be deemed to be an illegal sign and shall be subject to the regulations applicable to illegal signs and all other enforcement provisions of this Ordinance. The Director shall promulgate a form for the registration of non-conforming signs and shall annually inspect said signs to assure that they continue in all other respects in conformity with all other provisions of this Ordinance and any other applicable ordinance or regulation of the City.
- C. The Director may inspect existing signs in the City from time to time to determine if such signs conform to the provisions of this Ordinance.
- D. Any non-conforming sign which is not used or leased for a continuous period of 1 year shall not be reused for sign purposes unless and until it fully conforms with the terms and requirements of this Ordinance.
- E. No change in shape, size or design, shall be permitted except to make a non-confirming sign comply with all requirements of this Ordinance.
- F. A non-conforming sign may not be replaced by another non-conforming sign.

(Ord. No. 720, § 2(Exh. A), 2-22-2016)

2.6.7 Exemptions from permit requirements.

The following signs shall be exempt from the permit requirements of Section 2.6.4, provided all standards set forth in this Ordinance are met, including, but not limited to, the standards set forth below:

- A. Standard informational signs.
- B. Address numerals, not exceeding six (6) inches in height in residential districts and twelve (12) inches in height in non-residential districts, for the sole purpose of displaying street numbers as may be required by other ordinances and other signs required by law.
- C. Flags provided that the height of a flag pole shall not exceed ~~35 feet the allowed height provided for a structure or a building in the applicable zoning district, or sixty (60) ft., whichever is less,~~ and in residential districts shall not exceed twenty-five (25) ft. in height or the height of the primary structure on the lot, whichever is less. In addition, the maximum dimensions of any flag shall be proportional to the flag pole height and the hoist side of the flag shall not exceed twenty percent (20%) of the vertical height of the flag pole. Each lot shall be allowed a maximum of three (3) flag poles unless a special land use permit or variance is obtained. A maximum of 2 flags per pole is allowed.
- D. Non-governmental traffic control devices in or adjacent to internal parking areas and driveways in private developments, located so as not to interfere with, or detract from, official traffic control devices, and which conform to MUTCD (current edition) standards, including, but not limited to, standards regarding size, height, design and location.
- E. Window signs meeting the standards of this Ordinance.
- F. Legally authorized public notices when posted by a government officer in the performance of his or her duties.

2.6.8 Prohibited signs and devices.

Except as otherwise provided, the following types of signs or attention-getting devices are prohibited in all zoning districts of the City:

1. Balloons, pennants, streamers, feather signs, air or gas filled figures, or similar attention-getting devices or wind-activated devices, excluding flags.
2. Swinging signs.
3. Rotating signs.
4. Animated signs, flashing signs, and intensely lighted signs.
5. Beacons, search lights or laser lights or images.
6. Variable message boards used for purposes other than traffic management.
7. Signs which purport to be, or are an imitation of, or resemble an official traffic sign or signal.
8. Window signs which, in aggregate, exceed 20% of the window area or otherwise fail to meet the standards of this Ordinance.
9. A-frame signs, sandwich board, sidewalk or curb signs are prohibited except when placed within 5 ft. of the front door of a building.
10. Signs painted on or attached to utility poles, trees, rocks or other similar objects, except signs lawfully placed on utility poles by a government, public authority or public utility.
11. Signs which obstruct a fire escape, required exit, window or door opening used as a means of ingress or egress, or which interfere with any opening required for ventilation, or which violate any code of the City, including the Life Safety Code and the Fire Prevention Code.
12. Signs occupying a parking space required under the minimum parking requirements of this Ordinance, other than signs designating the space as reserved for handicapped or other use.
13. Signs which do not conform to City-adopted building and electrical codes.
14. Signs which emit audible sound, odor or visible matter.
15. Portable signs.
16. [Reserved].
17. [Reserved].
18. Signs attached to any street signs or traffic control devices, or to any pole supporting same, or any sign attached to any utility pole, other than those signs lawfully placed by a government, public agency, or public utility.
19. Signs projected on a building.
20. Signs in a public right-of-way other than publicly owned or maintained signs.
21. Signs which are in violation of the rules and regulations of any zoning overlay district presently existing or as may later be enacted.
22. Signs located on any substandard lot.
23. Abandoned signs.

24. Any sign that is structurally unsound, or is a hazard to traffic or pedestrians.
25. Dilapidated or neglected signs. A sign (including sign structure) will be dilapidated or neglected if it does not present a neat and orderly appearance, which may be manifested by the following: rust or holes on or in the sign or sign structure, or broken, missing, loose or bent parts, faded or flaking paint, non-operative or partially non-operative illuminating or mechanical devices or missing letters in sign copy.
26. Signs exceeding 156 sq. ft. in copy area if located on a commercial building, signs exceeding 240 sq. ft. in copy area if located on an industrial or office park building and/or signs and sign structures in excess of 10 ft. in height (measured from the ground to the highest point of the structure).
27. Signs in any area designated as an undisturbed buffer pursuant to a federal, state or local law, a condition of zoning, or approved plat.
28. Internally illuminated window signs, including neon or LED signs (except as otherwise permitted herein). Additionally, LED, string or similar lighting outlining the windows, doors or other similar building features shall be prohibited.
29. Cabinet signs in the Downtown Overlay.
30. Face illuminated channel letter signs.

(Ord. No. 720, § 2(Exh. A), 2-22-2016; Ord. No. 736, § 1, 3-20-2017; Ord. No. 805, § 1(Exh. A), 8-10-2020; Ord. No. 841, § 2(Exh. B), 2-21-2022; Ord. No. 864, § 3(Exh. C), 10-16-2023)

2.6.9 Remedies.

In case any sign covered by this Ordinance is or is proposed to be erected, constructed, altered, converted or used in violation of any provision of this Ordinance, the Director may, in addition to other remedies, and after due notice to the appropriate person(s), issue a citation for violation of this Ordinance requiring the presence of the violator in the municipal court or the Alpharetta Code Enforcement Board, or institute injunctive or other appropriate legal or administrative proceedings to prevent such unlawful erection, construction, alteration, conversion or use or to correct or abate such violation.

(Ord. No. 720, § 2(Exh. A), 2-22-2016)

2.6.10 Severability.

In the event that any section, subsection, sentence or work of this Ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining provisions of this Ordinance, which shall remain in full force and effect as if such portion so declared or adjudged unconstitutional were not originally part of this Ordinance, even if the surviving parts of this Ordinance result in greater restrictions after any unconstitutional provisions are stricken. The Mayor and Council declare that they would have enacted the remaining parts of this Ordinance if they had known such portions thereof would be declared or adjudged unconstitutional or invalid. The Mayor and Council declare their intent that should this Ordinance be declared invalid, in whole or in part, signs are to continue to be subject to regulations applicable to "structures" contained in other city ordinances, including other sections of this Code.

(Ord. No. 720, § 2(Exh. A), 2-22-2016)

2.6.11 General provisions.

Except as otherwise provided in this Ordinance, the following general regulations apply to all zoning districts in the City:

A. MAINTENANCE AND APPEARANCE OF SIGNS.

1. All signs shall be maintained in good condition and present a neat and orderly appearance. Any sign showing gross neglect, or which becomes dilapidated, or which is surrounded by an unmaintained ground area, or due to its condition which may pose a threat to the safety of the public may be required to be repaired or removed as set forth below.
2. The Director, upon finding any of the above conditions, will give the owner written notice which may be up to 10 days to correct the deficiencies or to remove the sign or signs. If the owner refuses to correct the deficiencies or remove the sign, the Director may issue a citation under the enforcement provisions of this Ordinance.

B. ILLUMINATION OF SIGNS.

1. The light from any illuminated sign shall not be of an intensity or brightness which will interfere with the peace, comfort, convenience, and general welfare of residents or occupants of adjacent properties.
2. No sign shall have blinking, flashing, or fluctuating lights or other illuminating devices which have a changing light intensity, brightness or color.
3. No color lights shall be used at any location or in any manner so as to be confused with or construed as traffic control devices.
4. Neither direct nor reflected light from primary light sources shall create a hazard to operators of motor vehicles.
5. Lighting for free-standing signs shall be located above the sign and aimed downward in order to minimize the brightness added to the night sky.

C. MEASUREMENT OF SIGN AREA.

1. *Generally.* Except as otherwise provided herein, the area of a sign shall be computed as the area within the smallest rectangle enclosing the limits of a sign face, together with any sign face cabinet, frame, material, texture, or color forming an integral part of the sign face used to differentiate the sign face from the structure upon which it is placed. The computation of the area of a sign face shall not include the structure, supports, or uprights on which the sign face is placed or any portions of a sign structure that are not intended to contain any copy or serve background, but rather are purely structural or architectural in nature, except as provided above.
2. *Double-Faced Signs.* For double-faced signs, when the sign face surfaces are parallel and are back to back, or where the interior angle formed by the faces is sixty (60) degrees or less, the area of the sign shall be taken as the areas on the largest side. For all other multi-faced signs, the area of the sign shall be the total area on all sides that can be viewed from any angle.
3. *Monument Signs.*
 - a. *Area of Sign.* For monument signs, the "sign area" or "area of the sign" shall mean the total area of the visible surface of the sign, including the base, sign structure, and sign face of the sign. The computation of the sign area of a monument sign shall include the entire surface of the base, sign structure and sign face, as measured from top to bottom and side to side. For monument signs that are

double-faced, when the sign face surfaces are parallel and are back to back, or where the interior angle formed by the faces is sixty (60) degrees or less, the area of the sign shall be taken as the areas on the largest side.

- b. *Sign Face.* For monument signs, the area of the sign face shall be measured in the same manner as provided for the measurement of the area of sign for all other signs.
- c. *Copy Area.* For monument signs, the copy area shall be measured in the manner provided in the definition of "copy area."
- d. *Tenant Panels and Changeable Copy Board.* If a portion of a monument sign includes a sign face with tenant panels or changeable copy board, which is separated from another copy area on the sign by portions of a sign structure that are not intended to contain any copy, but rather are purely structural or architectural in nature, the portion of the sign containing tenant panels or changeable copy board shall be measured separately from the other copy area of the sign (i.e., the copy area of the monument sign is the total of (i) the area within the smallest rectangle enclosing the limits of the sign face comprised of tenant panels or changeable copy and (ii) the other (separated) copy area.)

D. STANDARDS FOR MONUMENT SIGNS.

- 1. The base of a monument sign shall be at least as wide as the sign face. Unless otherwise specified in a Master Sign Plan or a condition of zoning approval, the base and structure of a monument sign shall be constructed of brick, stone, or other architectural materials matching the principal building's materials and color. Any poles or columns utilized for structural purposes shall be fabricated or covered so that they may not be detected visually. Foundations shall be designed to carry weight and wind load of the sign, in soil which it is placed.
- 2. Any tenant panels or changeable copy on a monument sign shall have a uniform background color and material.
- 3. All monument signs shall display the property address in numbers at least six (6) inches in height. The numerical address shall not be considered part of the sign face and shall not count against the allowable sign square footage provided such numbers are not more than twelve (12) inches in height.
- 4. Except for subdivision signs, monument signs may not be constructed before the principal building is on a lot.

E. BANNERS. Banners require a permit and are permitted in all zoning districts pursuant to the following standards:

- 1. Banners shall be permitted for either one (1) fourteen (14) day period per calendar year per lot or two (2) seven (7) day periods per calendar year per lot. An individual banner permit may be divided into two (2) non-consecutive seven (7) day periods provided the dates are stated on the permit. However, in the case of lots which contain a shopping center (or strip shopping center) with multiple tenant spaces, each tenant space shall be allowed to erect or place a banner for either one (1) fourteen (14) day period per calendar year or two (2) seven (7) day periods per calendar year. Applicants that require review and approval of signage from the Design Review Board (DRB), other than for a Master Sign Plan, shall be permitted one (1) banner sign for up to a 60 day period after submission of a DRB application.
- a. The Director may grant an extension of the time period set forth above for a commercial business when the business fronts a roadway that is under construction. In order to qualify for such an extension:

1. The subject roadway construction must be related to a project performed by the City, County or the Georgia Department of Transportation; and
2. The subject roadway construction is planned to continue for three (3) months or more following the date of the request for an extension; and
3. The subject roadway construction either:
 - a. Causes the removal of a monument sign; or
 - b. As determined in the discretion of the Director, disrupts the store frontage to the extent the site and/or business appears closed without the use of a banner.

Any extension granted under this subsection shall be limited to the duration of the subject roadway construction. Extensions granted by the Director may be revoked or limited at any time due to changes in the roadway construction or disruption of the store frontage as determined in the discretion of the Director. The Director may require removal or replacement of any banner placed pursuant to an extension at any time if the banner is not maintained in good condition as determined in the discretion of the Director.

2. In addition to the foregoing, banners shall be allowed on private property during an approved temporary use, as defined in Section 2.3.2 of the U.D.C., for the approved period of such temporary use, but not to exceed forty-five (45) days; provided, however, the placement of banners on lots during approved temporary uses shall not be permitted more than two (2) times per calendar year per lot. Any such banners shall be removed upon termination of the temporary use or within forty-five (45) days from the date it is first placed on the lot, whichever is first to occur. Upon removal, no banner shall be placed on the same lot for a period of sixty (60) days.
 3. Banners shall not exceed 24 sq. ft. total area in size.
 4. Banners must either be free-standing or mounted to the wall of a tenant space or the lot's existing monument sign. If free-standing, the height of the banner shall not exceed five (5) [feet] above grade. If mounted to the wall of a tenant space, the width of the banner shall not exceed tenant frontage and shall not extend above the horizontal plane of the roof where the building wall and roof meet. If mounted to the lot's existing monument sign, the banner shall not extend beyond the sign face of the monument sign.
 5. Banners shall be erected with supports or other means so that they do not sag or become dilapidated.
- F. **PLACEMENT OF SIGNS.** Except within the Central Business District, all free-standing signs must be set back at least ten (10) ft. from the public right-of-way. Within the Central Business District, all free standing signs must be set back at least five (5) feet from the public right-of-way.
- G. **CHANGEABLE COPY.** Any monument sign permitted under this Ordinance may contain up to sixty-five percent (65%) changeable copy if the sign is located on a lot zoned and used (as its principal existing use) for an institutional, public or semi-public use and which includes an indoor public assembly place accommodating one hundred (100) or more persons.
- H. **SIGNS PERMITTED IN STRIP SHOPPING CENTERS, SHOPPING CENTERS, AND MIXED-USE DEVELOPMENTS.** To ensure aesthetic compatibility of signage throughout a development, strip shopping centers, shopping centers, and mixed-use developments shall submit a Master Sign Plan to the City's Design Review Board for consideration. At a minimum, Master Sign Plans shall address signage type, sign face color, and illumination color. Plans shall limit sign illumination color to one (1) color and sign face colors to no more than three (3) colors, ~~except~~

~~that licensed trademark/logo colors shall be permitted.~~ Master Sign Plans shall apply to any signage that requires a permit.

(Ord. No. 720, § 2(Exh. A), 2-22-2016; Ord. No. 847, § 1(Exh. A), 4-18-2022; Ord. No. 864, § 3(Exh. C), 10-16-2023)

2.6.12 Requirements for non-residential zoning districts.

A. Signs Permitted in Strip Shopping Centers (less than 50,000 sq. ft. enclosed leasable space).

1. ***Primary Free-standing Sign (Monument Sign).*** One (1) primary monument sign no greater than ten (10) ft. in height with no more than forty-two (42) sq. ft. of copy area shall be permitted in a strip shopping center. The monument sign may have up to four (4) tenant panels, which shall be calculated as part of the copy area. This sign shall be set back 20 ft. from the public right-of-way.
2. ***Wall Signs.*** One wall sign per road frontage for each tenant space no greater than one (1) sq. ft. of sign area per one (1) in. ft. of tenant space frontage shall be permitted; provided, however, no more than two (2) wall signs shall be allowed for a tenant space (i.e. Corner tenants within strip shopping centers may have a wall sign on the end of the building in addition to the wall sign on the front of the building for a maximum of two (2) wall signs). Up to 50% of unused tenant sign area for wall and perpendicular signs shall be permitted to be aggregated and distributed to a particular building elevation; provided, however, no more than two (2) wall sign and one (1) perpendicular sign (not greater than 8 square feet) shall be allowed on the same building elevation and additional signs shall not be internally-illuminated.
3. ***Rear Entrance Sign.***
 - a. ***Applicability.*** Businesses located within the first two floors of a building that backs onto a parking lot, alley, park or other public space may have an additional wall sign.
 - b. ***Location.*** Rear entrance signs shall be located near the tenant space's rear door facing the parking lot, alley, park or other public space and placed within general proximity of the associated business.
 - c. ***Size.*** The area of rear entrance signs shall not exceed 50% of the front facing sign area allowed for the same tenant.
4. ***Window Signs.*** Window signs, as defined in this Ordinance, are permitted for each tenant space in a shopping center. The aggregate copy area of such signs, however, shall not exceed a maximum of twenty percent (20%) of the total window area of the subject tenant space. One (1) illuminated window sign is permitted for each tenant space provided that such sign does not exceed a maximum of four (4) sq. ft. in area. Illuminated window signs shall be included in the maximum aggregate window sign area calculation. Any illuminated window sign shall be constant in its light emission, shall not be animated, and shall not be so large or of character to obscure vision into the premises from the outside. Window signs shall not require a permit from the Director. However, each tenant shall immediately remove any window sign upon receipt of written notification from the Director stating that such window sign obscures the vision of police or other security or safety personnel into the premises in a manner that endangers public safety.
5. ***Under-Canopy Sign.*** One (1) under-canopy sign is permitted for each tenant space within a strip shopping center, which shall not exceed 8 sq. ft. in area.
6. ***Sign During Construction.*** One (1) temporary free-standing sign per strip shopping center project shall be permitted during the construction of the strip shopping center or the principal building of any outparcel. Such sign shall be allowed upon the commencement of construction for which a land disturbance permit has been issued, and terminating upon the issuance of a

certificate of occupancy, installation of a permanent sign, or expiration/termination of the land development permit, whichever is first to occur. The sign shall not exceed ten (10) ft. in height, thirty-two (32) sq. ft. in area, and must be set back ten (10) ft. from the public right-of-way (five (5) ft. in the Central Business District). Further, the location of the sign be confined to the site of construction, and only one (1) such sign may be permitted per project.

7. *Standard Informational Signs.* Standard informational signs, as defined in this Section, shall be permitted for each lot. Standard informational signs do not require a permit from the Director.

B. *Signs Permitted in Shopping Centers (more than 50,000 sq. ft. enclosed leasable space).*

1. *Primary Free-standing Signs (Monument Signs).*

- a. The maximum number of primary monument signs permitted in a shopping center is as follows:

Size of Center (enclosed leasable space)	Total Number of Signs
50,000 sq. ft. to 150,000 sq. ft.	2
Over 150,000 sq. ft. to 200,000 sq. ft.	3
Over 200,000 sq. ft.	4

- b. The monument sign may have up to four (4) tenant panels, which shall be calculated as part of the copy area.
- c. No such sign shall be located within twenty (20) ft. of the public right-of-way of the street which affords the principal means of access to the shopping center. The sight distance of each sign shall conform to City standards, and evidence of conformity shall be provided to the Director.
- d. The maximum height of any such sign shall be ten (10) ft. and the maximum area permitted for any such sign is as follows:

Height	Area of Sign	Copy Area
10 feet or less	420 sq. ft.	78 sq. ft.

- e. Reserved.
 - f. The name and street number of the shopping center may be set forth on the monument sign. The calculation of the permitted copy area shall not include the street number.
 - g. Reserved.
 - h. In addition to the monument signs permitted above, one (1) monument sign not exceeding 10 ft. in height and 32 sq. ft. in copy area is permitted for each out-parcel; provided, however, if the out-parcel is a corner lot, one (1) sign for each street frontage is permitted.
2. *Canopy Signs and Wall Signs.*
 - a. One canopy sign or wall sign is permitted for each tenant space in the shopping center.
 - b. No wall sign or canopy sign shall be located so that any part of the sign or its support extends above the top of the wall or canopy, and no copy shall be located within five (5) in. of the top of the sign.
 - c. The area of a wall sign or canopy sign shall not exceed one (1) sq. ft. for each linear foot of tenant space frontage.

- d. Up to 50% of unused tenant sign area for wall and perpendicular signs shall be permitted to be aggregated and distributed to a particular building elevation; provided, however, no more than two (2) wall signs and one (1) perpendicular sign (not greater than 8 square feet) shall be allowed on the same building elevation and additional signs shall not be internally-illuminated.
- 3. *Under-Canopy Signs.*
 - a. One (1) under-canopy sign is permitted for each tenant space within a shopping center.
 - b. Under-canopy signs shall extend perpendicular to the wall of the tenant space, shall not exceed 8 sq. ft. in area, and shall be attached at a uniform height sufficient to assure the safety of pedestrians. Under-canopy signs shall match the wall or canopy signage for the subject tenant space unless otherwise approved by the Director.
- 4. *Rear Entrance Sign.*
 - a. Applicability. Businesses located within the first two floors of a building that backs onto a parking lot, alley, park or other public space may have an additional wall sign.
 - b. Location. Rear entrance signs shall be located near the tenant space's rear door facing the parking lot, alley, park or other public space and placed within general proximity of the associated business.
 - c. Size. The area of rear entrance signs shall not exceed 50% of the front facing sign area allowed for the same tenant.
- 5. *Signs During Construction.*
 - a. One (1) temporary free-standing sign per shopping center project shall be permitted during the construction of the shopping center or the principal building of any outparcel. Such sign shall be allowed upon the commencement of construction for which a land disturbance permit has been issued, and terminating upon the issuance of a certificate of occupancy, the installation of a permanent sign, or the expiration/termination of the land development permit, whichever is first to occur.
 - b. The size of the sign shall not exceed thirty-two square feet (32 sq. ft.) in area and the height of such sign shall not exceed ten feet (10 ft.). Further, the location of the sign shall be confined to the site of construction, and only one (1) such sign may be permitted per project.
- 7. *Window Signs.*
 - a. Window signs, as defined in this Ordinance, are permitted for each tenant space in a shopping center. The aggregate copy area of such signs, however, shall not exceed a maximum of twenty percent (20%) of the total window area of the subject tenant space.
 - b. One (1) illuminated window sign is permitted for each tenant space provided that such sign does not exceed four (4) sq. ft. in area. Illuminated window signs shall be included in the maximum aggregate window sign area calculation. Any illuminated window sign shall be constant in its light emission, shall not be animated, and shall not be so large or of a character to obscure vision into the premises from the outside.
 - c. Window signs shall not require a permit from the Director. However, each tenant shall immediately remove any window sign upon receipt of written notification from the Director stating that such window sign obscures the vision of police or other security or safety personnel into the premises in such a manner that endangers public safety.
- 8. *Reserved.*
- 9. *Signs Permitted for ~~Cinema Complexes~~ Theaters.*

- a. In addition to the primary monument signs permitted for the shopping center, one (1) monument sign, which may include changeable copy board, shall be permitted for a lot containing a ~~cinema-complex theater~~; provided, however, if the ~~cinema-complex theater~~ is located on an outparcel, any ~~cinema theater~~ monument signs erected shall be in lieu of the monument sign that is otherwise permitted for the outparcel pursuant to this subsection. If the ~~cinema-complex theater~~ is on a corner lot, one (1) ~~cinema theater~~ monument sign for each street frontage is permitted.
 - b. The changeable copy board shall be constructed in such a fashion to prevent wind, rain or other elements from altering the position of the copy.
 - c. The height of a monument sign for a ~~cinema-complex theater~~ shall not exceed ten (10) ft.
 - d. Reserved.
 - e. The copy area of a monument sign for a ~~cinema-complex theater~~ shall not exceed one-hundred-and-twenty (120) sq. ft.
 - f. One (1) wall sign, which may include changeable copy board, or canopy sign shall be permitted for a ~~cinema-complex theater~~; provided, however, if theaters are contained within separate buildings then one such sign shall be permitted for each building. Signage for each building shall be treated as a separate sign. The aggregate area of wall signs or canopy signs for a ~~cinema-complex theater~~ shall not exceed 1 sq. ft. for each linear foot of building frontage.
 - g. No wall sign or canopy sign shall be located so that any part of the sign or its support extends above the top of the wall or canopy, and no copy shall be located within five (5) in. of the top of the sign. The provisions of this subsection pertaining to signage in ~~cinema-complexes theaters~~ shall also apply to ~~cinemas theaters~~ not located within a shopping center.
10. *Entry Wall Signs.* A sign of up to three (3) sq. ft. is permitted on the wall above or adjacent to the entry of a tenant space located in a building without a common front entry.
 11. *Standard Informational Signs.* Standard informational signs, as defined in this Section, shall be permitted for each lot. Standard informational signs do not require a permit from the Director.
- C. *Signs Permitted in Industrial and Office Parks.*
1. *Free-Standing Signs.*
 - a. *Primary Free-Standing (Monument) Signs.* A maximum of two (2) primary monument signs are permitted in an industrial or office park. No primary monument sign shall exceed 10 ft. in height. A changeable copy board is not permitted on an industrial or office park sign. No primary monument sign shall be located within 20 ft. of the public right-of-way of the street which affords the principal means of access to the industrial or office park. The permitted area for primary free-standing signs is as follows:

Frontage	Area	Copy Area
Up to 500 feet	75 square feet	60 sq. ft.
501 and more feet	100 square feet	75 sq. ft.

- b. *Secondary Free-Standing (Monument) Signs.* One secondary monument sign shall be permitted for each building in the industrial or office park, not to exceed 32 sq. ft. in area. The height of a secondary monument sign shall not exceed 10 ft.

2. *Wall Signs.* Buildings of two (2) stories or greater may have a wall sign located at the top of the building. The maximum area of such sign shall not exceed 20 sq. ft. per floor or story above road grade, not to exceed 240 sq. ft. Wall signs shall not be internally illuminated. In lieu of a wall sign, up to 50% of the wall sign area allowance may be used for a blade sign.
3. *Door or Wall Sign.* One (1) sign of up to three square feet (3 sq. ft.) is permitted for each tenant space within a building. Such signs shall be located on the door of the suite, or on a wall immediately adjacent to the door of the suite for business establishments located in a building without a common front entry.
4. *Directory Signs.* Directory signs are permitted in industrial or office parks. Each exterior directory sign shall be a monument sign. Height of a directory sign shall not exceed ten feet (10 ft.).
5. *Reserved.*
6. *Rear, Secondary or Delivery Entrance Signs.* Rear, secondary or delivery entrance signs are permitted at appropriate locations within an industrial or office park. All such signs shall be free-standing and shall not exceed eight square feet (8 sq. ft.) in size and ten feet (10 ft.) in height.
7. *Signs During Construction.* One (1) temporary free-standing sign for each subdivided tract within an industrial or office park is permitted during construction. Such sign shall be allowed upon the commencement of construction for which a land disturbance permit has been issued, and terminating upon the issuance of a certificate of occupancy, the installation of a permanent sign, or the expiration/termination of the land development permit, whichever is first to occur.

The size of such sign shall not exceed thirty-two square feet (32 sq. ft.) and the maximum height of such sign shall be ten feet (10 ft.). Further, the location of the sign shall be confined to the site of construction.
8. *Standard Informational Signs.* Standard informational signs, as defined in this Section, shall be permitted for each lot. Standard informational signs do not require a permit from the Director.

D. *Signs Permitted for Convenience Centers with Gasoline Pumps.*

1. One monument sign per road frontage not to exceed ten feet (10 ft.) in height and thirty-two square feet (32 sq. ft.) in area. The monument sign may include changeable copy board, not to exceed four (4) square feet in area, which shall be calculated as part of the copy area no digital copy is allowed.
2. Wall signage for convenience store and accessory buildings shall not exceed an aggregate area of eighty square feet (80 sq. ft.).
3. One canopy sign per road frontage not to exceed twenty square feet (20 sq. ft.) per sign.
4. Signs on pumps shall not exceed three square feet (3 sq. ft.) per pump.
5. Window signs, as defined in this Ordinance, are permitted. The aggregate copy area of such signs, however, shall not exceed a maximum of twenty percent (20%) of the total window area of the subject building or tenant space. One (1) illuminated window sign is permitted for each tenant space provided that such sign does not exceed four (4) sq. ft. in area.
6. *Standard Informational Signs.* Standard informational signs, as defined in this Section, shall be permitted for each lot. Standard informational signs do not require a permit from the Director.

E. *Signs Permitted for Free-Standing Commercial Establishments not Located within a Shopping Center, Office Park or Industrial Park.*

1. One (1) monument sign per road frontage no greater than ten feet (10 ft.) in height with no more than thirty-two square feet (32 sq. ft.) of area. Each sign shall be set back not less than ten feet (10 ft.) from the public right-of-way, except in the Central Business District where the setback shall be not less than five feet (5 ft.) from the public right-of-way.
 2. One (1) wall sign per road frontage for each tenant space no greater than one square foot (1 sq. ft.) of area per one linear foot (1 ln. ft.) of tenant frontage; provided, however, no more than 2 wall signs shall be allowed for a tenant space.
 3. One (1) rear door sign not to exceed three square feet (3 sq. ft.) in area.
 4. Window signs not exceeding twenty percent (20%) of the glass area.
 5. One (1) sign no greater than three square feet (3 sq. ft.) located on the front door or on a wall immediately adjacent to the front door.
 6. Buildings of two (2) stories or greater may have a wall sign located at the top of the building and is not greater than 20 sq. ft. per story (of building), in area.
 7. One (1) temporary free-standing sign shall be permitted during the construction of the principal building for the lot. Such sign shall be allowed upon the commencement of construction for which a land disturbance or building permit has been issued, and terminating upon the issuance of a certificate of occupancy, the installation of a permanent sign, or the expiration/termination of the land development or building permit, whichever is first to occur. The sign shall not exceed ten feet (10 ft.) in height, thirty-two square feet (32 sq. ft.) in area, and must be set back ten feet (10 ft.) from the public right-of-way (five feet (5 ft.) in the Central Business District).
 8. Standard Informational Signs. Standard informational signs, as defined in this Section, shall be permitted for each lot. Standard informational signs do not require a permit from the Director.
- F. *Signs permitted within the Downtown Overlay and MU zoned properties.* In addition to the signs authorized under a designated category, each business in the Downtown Overlay and within MU zoned properties may utilize the following additional signage:
1. Each located on the ground floor of a building shall be permitted one (1) perpendicular sign which shall not exceed eight (8) square feet in size and shall be placed at least eight (8) feet, but no more than twelve (12) feet above sidewalk. In order to foster originality, the shape of the sign may not incorporate more than one set of parallel edges and words may only comprise up to 50% of the sign face area. The remaining sign face area must incorporate some form of graphic design. In addition, signs must be mounted on decorative black brackets.
 2. Businesses located within the first two floors of a building that backs onto a parking lot, alley, park or other public space may have an additional wall sign up to twenty-four (24) square feet in size. This additional wall sign shall be located on the back of the building facing the parking lot, alley, park or other public space and placed within general proximity of the associated business.
- G. *Signs permitted within the Downtown Overlay.*
1. Building Ground Signs (monument signs) within the Downtown Overlay shall not be internally illuminated. Where illumination is needed, lighting fixtures may be placed at the top of the sign and aimed downward or may be placed on the ground and aimed in such a way as to illuminate the sign without creating spillover into the night sky. Monument signs shall have a multidimensional surface and have materials that relate to the exterior of the building. Maximum height shall not exceed 6 feet.
 2. If external illumination is used, lighting fixture shall be minimized or obscured from public view unless it is part of the overall architectural design of the building.

3. If reverse or halo illuminated letters/logo are used, a minimum of one inch (1") and maximum of three-inch (3") return depth shall be required. No more than a two-inch (2") standoff from the wall shall be allowed. The illumination color shall relate to the interior lighting of the building on which the sign is attached. Halo lighting shall be in the color range of 2k—5k, except that other colors shall require evidence related to the architecture of the building.
4. Routed or layered material signs shall have a minimum thickness of three inches (3").
5. Signs representing symbols related to a business shall use materials limited to wood, high density urethane, sign foam and metal.
6. Perpendicular or hanging signs shall use wood, high density urethane, sign foam, metal, or other unique materials as determined by the Design Review Board and high design details.
7. Window signage shall have graphics with one (1) font and one (1) color. Colors shall be limited to white, gold and frosted. Logos shall be no more than one-quarter (¼) of the window graphic and shall be permitted to be full color. Window graphics shall be limited to one area of the window. Street numbers in the transom above a door shall not count against the maximum allowable window signage area.

(Ord. No. 720, § 2(Exh. A), 2-22-2016; Ord. No. 736, § 2, 3-20-2017; Ord. No. 805, § 1(Exh. A), 8-10-2020; Ord. No. 841, § 3(Exh. C), 2-21-2022)

2.6.13 Requirements for residential zoning districts.

- A. *Standard Informational Signs.* Each lot located in a residential district may display standard informational signs, as defined in this Ordinance. No single sign shall exceed four feet (4 ft.) in height. No sign shall be illuminated. All signs must be set back at least ten feet (10 ft.) from the right-of-way.
- B. *Subdivision Signs.* A maximum of two (2) subdivision signs per platted residential subdivision entrance are permitted, which may be erected while the subdivision is under construction and being actively marketed 'For-Sale'. These signs shall be single faced, not exceed ten feet (10 ft.) in height or thirty-two square feet (32 sq. ft.) in area and be set back at least ten feet (10 ft.) from the right-of-way. Subdivision signs shall not be included in the calculation of aggregate sign area for any lot. A subdivision sign shall not be internally illuminated.
- C. *'For-Rent' Dwelling Developments.* One (1) monument sign shall be permitted for a planned 'for-rent' dwelling development. Such sign shall not exceed ten feet (10 ft.) in height or thirty-two square feet (32 sq. ft.) in area and be set back at least ten feet (10 ft.) from the right-of-way. The sign shall not be internally illuminated.
- D. *CUP Districts.* Within CUP zoning districts, 'For-Rent' dwelling developments shall also be permitted one permanent, free-standing, directional sign. Such sign shall be a monument sign and shall match the appearance of the primary sign on the site, be setback at least ten feet (10 ft.) from the public right-of-way and shall be no greater than thirty-two square feet (32 sq. ft.) in area.

(Ord. No. 720, § 2(Exh. A), 2-22-2016)