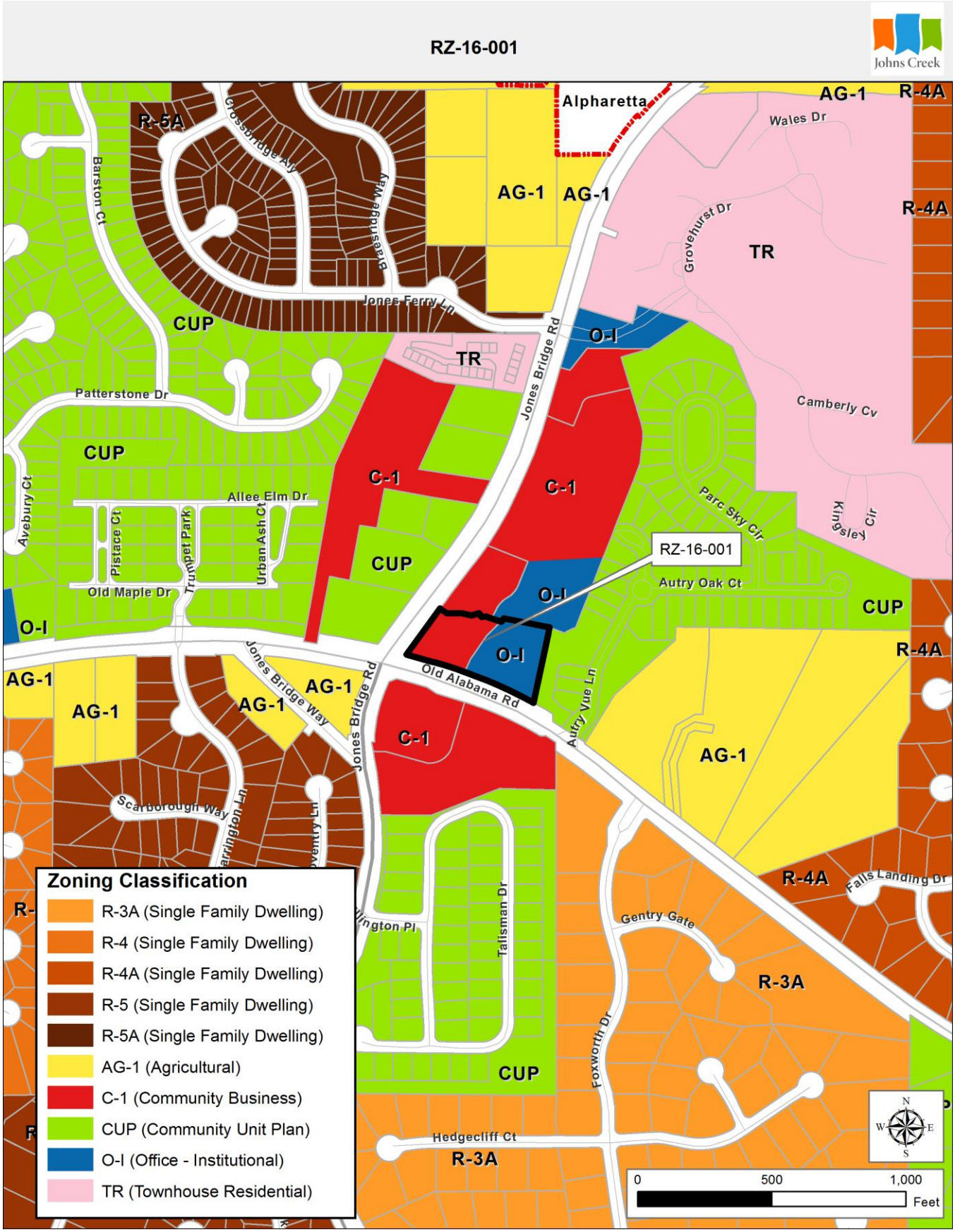
Land Use Petition RZ-16-001, VC-16-001-01 through VC-16-001-07
Date of Staff Recommendation Preparation: September 15, 2016 (CEL)

PROJECT LOCATION:	Northeast corner of Old Alabama Road & Jones Bridge Road
DISTRICT/SECTION/LANDLOT(S):	1st Section, 1st District, Land Lots 33
ACREAGE	2.69 acres
EXISTING ZONING:	C-1 (Community Business) Conditional and O-I (Office-Institutional) Conditional
PROPOSED ZONING:	C-1 (Community Business)
FUTURE LAND USE PLAN DESIGNATION:	Character Area 6: Newtown Activity Center
PETITIONER:	Old Alabama/Jones Bridge Rd. LLC 1212 Wynfield Trace Peachtree Corner, GA 30092 770-248-4240
OWNER:	Jay Eun 1570 Spalding Drive Alpharetta, GA 30350 404-226-5961
PROPOSED DEVELOPMENT:	Rezoning to C-1 for a mixed-use commercial development not to exceed 11,000 square feet.
STAFF RECOMMENDATION:	**APPROVAL OF RZ-16-001** **APPROVAL OF VC-16-001-01 through VC-16-001-07**


RZ-16-001
Johns Creek
Alpharetta
AG-1
R-4A
Wales Dr
R-5A
Grossbridge Aly
Barston Ct
Braesridge Way
AG-1
AG-1
Grovehurst Dr
TR
R-4A
Jones Ferry Ln
CUP
O-I
TR
Jones Bridge Rd
Patterstone Dr
Camberly Cv
CUP
C-1
C-1
Allee Elm Dr
Parc Sky Cir
Kingsley Cir
Avebury Ct
Pistace Ct
Trumpet Park
Urban Ash Ct
CUP
RZ-16-001
Autry Oak Ct
Old Maple Dr
O-I
CUP
O-I
O-I
R-4A
AG-1
Jones Bridge Way
AG-1
Jones Bridge Rd
Old Alabama Rd
AG-1
AG-1
C-1
Autry Vue Ln
AG-1
Scarborough Way
Harrington Ln
Coventry Ln
R-4A
Falls Landing Dr
Zoning Classification
R-3A (Single Family Dwelling)
R-4 (Single Family Dwelling)
R-4A (Single Family Dwelling)
R-5 (Single Family Dwelling)
R-5A (Single Family Dwelling)
AG-1 (Agricultural)
C-1 (Community Business)
CUP (Community Unit Plan)
O-I (Office - Institutional)
TR (Townhouse Residential)
Tallisman Dr
Gentry Gate
R-3A
Foxworth Dr
CUP
Hedgecliff Ct
R-3A
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RZ-16-001
Johns Creek
Alpharetta
Crossbridge Aly
Braesridge Way
Wales Dr
Barston Ct
Jones Ferry Ln
Saxony Ln
Saint Andrews Pkwy
Groveshurst Dr
Patterstone Dr
Avebury Ct
Pistace Ct
Trumpet Park
Urban Ash Ct
Old Maple Dr
Parc Sky Cir
Kingsley Cir
RZ-16-001
Autry Oak Ct
Old Alabama Rd
Autry Vue Ln
Jones Bridge Way
Carrington Ln
Coventry Ln
Jones Bridge Rd
Talisman Dr
Falls Landing Dr
Old Alabama Rd
Gentry Gate
Oak Alley Way
Almaviva Dr
Foxworth Dr
Hedgecliff Ct
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PROJECT OVERVIEW

The applicant is requesting to rezone the two vacant parcels at the northeast corner of Old Alabama and Jones Bridge Road to allow for the construction of an 11,000-square foot mixed-use commercial development. The two parcels, combined, total approximately 2.69 acres. The development would be comprised of three separate buildings, with buildings measuring at 2,620-square feet, 3,128-square feet, and 5,000-square feet. The first building will be occupied by Dunkin Donuts and Baskin Robbins and will have a drive-through window.

The property closest to the intersection is zoned C-1 (Community Business District) Conditional per Fulton County rezoning case number Z-86-281. This 1986 case permitted "retail and service commercial and/or office uses and accessory uses at no more than 9,380-square feet per acre zoned for a total floor area of 167,250-square feet; but excludes fast food restaurants, service stations, commercial amusements and billboards." The height of the buildings was limited to "no more than 2 stories." Staff will note that this application was for a much larger development, totaling 13.8 acres.

The second parcel, which is furthest from the intersection, is zoned O-I (Office-Institutional) Conditional per Fulton County rezoning case number Z-89-153. The use of the site is restricted per this case to a "financial establishment and accessory uses at a maximum density of 6,667-square feet of gross floor area per acre zoned or a total gross floor area of 10,000-square feet, whichever is less." The height of building(s) on this site were also restricted to "no more than 2 stories."

The subject property is an undeveloped, wooded site covered with trees. The majority of the property is below road grade, and there is a stream that flows throughout the northern portion of the property that has stream buffers that occupy most half of the northern portion of the property. These factors make the site very challenging to develop.

The applicant has requested seven concurrent variances as a part of the rezoning application. These variances have originated in part due to the topographical and environmental challenges on the site, but also in an effort to comply with the policies and intent of the Comprehensive Plan. Staff has worked closely with the applicant since November, 2015 to try and find a balance between the requirements of the zoning ordinance, the vision of the Comprehensive Plan, and the lay of the land. The following variance requests are in response to this necessary balance:

> VC-16-001-01: Reduce the required 40-foot landscape strip along Old Alabama Road (reduction varies). To the west of the proposed curb cut, reduce to 5-feet. To the east of the proposed curb cut, reduction should follow the back of curb (approximately 15-feet) and/or the building setback line of 16-feet, as shown on the conceptual site plan dated September 8, 2016. (Section 4.23.2)
>
> VC-16-001-02: Reduce the required 30-foot landscape strip along Jones Bridge Road to 10-feet, as shown on the conceptual site plan dated September 8, 2016. (Section 4.23.2)
>
> VC-16-001-03: Reduce the number of required landscape islands in the parking lot to those, as shown on the conceptual site plan dated September 8, 2016. (Section 4.23.3)
>
> VC-16-001-04: Reduce the required 10-foot width of the landscape islands in the parking lot, as shown on the conceptual site plan dated September 8, 2016. (Section 4.23.3)
>
> VC-16-001-05: Reduce the required improvement setback along the east property line from 10-feet to 5-feet, as shown on the conceptual site plan dated September 8, 2016. (Section 4.23.1).

VC-16-001-06: Reduce the required building setback along Old Alabama Road from 40-feet to 16-feet, as shown on the conceptual site plan dated September 8, 2016. (Section 9.1.3.C).

VC-16-001-07: Reduce the required number of parking spaces from 68 to 55 (Section 18.2.1).

The applicant has also requested a stream buffer variance (V-16-022) from the Board of Zoning Appeals (BZA) to encroach 2,347-square feet into the 75-foot no impervious surface setback. The variance was approved by the BZA on September 20, 2016.

The proposed project has been designed to create a more traditional commercial development, with buildings oriented closer to the street with the majority of the parking located in the rear. This type of design works to activate the street and promote a walkable village concept. A full-access driveway is located off of Old Alabama Road, which leads to 55 parking spaces and a stacking lane for the Dunkin Donuts/Baskin Robbins drive-through. A retaining wall is necessary along the eastern and northern edges of the development to create a buildable site. The applicant has shown a 30-foot wide access easement to allow for future interparcel connectivity, should the need ever arise to connect this development with the undeveloped commercial parcel to the north.

The applicant submitted architectural drawings on November 2, 2015 and again on August 30, 2016. The submitted elevations do not meet the intent of a village shopfront and will need to be restudied. Staff recommends that the applicant produce rendered drawings to present at the October 4th, 2016 Planning Commission meeting. Care should be taken to reduce the visual impact of the drive-through window facing Jones Bridge Road.

ANALYSIS

The applicant is requesting to rezone the two properties at the northeast corner of Old Alabama Road and Jones Bridge Road in order to construct a mixed-use commercial development totaling 10,748 square feet. Seven concurrent variances have been requested as part of the rezoning application.

Nearby and adjacent uses include a gas station, several one-story strip commercial developments, and a single-family detached residential neighborhood. The proposed development is consistent in use and scale with these surrounding uses, and would likely have limited to minor impacts on existing streets, transportation facilities, or utilities. There will be no impact on schools.

The City of Johns Creek Future Development Map identifies the subject property as being within the activity center of Character Area 6: Newtown (see attached highlighted document). Policies for this area emphasize the development of a walkable village, where one can live, work, and play. Proposed developments should protect the residential area while "intensifying the neighborhood serving commercial." Appropriate uses include retail, office, and live work/mixed-use. The Comprehensive Plan lists appropriate scale as two to three stories (maximum). While the Comprehensive Plan calls for a walkable village layout, several landscape strip requirements in the zoning ordinance require a more suburban type development. Therefore, the applicant has requested seven concurrent variances, many of which were encouraged by staff.

Concurrent variances VC-16-001-01 and VC-16-001-02 regard a reduction in the landscape strip requirements in Section 4.23.2, which requires Old Alabama Road to have a 40-foot wide landscape strip and Jones Bridge Road to have a 30-foot wide landscape strip. In order to bring the development closer to the street to encourage walkability, the applicant is requesting to reduce these requirements so

that the portion along Jones Bridge Road has a 10-foot landscape strip and so that the landscape strip along Old Alabama Road varies from 5-feet along the west side of the proposed curb cut and approximately 15-feet to 16-feet along the east side of the proposed curb cut. Due to the policies of the Comprehensive Plan and the ability to still plant a mixture of trees, shrubs and ground cover (type of plant dependent on width of landscape strip) in the reduced landscape strip, Staff supports the request for VC-16-001-01 and VC-16-001-02. In addition, the expansive amount of ROW in these locations, which currently is planted with grass, allows the landscape strip to visually appear larger therefore mitigating the requested reduction.

Concurrent variances VC-16-001-03 and VC-16-001-04 relate to the parking lot island requirements for the site. Section 4.23.3 of the Zoning Ordinance require that "at-grade, non-single-family parking lots shall provide a minimum 10-foot wide landscape islands at the end of each parking bay, and a 10-foot wide landscape island every 6th parking space." The applicant has asked that the number and width of the required landscape islands be reduced to those shown on the submitted site plan. The site plan date stamped and received September 8th, 2016 shows six landscape islands near the full-access driveway, which vary in size from 8.5-feet to 9.47-feet. The City Arborist has reviewed these dimensions and has determined that they can still be planted with the preferred tree size and therefore, supports the small reduction in width. Staff has worked with the applicant to push the north retaining wall back slightly, approximately 5-feet, to allow for an area where shrubs and ground cover can be planted to soften the visual appearance of a straight row of parked cars, as well as create visual interest within the development. Staff will note that the retaining wall could not be pushed further back to accommodate the planting of small trees as the limits of disturbance for the wall would start to encroach into the 50-foot undisturbed stream buffer.

The fifth concurrent variance request, VC-16-001-05, is to reduce the 10-foot improvement setback (required per 4.23.1) that abuts the 25-foot zoning buffer on the east property line to 5-feet so that a retaining wall can be constructed and located within a portion of this area. The zoning buffer is required on this property line as it abuts the Autry Township subdivision, a neighborhood comprised of single-family dwellings. The purpose of the improvement setback is to protect the root zone of the trees in the zoning buffer. As the encroachment is minimal in scope and as any future intrusions into the improvement setback are limited due to the location of the wall, staff supports the request for the 5-foot reduction in the 10-foot improvement setback.

The sixth concurrent variance request, VC-16-001-06, is to reduce the required building setback along Old Alabama Road from 40-feet to 16-feet per Section 9.1.3.C. The reduction of the setback along Old Alabama Road, in addition to the reduction of the landscape strip, allows the applicant to bring the buildings closer to the street to achieve more of the village type development that the Comprehensive Plan calls for, and therefore, is supported by Staff.

Lastly, the seventh concurrent variance request, VC-16-001-07, is for a parking space reduction of 13 spaces. Per Section 18.2.1, restaurants are required to provide one parking space per every 100-square feet and retail uses require one parking space per every 200-square feet. The proposed restaurant space (2,620-square feet) will require 27 parking spaces and the proposed retail spaces (8,128-square feet) for this site will require 41 parking spaces, for a total of 68 parking spaces. Staff will note that the proposed site plan and itemized variance list from the applicant states that only 67 spaces are needed, however, they did not calculate the additional space needed for the restaurant as all parking calculations are to be rounded up. Staff supports the variance request for the following three reasons: (1) the majority of the site is designed to be more pedestrian-friendly creating the opportunity to walk to the site instead of drive; (2) the proposed restaurant space is used more as a café instead of a full service, sit-down, restaurant which will reduce both the number of patrons and the length of time that each patron will be

at the site; and (3) a large number of patrons will be served by the drive-through facility, reducing the need for additional spaces. While staff supports the reduction in parking spaces, staff has recommended a condition that limits restaurant space on the proposed project to 2,620-square feet as there are not enough parking spaces to accommodate additional restaurants on the property.

A neighborhood meeting was held for this application on Thursday, September 8, 2016. Approximately 18 citizens were in attendance. Several concerns were raised about the project, including issues with existing traffic at the intersection, the full access driveway from Old Alabama, and impacts to the stream and surrounding environment.

With the approval of the seven concurrent variances, the proposal for an 11,000-square foot mixed-use commercial development meets the policy and intent of the Comprehensive Plan in terms of providing a pedestrian friendly, neighborhood serving commercial development that adds a village-like feel to the Newtown character area activity center.

The subject property is located within a commercial node at the intersection of Old Alabama Road and Jones Bridge Road. The proposed development is consistent in use and scale with these surrounding uses, and would likely have limited to minor impacts on existing streets, transportation facilities, or utilities, with no impact on schools. The project complies with the policies of the Comprehensive Plan for this area which calls neighborhood serving commercial developments. While the requirements of the Zoning Ordinance call for more suburban development, the Comprehensive Plan encourages a walkable village which has a more urban feel. The seven concurrent variances allow for the project to comply with this policy. Therefore, because the proposed rezoning would be in keeping with the policies and intent of the Comprehensive Plan and would be suitable in view of its impacts on adjacent and nearby property, the Department of Community Development recommends **APPROVAL WITH CONDITIONS of RZ-16-001** and **VC-16-001-01 through VC-16-001-07.**

STAFF RECOMMENDATION

Based upon the findings and conclusions herein, Staff recommends **APPROVAL** of Land Use Petition **RZ-16-001** and Concurrent Variances **VC-16-001-01 through VC-16-001-07,** with the following conditions:

1. All previous zoning conditions applying to the subject property shall be repealed.

2. Use of the subject property shall be limited to a mixed-use commercial development at a maximum density of 11,000 square feet.

3. Limit the height of the building(s) to no more than two (2) stories.

4. The site shall be developed in general accordance with the conceptual site plan received by the City of Johns Creek Community Development Department dated September 8, 2016. Minor modifications may be approved subject to the review and approval of the Community Development Director.

5. Restaurant use shall be restricted to a maximum of 2,620-square feet, as there are not enough parking spaces on the site to accommodate additional restaurant tenants.

6. The buildings shall be designed to appear as village storefronts, with appropriate form, massing, and materials, as to meet the requirements of Article 12E: Community Standards, as approved by the Director of Community Development.

7. The landscape strip along Old Alabama shall be 5-feet in widthto the west of the proposed curb cut and shall follow the back of curb and/or building setback line (approximately 15-feet to 16-feet) to the east of the proposed curb cut (VC-16-001-01) as shown on the conceptual site plan dated September 8, 2016. Plantings shall still be required throughout this area, subject to the approval of the City Arborist.

8. The landscape strip along Jones Bridge Road be reduced to 10-feet (VC-16-001-02). Plantings shall still be required throughout this area, subject to the approval of the City Arborist.

9. The number of required landscape islands in the parking lot shall be reduced to those shown on the conceptual site plan date stamped received on September 8th, 2016 (VC-16-001-03).

10. Reduce the required 10-foot width of the landscape islands in the parking lot to the widths shown on the site plan date stamped received on September 8th, 2016 (VC-16-001-04).

11. Trees shall be placed in optimal locations around the perimeter of the parking lot to provide additional shade in lieu of the parking island tree reductions, when feasible and when approved by the City Arborist.

12. A mixture of several varieties of shrubs and ground cover shall be planted between the row of parking and the retaining wall along the northern portion of the proposed development. Plantings shall be subject to the review and approval of the City Arborist.

13. The improvement setback that abuts the zoning buffer along the east property line shall be reduced from 10-feet to 5-feet (VC-16-001-05).

14. The building setback line along the Old Alabama frontage shall be 16-feet (VC-16-001-06).

15. The required number of parking spaces shall be reduced from 68 to 55 (VC-16-001-07).

16. Contractor shall use Flocculants-Coagulants as an additional Best Management Practice in accordance with the 2016 edition of the Manual for Erosion and Sediment Control in Georgia as part of the sediment and erosion control plan for the site.

17. If a natural spring is located on the property, then the developer is required to obtain all required City, State and Federal permits.

18. Owner/Developer shall provide no more than one (1) full access driveway from Old Alabama Road. The curb cut location shall meet the minimum requirements for spacing and sight distance and are subject to approval by the City of Johns Creek Director of Public Works.

19. Owner/Developer shall dedicate at no cost to the City of Johns Creek along the entire frontage of Jones Bridge Road such sufficient right-of-way as may be required to provide at least eleven feet (11') of right-of-way from back of curb or one foot (1') from edge of trail, whichever is greater, prior to the issuance of a Land Development Permit and as approved by the City of Johns Creek Director of Public Works.

20. Owner/Developer shall dedicate at no cost to the City of Johns Creek along the entire frontage of Old Alabama Road such sufficient right-of-way as may be required to provide at least eleven feet (11') of right-of-way from back of curb or one foot (1') from edge of sidewalk, whichever is greater, prior to the issuance of a Land Development Permit and as approved by the City of Johns Creek Director of Public Works.

21. Owner/Developer shall dedicate at no cost to the City of Johns Creek such sufficient right-of-way as may be required to provide a 45 degree angle at the intersecting rights-of-way of Old Alabama Road and Jones Bridge Road as approved by the City of Johns Creek Director of Public Works.

22. Owner/Developer shall construct a deceleration lane at the project entrance on Old Alabama Road and or as may be required by the City of Johns Creek Director of Public Works.

23. Owner/Developer shall re-stripe Old Alabama Road to provide a left turn lane into the proposed driveway. Traffic turning lane separation control devices are to be installed to separate said left turn lane from the westbound left turn lane from Old Alabama Road onto Jones Bridge Road.

24. Owner/Developer shall construct a ten foot (10') wide concrete trail along the entire frontage of Jones Bridge Road, or as may be required by the City of Johns Creek Director of Public Works.

25. Owner/Developer shall provide utility easements for all existing utilities outside the right-of-way of Jones Bridge Road and Old Alabama Road.

STANDARDS OF REZONING REVIEW (STEINBERG ACT) -

- **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?**

The surrounding zoning, land uses and development criteria are as follows:

Adjacent & Surrounding Properties	Zoning (Petition Number)	Land Use	Density Non-Residential (SF/Acre) Residential (Units/Acre)
Adjacent: North	C-1 Conditional (Z-86-281)	Vacant	9380 sf/acre
Adjacent: North	O-I Conditional (Z-86-100)	Jones Bridge Promenade	9810 sf/acre
Adjacent: East	CUP Conditional (RZ-05-118)	Autry Township Subdivision	3.4 units/acre
Adjacent: South (two parcels)	C-1 Conditional (Z-02-064)	Camden Village Shopping Center	7,840 sf/acre
Adjacent: Southwest	AG-1	Cemetery	NA
Adjacent: West	CUP Conditional (Z-78-020)	BP Gas Station	NA

The subject property is located within the Activity Center in Character Area 6: Newtown. It is bounded by similar commercial uses to the west, north, and south. A residential neighborhood is located to the east of the proposed development, which is separated by a required 25-foot zoning buffer. The proposed use of a small-scale mixed-use commercial development is compatible with the surrounding area as it will serve both the commercial and residential community.

- **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?**

  The proposed use will not adversely affect the existing use or usability of adjacent or nearby property.

- **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?**

  The subject property has a reasonable economic use as currently zoned.

- **Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?**

  The proposed development would not cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

- **Whether the proposal is in conformity with the policy and intent of the Comprehensive Plan including the land use element?**

  The subject property is located within the activity center of the Newtown Character Area (06). Policies for this area include "protecting the residential property while intensifying the neighborhood serving commercial and enhancing the pedestrian access to it," developing the area as a "village," and creating a "place where you can live, work and play." Appropriate uses and scale include retail, office, and live work/mixed-use at 2-3 story (maximum) height. An 11,000 square foot mixed-use commercial development conforms with the policy and intent of the Comprehensive Plan.

- **Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting ground for either approval or disapproval of the proposal?**

  The subject site is already partially zoned commercial and is located at a major intersection in an activity center and therefore, has supporting ground for approval of the proposal.

- **Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of the City of Johns Creek.**

  While the applicant has requested and obtained a stream buffer variance, they have agreed to a mitigation plan to offset the impact to the stream/environment. Additional conditions have been recommended to ensure protection of the natural resources.

DEPARTMENT COMMENTS

PUBLIC WORKS

1. City of Johns Creek has completed several road improvements on Jones Bridge Road and on Old Alabama Road in the project area. No additional improvements are planned at this time
2. Curb cut locations and alignments are subject to an approved sight distance plan and the approval of the City of Johns Creek Director of Public Works.
    a. Ensure that the R/W is cleared of all obstructions that may limit the sight-distance of the driver. This includes at a minimum all trees and/or shrubs and fencing. Coordinate all improvements in the R/W with the City's Director of Public Works.
    b. Line of sight must remain entirely in the right-of-way. Additional right-of-way or a permanent easement may need to be dedicated to meet this requirement.
3. Curb cut locations shall meet the minimum requirements for spacing and sight distance and are subject to approval by the City of Johns Creek Director of Public Works.

4. Owner/Developer shall provide ADA compliant pedestrian access from the building frontage to the sidewalks along Old Alabama Road and Jones Bridge Road.

5. Show all required road improvements and future right-of-way.

6. Show all existing and required utility easements.

7. Owner/Developer shall repair any existing sidewalk or other infrastructure in the public right-of-way that is damaged during the construction of this project

FIRE MARSHAL

1. Revision plans are still not providing details on the accessible pathway from the parking stalls to all buildings. They only show one ADA stall for the restaurant and two adjacent tenants. Then the other two ADA stalls are on the opposite side of the site at the proposed future building with 5 tenant spaces. Accessible pathways shall be provided for entire site, or add more ADA parking closer to restaurant area;
2. Shall provide a current water flow report for proposed site and identify all surrounding fire hydrants locations and water main sizes by LDP submittal;
3. Fire hydrants shall be GPS located on LDP submittals;
4. Additional ADA parking may be needed depending on the types of businesses that occupy these tenant spaces;

ARBORIST

1. Tree Ordinance and Administrative Guidelines requirements to be met through land disturbance permit. Landscape strips, density requirements, and any specimen recompense are to be protected and/or planted per the Guidelines.
    a. The tree density required for this site is 30 units per acre.
    b. The Zoning Ordinance requires a 30-foot landscape strip adjacent to Jones Bridge Road and a 40-foot landscape strip adjacent to Old Alabama Road. Applicant is requesting a 10-foot landscape strip adjacent to Jones Bridge Road, and a five-foot landscape strip adjacent to Old Alabama Road. The Tree Administrative Guidelines provide requirements for landscape strips for 25 feet and less and more than 25 feet; however both requirements include a minimum amount of trees. The five-foot wide landscape

strip may be difficult to accommodate the linear requirement for canopy trees within the area provided; however, understory trees could be used if tree density credits were not needed, and if the landscape strip area could be increased in a few areas so that tree clumping could be used and keep mature trees from over-hanging the right-of-way.

c. Landscape strips are measured from the dedicated rights-of-way, and the planting requirements are found in the Administrative Guidelines.
d. Specimen-sized trees are defined as follows, and are required to be show on the land disturbance permit drawings:
    i. Large hardwoods = 27-inch dbh (Oak, hickory, Yellow Poplar, Sweetgum, ect.)
    ii. Large hardwood = 24-inch dbh (Beech)
    iii. Large softwoods = 24-inch dbh (Pine, Deodar Cedar)
    iv. Small native flowering = 10-inch dbh (Dogwood, Redbud, Sourwood)

LAND DEVELOPMENT

1) A land Disturbance Permit (LDP) is required to develop the property. Development plans will have to comply with the Development and Zoning Regulations, Tree Preservation, Erosion & Sediment Control, Floodplain, Stream and Post-Development Stormwater Management Ordinances. A surety will be required for erosion control and any right of way improvements prior to issuance of land disturbance permit.
2) Fulton County Water and Sewer approval is required prior to issuance of land disturbance permit.
3) Water/ Sanitary/ Storm as-builts, and a stormwater maintenance agreement (if applicable) will be required prior to issuance of a building permit.

4) A Stream Buffer Variance must be obtained for any encroachment in City's 50' undisturbed stream buffer and additional 25' impervious setback.

FULTON COUNTY DEPARTMENT OF WATER RESOURCES

NOTE: Various Fulton County departments or divisions that may or may not be affected by the proposed development provide the following information. Comments herein are based on the applicant's conceptual site plan and are intended as general non-binding information and in no manner suggest a final finding by the commenter. All projects, if approved, are required to complete the Johns Creek Plan Review process and the Fulton County Review process for sewer (and/or water) prior to the commencement of any construction activity.

WATER:

Anticipated water demand: 100 gallons per day (gpd) per 1,000 sq. ft. x 12,000 square feet (Commercial building) = **1,200** gallons per day (gpd).

This project is within the Fulton County Government water service jurisdiction. There is a 12 inch water line along the west side of Jones Bridge Road and there is a 10 inch water line along the north side of Old Alabama Road that can serve this location.

SEWER:

Basin: **Johns Creek**
Treatment Plant: **Johns Creek**
Anticipated sewer demand: **1080** gallons per day

There is a sewer manhole approximately 25 feet north of the northwest corner of the 1.26 acre tract ("0" Old Alabama Road (Parcel 1.0.: 11 007000330722)) within the right of way of Jones Bridge Road (Sewer manhole # SMJC2409320) land lot 33, district 1-1 that can service this project.

Comments: This information does not guarantee that adequate sewer capacity is available at this time or will be available upon application of permits. Please contact the Department of Water Resources (Public Works) for more information.

FULTON COUNTY DEPARTMENT OF HEALTH SERVICES

EHS Comments:

- The Fulton County Department of Health and Wellness recommends that the applicant be required to connect the proposed multi-use development to public water and public sanitary sewer available to the site.
- Since this proposed development constitutes a premise where people work or congregate, onsite sanitary facilities will be mandatory, prior to use or occupancy.
- This development must comply with the Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 - Health and Sanitation, Article III - Smokefree Air. If any parts of the facility will serve or allow persons under the age 18, no smoking will be allowed on the premises at any time.
- Since this proposed development includes a new food service establishment, as defined in Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 - Health and Sanitation, Article V - Food Service, the owner must submit kitchen plans for review and approval by this department before issuance of a building permit and beginning construction. The owner must obtain a food service permit prior to opening.
- This department is requiring that plans indicating the number and location of outside refuse containers along with typical details of the pad and approach area for the refuse containers be submitted for review and approval.

EJ and General Public Health Comments:

- The Fulton County Department of Health and Wellness does not anticipate any adverse impacts to the health of humans or the environment by allowing the proposed rezoning to the C-l Classification for the service /commercial/retail/office and accessory uses provided that there are not any existing hazards on the property.

FULTON COUNTY BOARD OF EDUCATION

No comment.