



JOEL & GRANOT

COMMERCIAL REAL ESTATE

ALPHARETTA LAND +/- 6 ACRES

**2325 Old Milton Pkwy
Alpharetta, GA 30009**



Presented By:

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Executive Summary

This unique 6 acre site is located in Alpharetta, GA, just two blocks south of the new Downtown Alpharetta City Center. Alpharetta, in northern Fulton County, Georgia, United States with a population of 57,551 residents and has been long considered one of the most vibrant commercial destinations in Georgia with a daytime population of nearly 150,000. Alpharetta is the home to more than 600 technology companies and in October 2014 Avalon, a 600 million dollar mixed use project opened across the street and is widely considered a ground breaking success. Alpharetta has an abundance of executive housing, golf course communities and excellent public education. In addition Alpharetta has over 800 acres of recreational Park space covering 8 parks not including the 8 mile Big Creek linear greenway.

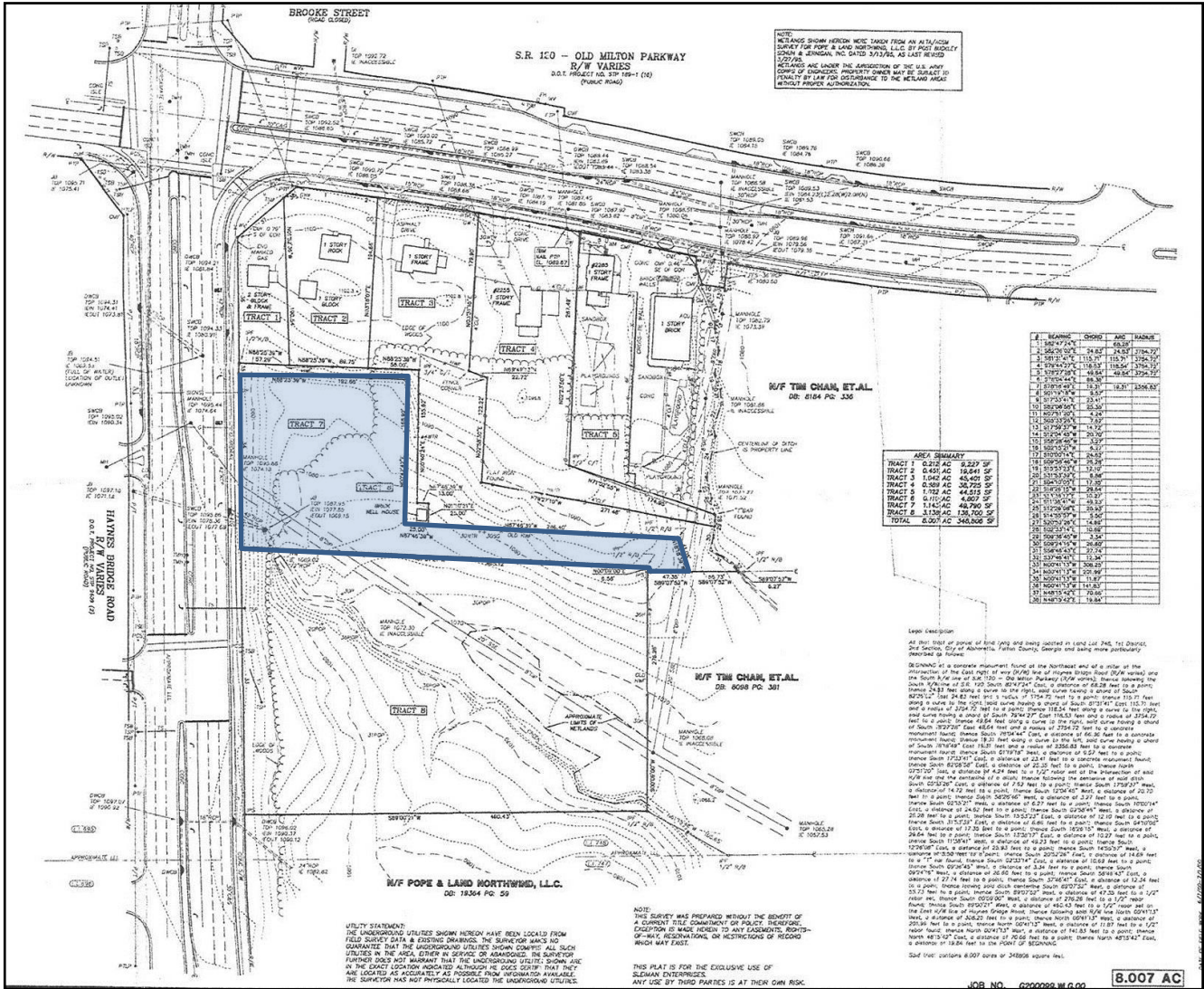
The subject site is located near the southeast intersection of Haynes Bridge Road and Old Milton Parkway. Currently the majority of the property is zoned R-12 (the Old Milton parcel) and Office and Institutional on approximately 1 acre off the Haynes Bridge Parcel. The city's long use plan suggest commercial / high density residential development for the Old Milton Parcel.





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Property Survey

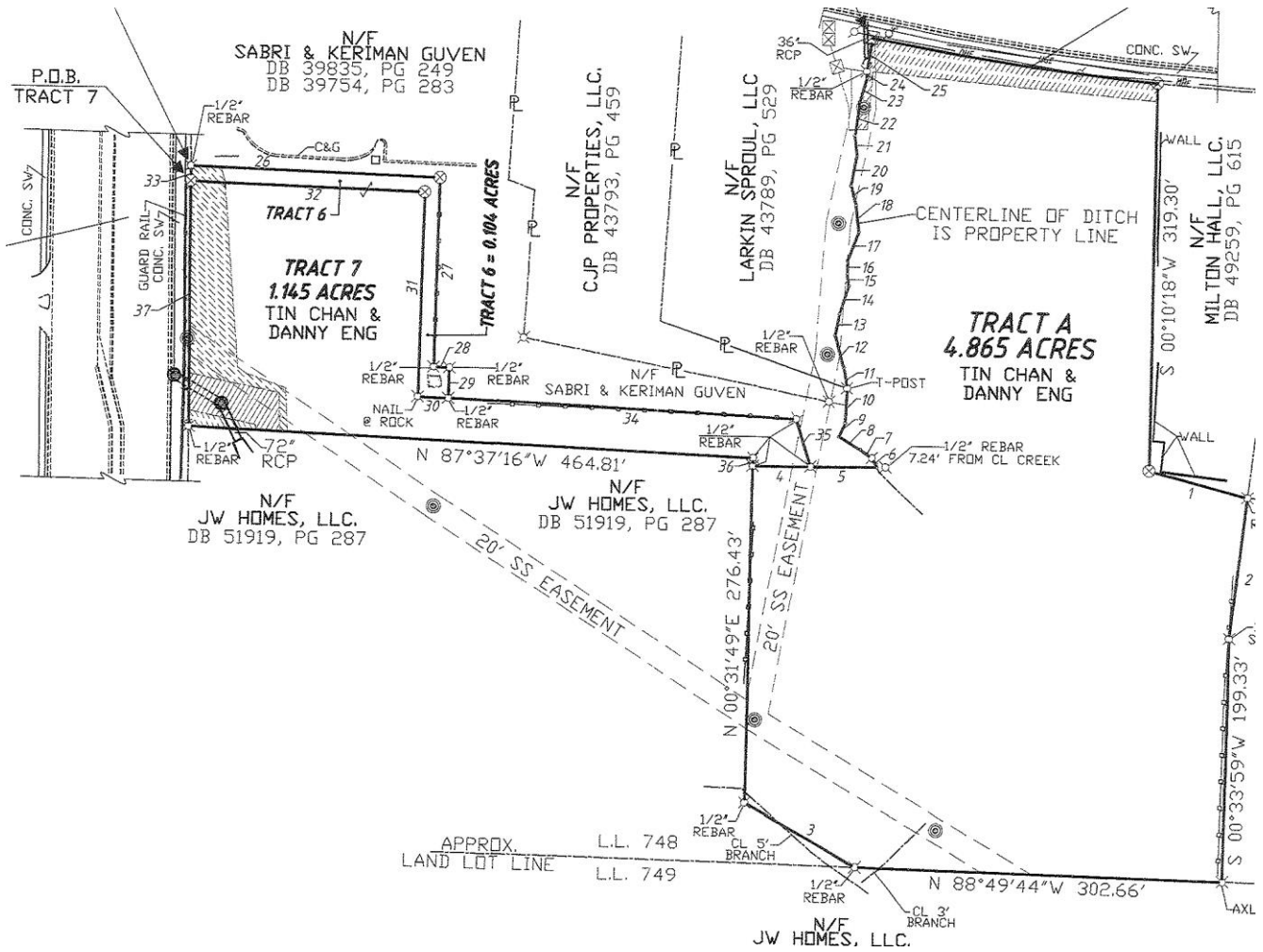




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Property Plat Map

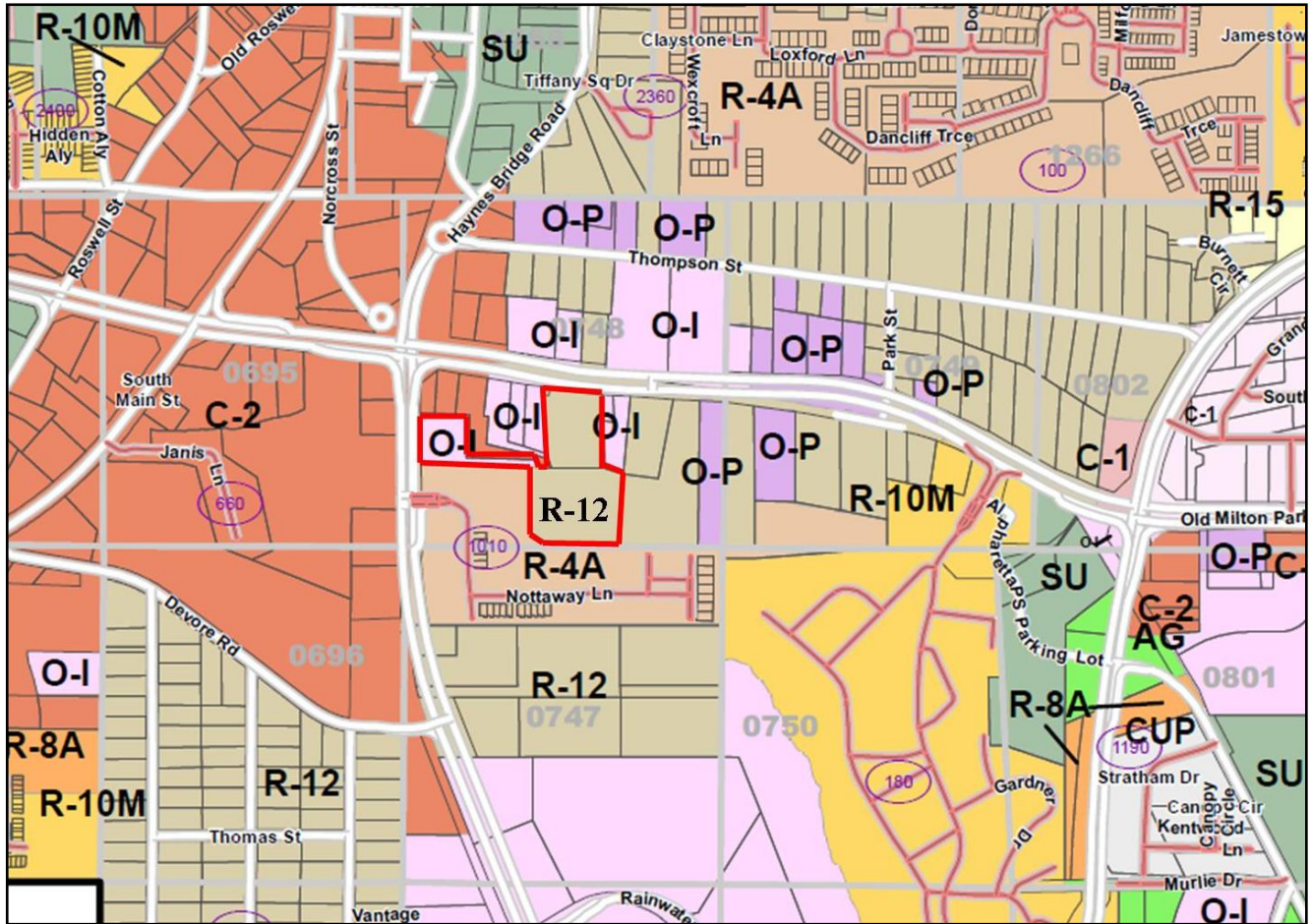




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Zoning Map





Community Development

The Community Development Department guides the growth and development of the City of Alpharetta to enhance the quality of life of our community while recognizing the city's historic and natural features.

The Community Development Department led the city's efforts in achieving a Gold Level certification through the Atlanta Regional Commission's Green Communities program.

Alpharetta was the first city in the State of Georgia to achieve this accomplishment. This highest level certification demonstrates Alpharetta's commitment to resource conservation and sustainability.

This is just one of the many ways the Community Development Department is dedicated to facilitating a livable and sustainable future for the City of Alpharetta.

The Community Development Department has two divisions:

- 1) Planning/Zoning/Land Development
- 2) Building, Construction, Permits, and Inspections

In addition, the Department also provides the following services:

- › Code Enforcement
- › Sign Permits
- › Business Licenses
- › Tree Removal Permits

The Community Development Department administers the following documents and regulations:

- › Comprehensive Land Use Plan
- › Zoning Ordinance Unified Development Code
- › Building Codes
- › Subdivision Regulations
- › Property Maintenance Code
- › Sign Ordinance

The Community Development Department also:

- › Processes applications for Public Hearings
- › Reviews plans for permits
- › Issues permits and performs required inspections.
- › Coordinates economic development activities
- › Provides staff support to the Planning Commission, Board of Zoning Appeals, Design Review Board, Development Authority, and Code Enforcement Board.
- › Current Zoning Cases



Contacts

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Location: 2 Park Plaza, Alpharetta, Georgia 30009

I-O Zoning Definition

O-I OFFICE-INSTITUTIONAL

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

A. **Conditional Principal Uses.** A property in the O-I district may be used for the uses listed below and shown in Table 2.1 in accordance with an approved master plan, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use. Lots of less than five (5) acres in size may be developed for bank or office use without public hearing subject to Design Review Board Approval.

1. Residential Uses
 - a. Dwelling, Group (limited to nursing home, children's home congregate housing or assisted living facility.)
2. Business Uses
 - a. Bank, Savings & Loan
 - b. Broadcasting Studio (radio or TV)
 - c. Clinic
 - d. Congregate Housing
 - e. Day Care Center
 - f. Drug Store
 - g. Golf Course, Driving Range
 - h. Office Building or Office Park
 - i. Recreational Facilities(Indoor or Outdoor)
 - j. Theater, Cinema
3. Semipublic Uses, Utilities
 - a. Church, Synagogue, or other religious institutions
 - b. Club, association or lodge
 - c. Heliport
 - d. Library
 - e. Museum
 - f. Public Building
 - g. School, Academic
 - h. Recreation Facilities (Indoor or Outdoor)

B. **Accessory Uses.** A property in the O-I district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use. Permitted accessory structures and uses include but are not limited to the following:

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

- The dwelling shall be located above or to the rear of the commercial or office structure to which it is an accessory.
- The dwelling shall be attached by a common wall with the commercial or office structure to which it is accessory.
- The dwelling shall be occupied by a single family, a member of whom is the owner or tenant of the commercial or office structure to which it is accessory.
- The square footage of the dwelling shall not exceed 40% of the combined square footage of the commercial or office structure and the dwelling.
- The dwelling and the commercial or office structure to which it is accessory shall be in compliance with all applicable provisions of the life safety code, the building code, and other standard codes of the City.



2. Privacy and decorative fences and walls
3. Swimming pool, tennis court, patio and other private recreation facilities
4. Clubhouse, swimming pool, or community recreation facilities serving a development
5. Vehicle access, parking and loading areas, subject to the requirements of the Parking and loading regulations herein.
6. Signs, subject to all of the requirements regulating signage herein.
7. Retaining walls and other site improvement structures approved as part of the development permit.
8. Retail service uses up to 25% of the floor area of an office building for services incidental to the associated office use.

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

1. Residential Uses
 - a. Hotel or Motel
2. Business Uses
 - a. Art Galleries
 - b. Automobile Service Station
 - c. Bakery
 - d. Barber Shop
 - e. Beauty Shop
 - f. Book Store
 - g. Bowling Alley
 - h. Car Wash
 - i. Contractor's Office without outside storage
 - j. Commercial Parking Lot
 - k. Convenience Market with or without gas pumps
 - l. Dance Studio
 - m. Dry Cleaning Pick-up Station
 - n. Florist, Retail without Greenhouse
 - o. Funeral Home w/out cemetery or mausoleum
 - p. Golf, Miniature, or Golf Driving Range
 - q. Laboratory, Research or Commercial
 - r. Liquor Store
 - s. Print Shop
 - t. Radio or TV, Transmitter or Studio Restaurant
 - v. Restaurant, Drive-In or Fast-Food
 - w. Retail Sales and Services Establishments subject to the limitation of 2.2.13 B 8.
 - x. School, Commercial
 - y. Spa Services
3. Wholesale, Storage and Industrial Uses
 - a. Manufacturing, Light
4. Semipublic Uses, Utilities
 - a. Airport
 - b. Amphitheater
 - c. Athletic Facility
 - d. Auditorium
 - e. Country Club
 - f. Hospital
 - g. Fire Station
 - h. Park or Playground
 - i. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.



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

- Minimum Lot Width - none.
- Minimum Setbacks
- Front yard - from all street frontages:
 - From right-of-way of local street - 50 feet.
 - From right-of-way of all other streets – 65 feet.
 - Side yard - 15 feet.
 - Rear yard - 15 feet.
- Maximum Coverage By Principal Buildings - 40%.
- Maximum Building Height - 40 feet.

E. Screening and buffers (See Sec. 2.3.5)

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

R-12 Zoning Definition

R-12 DWELLING, 'FOR-SALE', RESIDENTIAL

A. Permitted Principal Uses. A property in the R-12 district may be used for those uses listed in Table 2.1, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

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

B. Accessory Uses. A property in the R-12 district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use. Permitted accessory structures and uses include but are not limited to the following:

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

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

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

D. District Regulations

- Minimum Lot Size - 10,000 square feet.
- Minimum Lot Width - 75 feet.
- Minimum Setbacks
- Front yard - from all street frontages:
- From right-of-way of local street - 30 feet.
- From right-of-way of all other streets – 65 feet
- Side yard - 10 feet.
- Rear yard - 25 feet.
- Maximum Ground Coverage By Principal Buildings - 25%.
- Maximum Building Height - 35 feet.
- Minimum Floor Area of a Dwelling Unit - 1,500 square feet.
- Accessory Structures Setback see Sec. 2.3 (c)