

STATE OF GEORGIA
CITY OF MCDONOUGH

ORDINANCE NO. 16-03-21001(Z)

AN ORDINANCE, PURSUANT TO MCDONOUGH CODE OF ORDINANCES SECTION 17.104.020(A)(1), AMENDING THE ZONING MAP OF THE CITY OF MCDONOUGH; PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING ORDINANCES; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

NOW THEREFORE BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MCDONOUGH AND IT IS HEREBY ORDAINED BY AUTHORITY HEREOF:

SECTION 1.

This ordinance applies to the following real property per the application filed by Steve Goodsell of S.A. Goodsell Development for Lot Source 1 Project:

All that lot, tract or parcel of land, otherwise known as a portion of Parcel #075-01008018, lying and being in Land Lot(s) 191 of the 7th District of Henry County, Georgia, consisting of 27.29 +/- acres and being more particularly described on Exhibit "A," attached hereto and incorporated herein by reference.

SECTION 2.

The above property is hereby zoned C-3 (Highway Commercial) with new conditions, and subject to the new conditions of development contained in Exhibit "B," attached hereto and incorporated herein by reference.

SECTION 3.

The sections, subsections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and if any section, subsection, paragraph, sentence, clause or phrase shall be declared illegal by the valid judgment or decree of any court of competent jurisdiction, such illegality shall not affect any of the remaining section, subsections, paragraphs, sentences, clauses and phrases of this ordinance.

SECTION 4.


All ordinances and parts of ordinances in conflict herewith are expressly repealed.

SECTION 5.

This ordinance shall become effective immediately upon adoption.

So ordained this 21st day of March, 2016.

CITY OF MCDONOUGH, GEORGIA


BILLY COPELAND, MAYOR

ATTEST:

APPROVED AS TO FORM:


JANIS PRICE, CITY CLERK


LEIGH HANCHER, CITY ATTORNEY

Exhibit A
Legal Description (See Attached)

LEGAL DESCRIPTION

ALL THAT TRACT or parcel of land lying and being in land lot 191 of the 7th district, City of McDonough Henry County, Georgia and being more particularly described as follows:

BEGINNING at the intersection of the east right-of-way of Ga. Hwy. 20 and the south right-of-way of Avalon Parkway, thence 689.09 feet in a southeast direction along the south right-of-way of Avalon Parkway to a IPF 1\2"RB at the true point of beginning.

THENCE South 83 degrees 38 minutes 41 seconds East for a distance of 29.60 feet to a point;

THENCE along a curve to the right having a radius of 1160.00 feet and an arc length of 703.38 feet, being subtended by a chord of South 63 degrees 30 minutes 34 seconds East for a distance of 692.65 feet to a point;

THENCE South 46 degrees 08 minutes 19 seconds East for a distance of 896.66 feet to a IPS 1\2"RB;

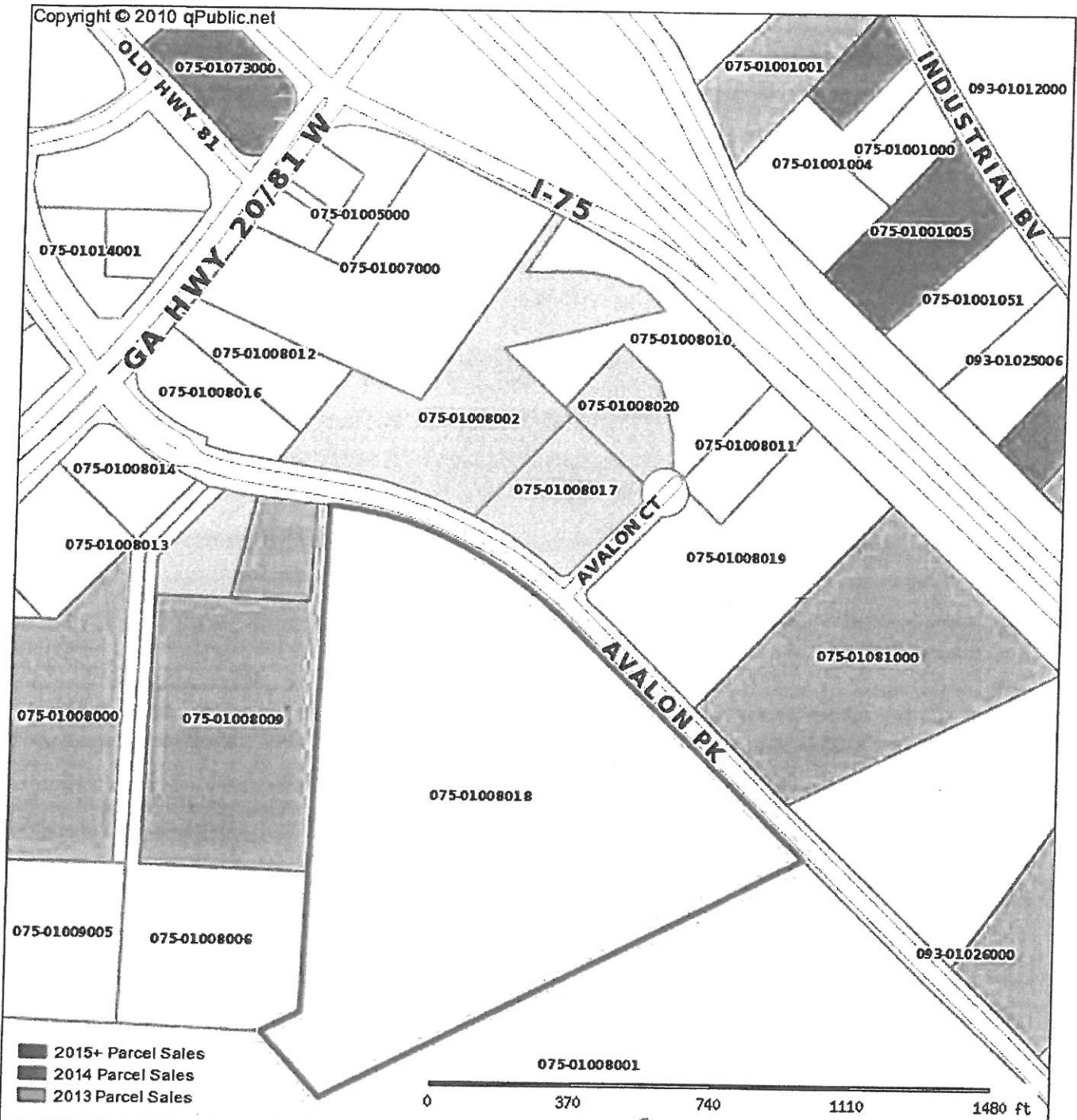
THENCE South 63 degrees 59 minutes 29 seconds West for a distance of 1416.60 feet to an IPS 1\2"RB;

THENCE North 43 degrees 46 minutes 19 seconds West for a distance of 249.78 feet to an IPF 1/2" RB/CAP;

THENCE North 63 degrees 56 minutes 52 seconds East for a distance of 117.93 feet to an IPF 1/2" RB;

THENCE North 01 degrees 54 minutes 41 seconds East for a distance of 1323.31 feet to an IPF 1/2" RB at the true point of beginning.

Said property contains 27.29 acres.



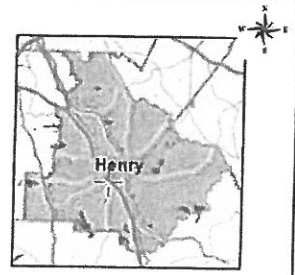
- 2015+ Parcel Sales
- 2014 Parcel Sales
- 2013 Parcel Sales



Henry County Assessor

Parcel: 075-01008018 Acres: 27.29

Name:	LOT SOURCE 1 LLC	Land Value:	,215,000.00
Site:		Building Value:	\$0.00
Sale:	\$502,700 on 09-2011 Reason=QC Qual=V	Misc Value:	\$0.00
Mail:	3715 NORTHSIDE PKWY 100 NORTHCREEK STE 130 ATLANTA, GA 30327	Total Value:	,215,000.00



Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County courthouse or can be determined by employing the services of a licensed surveyor.
Date printed: 03/10/16 : 17:02:16

Exhibit B
Conditions of Development

Section I - Natural

1. Provide a twenty (20) feet landscape strip/earthen berm adjacent to the Avalon Boulevard rights-of-way which shall include decorative accent, capstone fencing/wall, minimum four (4) feet in height, with masonry (stone) columns and board fencing per review of the Community Development Director and/or designee. Column placement shall not exceed twenty (20') feet intervals.
2. Street trees, Japanese Zelkova variety, shall be provided adjacent to Avalon Boulevard.
3. Provide a ten (10) feet landscape strip adjacent to all external property lines comprised of mixed hardwoods (over story/under story); evergreens; ornamental; shrubbery except for approved ingress/egress points.
4. Provide a five (5) feet landscape strip between internal property lines, existing and/or proposed, comprised of mixed hardwoods (over story/under story); evergreens; ornamental; shrubbery except for approved ingress/egress points.
5. Foundation plantings, minimum three (3) gallon in size at the time of planting, shall be required adjacent to the facades of structures/within pedestrian circulation areas where facing public rights-of-way except areas necessary for ingress/egress.
6. The site (pin to pin) shall be fully sodded with the exception of natural planting areas per an approved landscape plan. All other areas outside of the site area (e.g. right-of-way) that are disturbed pertaining to the development of the subject property shall also be sodded. Seeding shall be prohibited.
7. Landscape plan shall be reviewed and approved by the Community Development Director and/or designee that shall evidence diversity of species selection and continuity with adjacent developed Avalon properties.

Section II - Human Environment

1. Vehicular parking areas shall be located within the front yard per the as-built conditions and shall be screened from the public right-of-way & adjacent residentially zoned properties. Supplemental plantings, where required to fill a void within existing landscape buffers and establish a hedge row along Turner Street frontage, are to incorporate the following minimum plant varieties: Magnolia, Leland Cypress, Deodar Cedar, holly, dogwood, azalea, and native ornamental grass for visual screening purposes.
2. Provide five (5) feet sidewalks and bicycle path adjacent to Avalon Boulevard which shall include a uniform planted groundcover strip between the curb and the sidewalk/bicycle path.
3. A raised pedestrian path (hard surface) minimum of five (5) feet in width shall direct patrons to the front door of the business from the Avalon Boulevard frontage and interlink with the required sidewalk.
4. Pedestrian Pathways, minimum five (5) feet in width, shall be provided to adjacent properties upon review and approval of the Community Development Director and/or designee.
5. Hard surface pedestrian pathways, minimum five (5) in width, shall be provided on the site to inter link vehicular corridors/service areas with pedestrian uses.
6. Georgia Power approved architectural designed street lights along Avalon Boulevard per review and approval of the Community Development Director and/or designee having reference to the overall aesthetic design standards of the South Point/Avalon Developments.
7. Outdoor loud speakers, except drive through facilities, shall be prohibited.

Section III – Built Environment

1. Final exterior design standards, demonstrating compatibility with the aforementioned developments, shall be approved by the Community Development Director and/or his/her designee in accord with Chapter 15.68 Façade Review.

2. Large box development exceeding 2,500 square feet gross floor area shall be prohibited without variations in roof line, pitch, and elevation being required. Standing seam metal accents shall be required (copper, Verdi Gris, or dark green). Covered pedestrian walkways shall be required for ingress/egress to structures which shall extend, without interruptions, the full length façade.
3. Dumpster enclosures shall be required and shall be constructed of three (3) sided brick with screening gates. Dumpsters shall be required at a ratio of one (1) container per 3,000 square feet of gross floor space, unless a different requirement is specified by Henry County Environmental Health.
4. The majority of the site parking shall be located to the side and rear of the proposed structures.
5. Double row parking shall require a lineal shrubbery planting island, minimum of five (5) feet in width, to separate parking spaces.
6. Ground mounted signs shall be monument style with a reader board, brick and/or stone base, maximum twelve (12) feet in height from finished grade. The property address shall be identified on the sign in a minimum eight (8) inch copy. Only three (3) monument signs shall be permitted per public road frontage regardless of the number of subdivided commercial parcels per the petition identified herein as Tract C.
7. Wall signage shall be limited to one (1) sign per tenant elevation of heated exterior wall with a maximum permissible amount of two (2) wall signs per tenant or occupant. Neon signage and accents shall be prohibited. Roof mounted signage or signs that protrude above the fascia shall be prohibited.
8. On premise directional signage shall, when approved by the Community Development Director and/or designee, shall have a masonry base (brick and/or stone) and be monument style not to exceed two (2) square feet in sign area and three (3) feet in height from finished grade.
9. A signage plan shall be reviewed and approved by the Community Development Director which represents a consistent and compatible theme for Tract C herein per petition.

10. Temporary signs including but not limited to banners, temporary/portable signs, pennants, and streamers shall be prohibited. Flags shall be limited to not more than one (1) United States flag and/or one (1) State of Georgia flag. Balloons and other inflatable advertising device shall be prohibited. At no time shall vehicles, including delivery trucks, be utilized as a means of advertising.
11. Window signage exceeding the total area of one (1) square feet shall be prohibited. Window signage shall not be illuminated.
12. No more than three (3) curb cuts shall be permitted onto Avalon Boulevard per the zoned parcel petition herein identified as Tract C subject to review/approval by the City Engineer. One (1) curb cut is to align with Avalon Court for future signalization.
13. Eating establishments shall be required to provide a minimum of ten (10) percent of the seating capacity outside per seasonal accommodation.
14. Inter-parcel access shall be required through all subdivided commercial parcels.
15. Shared parking shall be required where commercial parcels are subdivided.
16. Outdoor storage and display of vehicles, supplies, products, and equipment shall be prohibited.
17. Detention/retention facilities, where provided, shall be located to the rear of the lot and shall be incorporated into the approved landscape plan per a master storm water management plan. An alternate design may be considered provided that the design is an integral part of the overall landscaping and does not create an adverse impact in accord with city codes.
18. All other requirements of the McDonough Zoning Ordinance, Subdivision Ordinance, Construction/development standards and specifically exempted or varied herein per written petition of the applicant and public advertisement shall be required.



City of McDonough, Georgia
Community Development Department

APPROVED

FEB 23 2016

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PLANNING COMMISSION

Rezoning Staff Report

Case Petition #: 160104

Applicant: Steve Goodsell of S.A. Goodsell Development for Lot Source 1 Project

Address/Location: Avalon Parkway

Rezoning Request:

- C-3 (Highway Commercial) with conditions to C-3 (Highway Commercial) without conditions

Community Development (Planning & Zoning) Staff Recommendation: (Refer to Pages 3-6)

- Staff recommends **Denial** of the Rezoning from C-3 (Highway Commercial) with conditions to **C-3 (Highway Commercial) without conditions**
- Staff recommends **Approval**, as an alternate recommendation, of the Rezoning from C-3 (Highway Commercial) with conditions to **C-3 (Highway Commercial) with new conditions.**

*Note: Recommendations per review of the Applicant's Letter of Intent, Standards of Review with reference to ORD 05-05-02001(Z), and as-built conditions of site.

Land Lot/District: Land Lot(s) 191 of the 7th District of Henry County.

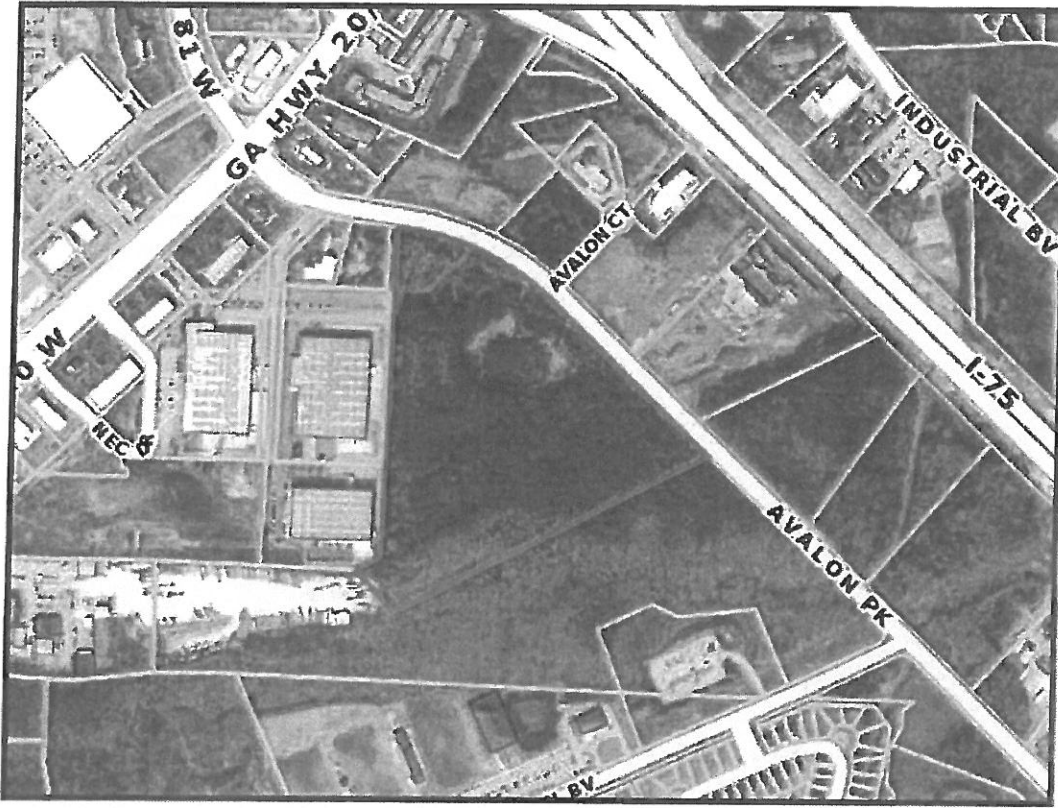
Subject Property Location: Avalon Parkway (a.k.a. Richfield Parkway)

Tract Size: 27.29 +/- acres

Council District: 4, Kamali Varner

Workshop:	City Council	March 3, 2016
	Planning Commission	February 16, 2016
Public Review:	Planning Commission	February 23, 2016 (Special Called)
Public Hearing:	City Council	March 21, 2016

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Background Information:

The subject property is presently zoned **C-3 (Highway Commercial)** with conditions per **ORD 05-05-02001(Z)** and located along Avalon Parkway at Exit 218. To the north of the subject property is the expanding South Point/Avalon Activity Center Node defined by the intersection of Hwy 20W, Hwy 81W and Avalon Parkway. To the south of the subject property is the expanding Avalon Business Center/Distribution Activity Center Node defined by the intersection of Hwy 155S and Avalon Parkway. Said property was forecasted to be an integral part of the emerging Activity Centers per the initial rezoning in 2005. The focus of the land use matrix for the Activity Center is primarily Mixed Use Development (Residential/Commercial/Office/Industrial) coupled with customized exterior architectural design standards, pedestrian pathways, and signature streetscape elements that are intended to provide for economic sustainability as well as enhance Quality of Life .

JD
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Final Staff Recommendations by:

Rodney C. Heard, Community Development Director

Nathan Brown, City Planner

- Staff recommends **Denial** of the Rezoning from C-3 (Highway Commercial) with conditions to C-3 (Highway Commercial) without conditions per review of the Applicant's Letter of Intent, Standards of Review with reference to ORD 05-05-02001(Z), and as-built conditions of site.
- Staff recommends **Approval**, as an alternate recommendation, of the Rezoning from C-3 (Highway Commercial) with conditions to C-3 (Highway Commercial) with new conditions as outlined below.

~~Approval of C-3 zoning is limited to 17.68.010 uses with the exception of uses 1, 2, 3, 4, 5, 7, 8, 9 (outdoor only), 10, 11, 12, 13, 16, 17, and 20. Eating establishments shall be required to provide a minimum of ten (10) percent of the seating capacity outside per seasonal accommodation. All other uses within the C-3 district shall require review and approval of the Planning Commission and Mayor and Council per a public hearing.~~

Section I - Natural

1. Provide a twenty (20) feet landscape strip/earthen berm adjacent to the Avalon Boulevard rights-of-way which shall include decorative accent, capstone fencing/wall, minimum four (4) feet in height, with masonry (stone) columns and board fencing per review of the Community Development Director and/or designee. Column placement shall not exceed twenty (20') feet intervals.
2. Street trees, Japanese Zelkova variety, shall be provided adjacent to Avalon Boulevard.
3. Provide a ten (10) feet landscape strip adjacent to all external property lines comprised of mixed hardwoods (over story/under story); evergreens; ornamental; shrubbery except for approved ingress/egress points.
4. Provide a five (5) feet landscape strip between internal property lines, existing and/or proposed, comprised of mixed hardwoods (over story/under story); evergreens; ornamental; shrubbery except for approved ingress/egress points.
5. Foundation plantings, minimum three (3) gallon in size at the time of planting, shall be required adjacent to the facades of structures/within pedestrian circulation areas where facing public rights-of-way except areas necessary for ingress/egress.
6. The site (pin to pin) shall be fully sodded with the exception of natural planting areas per an approved landscape plan. All other areas outside of the site area (e.g. right-of-way) that are disturbed pertaining to the development of the subject property shall also be sodded. Seeding shall be prohibited.

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7. Landscape plan shall be reviewed and approved by the Community Development Director and/or designee that shall evidence diversity of species selection and continuity with adjacent developed Avalon properties.

Section II - Human Environment

1. Provide five (5) feet sidewalks and bicycle path adjacent to Avalon Boulevard which shall include a uniform planted groundcover strip between the curb and the sidewalk/bicycle path. ~~Decorative stamped concrete inserts shall be provided upon review and approval of the Community Development Director and/or designee.~~
2. A raised pedestrian path (hard surface) minimum of five (5) feet in width shall direct patrons to the front door of the business from the Avalon Boulevard frontage and interlink with the required sidewalk. ~~Surfacing material shall consist of pavers which shall complement the built structures.~~
3. Pedestrian Pathways, minimum five (5) feet in width, shall be provided to adjacent properties upon review and approval of the Community Development Director and/or designee.
4. Hard surface pedestrian pathways, minimum five (5) in width, shall be provided on the site to inter link vehicular corridors/service areas with pedestrian uses.
5. Georgia Power approved architectural designed street lights along Avalon Boulevard per review and approval of ~~Mayor and Council and~~ the Community Development Director and/or designee having reference to the overall aesthetic design standards of the South Point/Avalon Developments.
6. Outdoor loud speakers, except drive through facilities, shall be prohibited.

Section III – Built Environment

1. ~~Structures shall be residential in appearance with pitched roves and architectural features which provide connectivity to other Avalon properties. Structures shall be constructed of four (4) side brick and/or stone and/or glass. Glass surfaces shall not be permitted within three (3) feet of the finished floor unless an ingress/egress door. Glass surfaces shall be either true divided or true divided effect. Neon and neon accents shall be prohibited.~~ Final exterior design standards, demonstrating compatibility with the aforementioned developments, shall be approved by the Community Development Director and/or his/her designee in accord with Chapter 15.68 Façade Review.
2. Large box development exceeding 2,500 square feet gross floor area shall be prohibited without variations in roof line, pitch, and elevation being required. Standing seam metal accents shall be required (copper, Verdi Gris, or dark green). Covered pedestrian walkways shall be required for ingress/egress to structures which shall extend, without interruptions, the full length façade.

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3. Dumpster enclosures shall be required and shall be constructed of three (3) sided brick and/or stone with screening gates. Dumpsters shall be required at a ratio of one (1) container per 3,000 square feet of gross floor space, unless a different requirement is specified by the Environmental Health
4. The majority of the site parking shall be located to the side and rear of the proposed structures.
5. Double row parking shall require a lineal shrubbery planting island, minimum of five (5) feet in width, to separate parking spaces.
6. Ground mounted signs shall be monument style with a reader board, brick and/or stone base, maximum twelve (12) feet in height from finished grade. The property address shall be identified on the sign in a minimum eight (8) inch copy. Only three (3) monument signs shall be permitted per public road frontage regardless of the number of subdivided commercial parcels per the petition identified herein as Tract C.
7. Wall signage shall be limited to one (1) sign per tenant elevation of heated exterior wall with a maximum permissible amount of two (2) wall signs per tenant or occupant. ~~Electric wall signs shall be prohibited with illumination being provided by overhead lighting sources.~~ Neon signage and accents shall be prohibited. Roof mounted signage or signs that protrude above the fascia shall be prohibited.
8. On premise directional signage shall, when approved by the Community Development Director and/or designee, shall have a masonry base (brick and/or stone) and be monument style not to exceed two (2) square feet in sign area and three (3) feet in height from finished grade.
9. A signage plan shall be reviewed and approved by the Community Development Director which represents a consistent and compatible theme for Tract C herein per petition.
10. Temporary signs including but not limited to banners, temporary/portable signs, pennants, and streamers shall be prohibited. Flags shall be limited to not more than one (1) United States flag and/or one (1) State of Georgia flag. Balloons and other inflatable advertising device shall be prohibited. At no time shall vehicles, including delivery trucks, be utilized as a means of advertising.
11. Window signage exceeding the total area of one (1) square feet shall be prohibited. Window signage shall not be illuminated.
12. No more than ~~one (1)~~ three (3) curb cuts shall be permitted onto Avalon Boulevard per the zoned parcel petition herein identified as Tract C subject to review/approval by the City Engineer. and One (1) curb cut is to align with Avalon Court for future signalization.
13. Eating establishments shall be required to provide a minimum of ten (10) percent of the seating capacity outside per seasonal accommodation.

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14. Inter-parcel access shall be required through all subdivided commercial parcels.
15. Shared parking shall be required where commercial parcels are subdivided.
16. Outdoor storage and display of vehicles, supplies, products, and equipment shall be prohibited.

17 Detention/retention facilities, where provided, shall be located to the rear of the lot and shall be incorporated into the approved landscape plan per a master storm water management plan. *An alternate design may be considered provided that the design is an integral part of the overall landscape and*

18. All other requirements of the McDonough Zoning Ordinance, Subdivision Ordinance, Construction/development standards and specifically exempted or varied herein per written petition of the applicant and public advertisement shall be required.

does not
create
an adverse
impact
in
record
w/city
codes

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Professional Staff (City/Henry County/State) Analysis:

Section 17.104.050 Review by other agencies

- Police Chief (Mr. Preston Dorsey) - No comments returned
- Fire Chief (Mr. Steve Morgan) - No comments returned
- City Engineer (Mr. Mark Whitley) – No comments returned
- Business Development Director (Mr. Bob Trescott) – No comments returned
- Building Official (Mr. Mark Dobson) - No comments returned
- Public Works Director (Mr. Ronnie Thompson): **02-05-16 Email response** - No comments
- City Environmental Engineer (Mr. Tom Fleming) - No comments returned
- Henry County Department of Transportation (Mr. David Simmons): **02-08-16 Email response**
City of McDonough’s jurisdiction; Henry County recommends that the curb cuts be located such that the minimum intersection sight distance is met per the roads posted speed limit and should each have a deceleration/acceleration taper along Avalon Pkwy. The proposed curb cuts, if not aligned from an existing curb cut, should have a minimum separation of 230’ from center to center, including with existing curb cuts along Avalon Parkway.
- Henry County Board of Education (Ms. April Brown): **02-05-16 Email response** - No comments
- Henry County Environmental Health Department (Ms. Glenda Scott) - No comments returned
- Georgia Department of Transportation (Mr. Donald Wilkerson) – No comments returned

Infrastructure: Water Service: Henry County Water and Sewer

Sewer Service: Henry County Water and Sewer

Electricity: Georgia Power/Central Georgia EMC

Telephone: Bellsouth

Cable Television: Charter Communications

Schools: TBA

Environmental: Small Water Supply Watershed: The site lies OUTSIDE all Small Water Supply Watersheds within the city.

Wetlands and Floodplain: There is no presence of wetlands and delineated floodplain areas. Detailed assessment and drawings shall be generated upon progression of petition to development stages.

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- 2030 Comp Plan:** Property to be rezoned is designated for Commercial within the emerging South Point/Avalon Activity Center Node formed by the intersection of Hwy 20 W, Hwy 81W and Avalon Parkway
- Transportation:** The property is currently accessed by Avalon Parkway only. However, there is a potential for access from the west with the possible extension of NEC Drive.
- Zoning History:** The property is presently zoned C-3 (Highway Commercial) with conditions per ORD 05-05-02001(Z).
- Regulations:** Zoning Ordinance, Building and Development Ordinance, Soil Erosion and Sedimentation Control Ordinance, and Tree Preservation.
- Comments:** N/A

Staff Analysis: (Refer to Chapter 17.104 Amendments)

Section 17.104.048 Standards of Review for Rezoning

- A(1.) The existing land use pattern;
The subject property is bordered by the following (Refer also to zoning maps):
- North/Northeast Boundary
Zoning: Commercial
Property ID: Existing Nissan Automobile Dealership; Hampton Inn
Land Use: Specialty Retail/Service; Hotel
 - East Boundary
Zoning: Commercial
Property ID: N/A
Land Use: Vacant, undeveloped
 - South/Southwest Boundary
Zoning: Commercial
Property ID: N/A
Land Use: Vacant, undeveloped
 - West Boundary
Zoning: Commercial; Industrial
Property ID: McDonough Exchange; Avalon Pavilion; Vitalabs
Land Use: Specialty Retail/Service; Warehousing
- A(2.) The possible creation of an isolated district unrelated to adjacent and nearby districts;
Answer: No. The C-3 (Highway Commercial) request would couple with the existing Commercial zoning districts encompassing the subject property as noted in A(1)
- A(3.) The population density pattern and possible increase or overtaxing load on public facilities including, but not limited to, schools, utilities, and streets;
Answer: Minimal or no impact to population density pattern, nor is an increase on public facilities expected due to the scope of work for the proposed development on-site. There are no reasons to suspect the requested petition would be burdensome to existing public facilities which already serve the site and surrounding properties.

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- A(4.) The cost of the City and other governmental entities in providing, improving, increasing, or maintaining public utilities, schools, streets, and other public safety measures;
Answer: Minimal or no cost to the City or other governmental entity is expected due to the scope of work for the proposed development on-site. It is understood that there may be additional costs incurred from future development of this property; however, the costs shall be borne entirely by the applicant or the successors in title.
- A(5.) The possible impact on the environment, including, but not limited to, drainage, soil erosion and sedimentation, flooding, air quality, and water quantity.
Answer: Minimal with respect to the scope of work for the proposed development on-site.
- A(6.) Whether the proposed Zoning Map amendment will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations;
Answer: No, provided the stipulations recommended by staff for development standards are included as a part of rezoning approval.
- A(7.) Whether there are substantial reasons why the property cannot be used in accordance with existing regulations;
Answer: Yes, the current limitations of uses imposed on the development hinder the type of viable businesses that can be constructed on the property.
- A(8.) The aesthetic effect of existing and future use of the property as it relates to the surrounding area;
Answer: It is expected to be compatible with adjacent developed properties per the scope of work and the scale of the proposed development on-site. Also, the proposed use will allow for continuation of the economic sustainability of the South Point/Avalon Activity Center Node.
- A(9.) The extent to which the proposed Zoning Map amendment is consistent with the Land Use Plan;
Answer: The subject property is within the delineated boundaries of the Commercial zoning designations for the expanding South Point/Avalon Activity Center Node.
- A(10.) The possible effects of the proposed Zoning Map amendment to the character of a Zoning district, a particular piece of property, neighborhood, a particular area, or the community.
Answer: Minimal or no effects expected due to scope of work for the proposed development on-site that is deemed to be compatible with the zoning and land uses encompassing the subject property.
- A(11.) The relation that the proposed Zoning Map amendment bears to the purpose of the overall zoning scheme, with due consideration given to whether or not the proposed change will help carry out the purposes of these regulations;
Answer: The subject property is located in an area characterized by Commercial Mixed Use Development, single family residential housing, and undeveloped tracts of Commercial & Industrial zoned land. Development of said property will allow for expansion of the Specialty Retail land uses associated with Avalon Activity Center Node at Exit 218, I-75 Corridor.
- A(12.) Applications for a Zoning Map amendment which do not contain specific site plans carry a rebuttal presumption that such rezoning shall adversely affect the zoning scheme;
Answer: Applicant provided a partial conceptual site plan for the proposed development, totaling five (5) of the twenty-seven (27) plus acreage of the property.

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- A(13.) The consideration of the preservation of the integrity of residential neighborhoods shall be considered to carry great weight;
Answer: N/A, no residential neighborhoods abutting the property boundaries of the subject property.

- A(14.) In those instances in which property fronts a major thoroughfare and also adjoins an established residential neighborhood, the factor or preservation of the residential area shall be considered to carry great weight.
Answer: N/A, no residential neighborhoods abutting the property boundaries of the subject property.