

## **MRC north of I-75 versus south of I-75**

Some have suggested that MRC-1 be implemented as the underlying zoning for the properties north of Chattahoochee Avenue since these parcels are primarily adjacent to single-family residences in a manner similar to the properties on the east of Howell Mill north of I-75. The following are some reasons for not having MRC-1 south of I-75.

### **Some reasons for not having MRC-1 south of I-75:**

- 1) MRC-2-C will create fewer non-conforming properties, particularly in regards to drive-thrus like the Shell gas station and Dunkin' Donuts and large development such as the Piedmont Medical Building.
- 2) Uses in the southern part of the corridor are more interstate orientated such as the large medical building, gas station, drive-thru restaurant and many auto-services of which of those only one auto-service is found northeast of I-75.
- 3) The scale and uses of buildings in the southern part of the corridor are larger like the Piedmont Medical Building which is only compatible with MRC-2 rather than MRC-1.
- 4) Howell Mill Road north of the corridor is also has more consistent topographic variation which is less suited for MRC-2-C because of its potential height of properties relative to immediate adjacent neighborhoods.
- 5) Street sections in the south of the corridor are 5-7 lanes versus 3-4 lanes in the northern part of the corridor.
- 6) Howell Mill Road is a major corridor for cars and semi-trailer trucks. However, the majority of the cars and truck traffic is south of I-75.