



PLANNING COMMISSION MEETING OCTOBER 5, 2017

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

I. CALL TO ORDER

II. ROLL CALL

- a. Welcome new Steve Usry, Planning Commission Alternate.

III. APPROVAL OF MEETING MINUTES

- a. September 7, 2017 Meeting Minutes

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

- a. PH-17-29 Unified Development Code Text Amendments

This item has been deferred by Staff and will not be considered tonight.

Consideration of text amendments to Unified Development Code, Appendix A: Alpharetta Downtown Code and Alpharetta Downtown Design Guidelines to add a Heritage Design Area, as well as other amendments.

- b. Z-17-12/V-17-28 Villa Magnolia/Parkland Communities

This item has been deferred until Thursday, November 2, 2017. It will not be heard tonight.

Consideration of a request to rezone 3.53 acres from C-1 (Neighborhood Commercial), C-2 (General Commercial) and AG (Agriculture) to DT-R (Downtown Residential) to develop 28 'For-Sale' detached units. Variances are requested to reduce required landscape buffers and to allow a private street within residential lots. The property is located 377 South Main Street and is legally described as Land Lots 648 & 693, 1st District, 2nd Section, Fulton County, Georgia.

- c. CU-17-10 Halpern Equestrian Center

Consideration of a conditional use to allow 'Equestrian Center' for an equine-assisted therapy business on a 8.9-acre residential property zoned R-15. The property is located at 1200 Rucker Road and is legally described as being located in Land Lots 1275 & 1276, 2nd District, 2nd Section, Fulton County, Georgia.

- d. CU-17-08 European Wax Center/Liberty Park Village

Consideration of a request for conditional use to allow 'Spa Services' for a hair removal and waxing business within a mixed-use development. The property is located at 2610 Old Milton Parkway, Suite 120 and is legally described as being located in Land Lot 802, 1st District, 2nd Section, Fulton County, Georgia.

VII. ADJOURNMENT



*This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by the Planning Commission, but not quoted or paraphrased. This document includes limited presentation by the Planning Commission and invited speakers in **summary** form. **This is not an official record** of the Alpharetta Planning Commission Meeting proceedings. Official Minutes are recorded and available for review.*

I. CALL TO ORDER

II. ROLL CALL

- Commission Members Present
 - Francis Kung'u (Chairman)
 - Kyle Caswell (Vice-Chairman)
 - John Hipes
 - John Goss
 - Fergal Brady
 - Karen Richard
- Commission Members Absent
 - Larry Attig
- Staff Members Present
 - Kathi Cook, Community Development Director
 - Michael Woodman, Senior Planner
 - Eric Graves, Senior Traffic Engineer
 - Elle Taylor, Planning and Zoning Coordinator

III. APPROVAL OF MEETING MINUTES

a. August 3, 2017 Meeting Minutes

- ❖ Commissioner Caswell offered a motion to approve

- The motion received a second from Commissioner Brady
- The Motion was approved (5-0-1)(Richard)

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

a. CLUP-17-02/Z-17-04 Taylor Morrison/40 Cumming Street

Consideration of a request to rezone 0.837 acres from R-15 (Dwelling, 'For-Sale' Residential) to DT-LW (Downtown Live-Work) and rezone 10.868 acres from R-15 to DT-R (Downtown Residential) to allow for the construction of 58 'For-Sale' detached homes and to allow a historic structure to be used for an office. A comprehensive land use plan amendment is requested from Downtown Residential Density to Central Business District. The property is located on the north side of Cumming Street between Highway 9 and Manning Drive at 40 Cumming Street and is legally described as being located in Land Lots 1196 and 1253, 2nd District, 2nd Section, Fulton County, Georgia.

- ❖ Commissioner Caswell offered a motion to remove from the table
 - The motion received a second from Commissioner Partee
 - The Motion was approved (6-0)

Kathi Cook, Director of Community Development, presented.

- Recap of previously submitted and considered Site Plans.
- Staff's main issue with present Site Plan is lack of Tree Save Area.
- Applicant's changes to Architecture and all single family detached homes.
- Document showing previous tree save area location and Arborist's proposed alternate tree save area.
- There was discussion of Unit that was considered too close to Cumming St. being relocated by Applicant in current Site Plan.
- There was discussion of civic space area.

- 20' Public Easement request
- Added a 15' landscape buffer along western property line
- Moved Detention Pond out of impervious setbacks.

Staff's recommendation is to approve with conditions.

1. The site, consisting of approximately 10.868 acres, shall be zoned DT-R and developed substantially similar to site plan submitted by PEC, dated 8/16/2017, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. The Lewis-Manning House property, consisting of approximately 0.837 acres, shall be zoned DT-LW and developed substantially similar to site plan submitted by PEC, dated 8/16/2017, except for modifications required to comply with the conditions below. Use shall be restricted to office or HOA use.
3. The permitted residential product on the property shall be single-family detached. Minimum lot size shall be 6,000 square feet along Cumming Street, Manning Drive and adjacent to existing residential. Internal lots shall have a minimum lot size of 2,500 square feet in order to maximize tree saves.
4. Lots along Manning Drive and lots that back up to existing homes on Manning Drive shall have a minimum lot width of 80'.
5. Minimum building setbacks shall comply with the DT-R district standards.
6. Homes fronting Cumming Street (Lots 5-8) shall face that street. Side elevations shall be enhanced with architectural elements and/or shall be screened with evergreen plantings, as approved by Staff. Civic space along Cumming Street shall be a minimum 40' wide, as depicted on the site plan, and developed with a park-like setting with heavy decorative landscape, hardscape, walls and seating. The landscape shall include plant selections promoting the historic district. Civic areas to be maintained by HOA.
7. Homes adjacent to existing residential and commercial shall be front loaded.
8. Architecture and materials shall be substantially similar to the renderings prepared by Main Street Designs, dated 8/29/2017, except for modifications required to comply with these conditions, and in compliance with the Alpharetta Downtown Code subject to approval by Staff. Front porches and stoops shall have a minimum depth of 8'. Bay windows shall have a minimum depth of 2'. 4-sided architecture and materials shall be required. A minimum 50% of homes fronting Cumming Street (Lots 5-8) and Manning Drive (Lots 9-11) shall be three-sided brick or stone with fireplaces.
9. The Historic Lewis-Manning House shall be restored and protected. Restoration and modifications shall require review and approval by Staff. The exterior of the home shall be restored prior to the first Certificate of Occupancy on the property. Landscaping and fencing style shall be designed to complement the time period of the historic home.
10. An easement shall be recorded on the final plat providing for use of the Lewis-Manning House yard as amenity space for the proposed subdivision.
11. The yard surrounding the Lewis-Manning House shall be enhanced with landscape, hardscape, seating areas and a sculpture or fountain, as approved by Staff. Evergreen plantings shall be required along the north and east sides of the Lewis-Manning House.
12. Developer shall provide a statement on the final plat and in a binding legal agreement providing for the protection and maintenance of the Lewis-Manning House.

13. The Lewis-Manning House shall be permitted 1 monument sign not to exceed 10 square feet and 1 wall sign shall not exceed 4 square feet both to be approved by the DRB. The property will forever be known as the Lewis Manning House and will be so designated by a plaque, which will be affixed to the exterior of the structure as approved by the DRB.
14. A minimum 15' transitional, planted buffer, as depicted on the zoning plan, shall be provided adjacent to the existing Manning Drive residential properties to the east and shall be planted with evergreen trees and/or shrubs to provide a visual screen between uses, as approved by Staff. Buffer shall be recorded as undisturbed.
15. A minimum 15' landscape buffer shall be provided adjacent to properties to the west zoned commercial.
16. Roadways with on-street parking shall incorporate curb extensions at intersections. Internal road shall include on-street parking and sidewalk, where feasible, as approved by Staff.
17. The corner of Cumming Street and Manning Drive shall be heavily landscaped with evergreen plantings to screen the sides of Units 8 & 9 and internal driveway and decorative ornamental plantings.
18. A stacked stone, brick or granite wall shall be constructed between homes and front landscape area. Under ledge wall lighting shall be required. Benches and a public art pedestal shall be approved by Staff.
19. Civic and amenity areas shall include a mix of trees, shrubs, and ground covers of varying heights, textures and colors as approved by Staff.
20. Development shall not be gated and roads will be private and maintained by the HOA.
21. Developer shall remove, by hand, trash from the stream at the north end of the property.
22. Add trees, shrubs and ground cover plantings to the south side of the trail that roughly parallels the stream, where cleared or sparse. Plantings will consist of traditional native southern plants creating a manicured park-like natural appearance as approved by Staff.
23. In addition to required trees in the on-street parking bump outs, shade trees alternating with flowering ornamental trees shall be planted on the backside of the sidewalk as approved by Staff. In lieu of tree grates, the soil area around the trees shall be planted with evergreen ornamental grasses, groundcovers or shrubs. Creeping fig or another creeping vine shall be planted to cover decorative and retaining walls as approved by Staff.
24. Civic space along Cumming Street and Manning Drive shall be recorded for public use.
25. Multi-use path along Cumming Street shall be a 12' concrete accessible path. A path connection through site and along stream shall be provided. Developer shall dedicate a permanent 20' wide public access easement to the City within the 150' impervious setback, as depicted on the site plan. Easement documents shall address maintenance responsibilities, which shall be maintained by the HOA. Lighting, seating areas, landscape and hardscape shall be provided along Cumming Street, as approved by Staff.
26. Driveways shall be a minimum 18' from garage to back of sidewalk or less than 5'.
27. Parking areas and internal driveways shall be heavily screened from Cumming Street, Manning Drive and civic space. A tree shall be provided every 3rd parallel parking space along Cumming Street.
28. Internal sidewalks shall be provided to the fronts of units and shall be a minimum 5' with pedestrian-scale lighting provided throughout the development.
29. Fencing visible from the street or civic areas shall be decorative as approved by Staff.

30. Existing trees shall be preserved as depicted on Sheet SPE prepared by PEC, dated 8/16/2017. In addition, the developer shall save the following tree: #365 (33" Water Oak). The location of the tree protection fence around #67 (47" White Oak) shall be approved by Staff. Applicant's site plan shall include a central tree save area of a minimum 7,500 SF (similar to previous tree save area). Additional encroachments shall be allowed per this plan with additional tree care to offset the encroachment as approved by Staff. The 2 non-specimen trees, as well as the 10" Magnolia, along Manning Drive shall be incorporated into lots along Manning Drive.
31. Remove exotic and invasive trees and shrubs within open space, tree save areas and stream buffer and replant where sparse as approved by Staff.
32. Final streetscape shall match the approved Downtown streetscape standards and include decorative pedestrian lighting as approved by Staff. Street trees shall be required along Cumming Street within the beauty strip, as well as behind the sidewalks as a continuation of what has been previously planted or designed in the Downtown as approved by Staff. Heavy landscaping shall be provided along Manning Drive, as approved by Staff. All required landscaping shall be outside of utility easements.
33. Street trees of the proper size and locations shall be required along all internal roads as approved by Staff.
34. Off-site tree encroachment shall be limited to no more than 20% on the CRZ and shall require notification/approval by property owner, as approved by administrative variance.
35. Decorative paver aprons shall be required at the project driveway as approved by Staff.
36. Landscape, hardscape, fences and walls shall complement materials used in the Downtown, as approved by Staff.
37. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
38. Overhead utilities shall be placed underground.
39. Final detention area shall be substantially similar to site plan, except that no stormwater management facilities shall be permitted within the impervious setback and there shall be no additional tree clearing.
40. Road width and configuration shall require Fire Marshall review and approval.

There was discussion from the Board:

- Condition #30 Tree Save
- Tree Save Area may remove 4 units
- Width of Streets and Fire Marshall comments
- Review of Applicant's Response to Conditions

Den Webb presented for the Applicant

- Discussion of Conditions
- Size of property
- Adjacent neighborhoods
- DT-R Zoning
- Preservation of Lewis Manning House with Plan to sell it to a third party
- 58 home Site Plan
- Changes to Site Plan
- Lower density of this development in comparison of others built in Downtown Overlay

There was discussion by the Board of timing and restoration of Lewis Manning House.

Chairman Kung'u opened the floor to public comment at 7:04 p.m.

In Opposition:

1. Leslie Misch, 4096 Whitehall Way
2. Mary Farr, 192 Manning Drive

Concerns:

- Traffic
- Little concern for nature and trees
- Density

Applicant gave a rebuttal addressing Traffic Study, which indicated that this development would not impact the level of service on Cumming St as well as this item being consistent with the Downtown Master Plan. He reiterated amount of green space on the site.

Chairman Kung'u addressed complexity in planning process.
After Discussion from the Board:

❖ Commissioner Caswell offered a motion to approve with the following Conditions

- The motion received a second from Commissioner Brady
 - The Motion was approved (6-0)
1. The site, consisting of approximately 10.868 acres, shall be zoned DT-R and developed substantially similar to site plan submitted by PEC, dated 8/16/2017, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
 2. The Lewis-Manning House property, consisting of approximately 0.837 acres, shall be zoned DT-LW and developed substantially similar to site plan submitted by PEC, dated 8/16/2017, except for modifications required to comply with the conditions below. Use shall be restricted to office or HOA use.
 3. The permitted residential product on the property shall be single-family detached. Minimum lot size shall be 7,000 square feet for lots fronting Manning Drive (Lots 9-11) and 5,000 square feet adjacent to existing residential on Manning Drive (Lots 17-20). All lots fronting Cumming Street (Lots 5-8) shall have a minimum size of 4,000 square feet and all other lots shall have a minimum lot size of 2,500 square feet in order to maximize tree saves.
 4. There shall be only three single-family detached lots fronting Manning Drive (Lots 9-11) and those lots shall have a minimum lot width of 60'. Lots that back up to existing homes on Manning Drive (lots 17-20) shall have a minimum lot width of 50'.
 5. Minimum building setbacks shall comply with the DT-R district standards.

6. Homes fronting Cumming Street (Lots 5-8) shall face that street. Side elevations shall be enhanced with architectural elements and/or shall be screened with evergreen plantings, as approved by Staff. Civic space along Cumming Street shall be a minimum 40' wide, as depicted on the site plan, and developed with a park-like setting with heavy decorative landscape, hardscape, walls and seating. The landscape shall include plant selections promoting the historic district. Civic areas to be maintained by HOA.
7. Homes adjacent to existing residential and commercial shall be front loaded.
8. Architecture and materials shall be substantially similar to the renderings prepared by Main Street Designs, dated 8/29/2017, except for modifications required to comply with these conditions, and in compliance with the Alpharetta Downtown Code subject to approval by Staff. Front porches and stoops shall have a minimum depth of 8' as measured from the front door. Bay windows shall have a minimum depth of 2'. 4-sided architecture and materials shall be required. A minimum 50% of homes fronting Cumming Street (Lots 5-8) and Manning Drive (Lots 9-11) shall be three-sided brick or stone with fireplaces.
9. The Historic Lewis-Manning House shall be restored and protected. Restoration and modifications shall require review and approval by Staff. The exterior of the home shall be restored prior to the first Certificate of Occupancy on the property. Landscaping and fencing style shall be designed to complement the time period of the historic home.
10. An easement shall be recorded on the final plat providing for use of the Lewis-Manning House yard as depicted on the site plan.
11. The yard surrounding the Lewis-Manning House shall be enhanced with landscape, hardscape, seating areas and a sculpture or fountain, as approved by Staff. Evergreen plantings shall be required along the north and east sides of the Lewis-Manning House.
12. Developer shall provide a statement on the final plat and in a binding legal agreement providing for the protection and maintenance of the Lewis-Manning House.
13. The Lewis-Manning House shall be permitted 1 monument sign not to exceed 10 square feet and 1 wall sign shall not exceed 4 square feet both to be approved by the DRB. The property will forever be known as the Lewis Manning House and will be so designated by a plaque, which will be affixed to the exterior of the structure as approved by the DRB.
14. A minimum 15' transitional, planted buffer, as depicted on the zoning plan, shall be provided adjacent to the existing Manning Drive residential properties to the east and shall be planted with evergreen trees and/or shrubs to provide a visual screen between uses, as approved by Staff. After installation, buffer shall be recorded as undisturbed.
15. A minimum 15' landscape buffer shall be provided adjacent to properties to the west zoned commercial.
16. Roadways with on-street parking shall incorporate curb extensions at intersections. Internal road shall include on-street parking and sidewalk, where feasible, as approved by Staff.
17. The corner of Cumming Street and Manning Drive shall be heavily landscaped with evergreen plantings to screen the sides of Units 8 & 9 and internal driveway and decorative ornamental plantings.
18. A stacked stone, brick or granite wall shall be constructed between homes fronting Cumming Street (Lots 5-8) and Manning Drive (Lots 9-11) and front landscape area. Benches and a public art pedestal shall be approved by Staff.
19. Civic and amenity areas shall include a mix of trees, shrubs, and ground covers of varying heights, textures and colors as approved by Staff.
20. Development shall not be gated and roads will be private and maintained by the HOA.
21. Developer shall remove, by hand, trash from the stream at the north end of the property.
22. Add trees, shrubs and ground cover plantings to the south side of the trail that roughly parallels the stream, where cleared or sparse. Plantings will consist of traditional native southern plants creating a manicured park-like natural appearance as approved by Staff.

23. In addition to required trees in the on-street parking bump outs, shade trees alternating with flowering ornamental trees shall be planted on the backside of the sidewalk as approved by Staff. In lieu of tree grates, the soil area around the trees shall be planted with evergreen ornamental grasses, groundcovers or shrubs. Creeping fig or another creeping vine shall be planted to cover decorative and retaining walls as approved by Staff.
24. Civic space along Cumming Street and Manning Drive shall be recorded for public use.
25. Multi-use path along Cumming Street shall be a 12' concrete accessible path. A path connection through site and along stream shall be provided. Developer shall dedicate a permanent 20' wide public access easement to the City within the 150' impervious setback, as depicted on the site plan. Easement documents shall address maintenance responsibilities, which shall be maintained by the HOA. Lighting, seating areas, landscape and hardscape shall be provided along Cumming Street, as approved by Staff.
26. Driveways shall be a minimum 18' from garage to back of sidewalk or less than 5'.
27. Parking areas and internal driveways shall be heavily screened from Cumming Street, Manning Drive and civic space. A tree shall be provided every 3rd parallel parking space along Cumming Street.
28. Internal sidewalks shall be provided to the fronts of units and shall be a minimum 5' with pedestrian-scale lighting provided throughout the development.
29. Fencing visible from the street or civic areas shall be decorative as approved by Staff.
30. Existing trees shall be preserved as depicted on Sheet SPE prepared by PEC, dated 8/16/2017. The location of the tree protection fence around #67 (47" White Oak) shall be approved by Staff. Applicant's site plan shall include a central tree save area of a minimum 7,500 SF (similar to previous tree save area). Additional encroachments shall be allowed per this plan with additional tree care to offset the encroachment as approved by Staff. The 2 non-specimen trees, as well as the 10" Magnolia, along Manning Drive shall be incorporated into lots along Manning Drive.
31. Make reasonable efforts to remove exotic and invasive trees and shrubs within open space, tree save areas and stream buffer and replant where sparse as approved by Staff.
32. Final streetscape shall match the approved Downtown streetscape standards and include decorative pedestrian lighting as approved by Staff. Street trees shall be required along Cumming Street within the beauty strip, as well as behind the sidewalks as a continuation of what has been previously planted or designed in the Downtown, as approved by Staff. Heavy landscaping shall be provided along Manning Drive, as approved by Staff. All required landscaping shall be outside of utility easements.
33. Street trees of the proper size and locations shall be required along all internal roads as approved by Staff.
34. Off-site tree encroachment shall be limited to no more than 20% on the CRZ and shall require notification/approval by property owner, as approved by administrative variance.
35. Decorative paver apron dimensioned at 12' deep and 40' wide shall be required at the project driveway entrance at Cumming Street as approved by Staff.
36. Landscape, hardscape, fences and walls shall complement materials used in the Downtown, as approved by Staff.
37. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
38. Overhead utilities internal to the project shall be placed underground.
39. Final detention area shall be coordinated with Community Development staff during plan review process, except that no stormwater management facilities shall be permitted within the impervious setback and there shall be no additional tree clearing.
40. Road width and configuration shall require Fire Marshall review and approval.

b. CU-17-08 European Wax Center/Liberty Park Village

This item was deferred by Applicant and was not heard.

Consideration of a request for conditional use to allow ‘Spa Services’ for a hair removal and waxing business within a mixed-use development. The property is located at 2610 Old Milton Parkway, Suite 120 and is legally described as being located in Land Lot 802, 1st District, 2nd Section, Fulton County, Georgia.

VII. ADJOURNMENT

Chairman Kung’u adjourned the meeting at 7:33 p.m.



CITY COUNCIL MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: CU-17-10 HALPERN EQUESTRIAN CENTER/1200 RUCKER ROAD

PLANNING COMMISSION: OCTOBER 5, 2017

CITY COUNCIL: OCTOBER 23, 2017

II. RECOMMENDATION:

Approve CU-17-10 Halpern Equestrian Center/1200 Rucker Road, subject to the following conditions:

1. 'Equestrian Center' shall be added as a conditional use at 1200 Rucker Road.
2. The conditional use to allow equine-assisted therapy shall be approved, but shall cease when the property is sold or transferred.
3. ADA compliant restrooms shall be provided on the site, as approved by Staff.
4. If lighting is proposed in conjunction with the equestrian center use, a photometric plan shall be provided to the City for review and approval. Spillover light shall not exceed one half (0.5) of one foot-candle when measured six feet above grade at the residential property line.
5. Yearly renewal of business license shall be dependent upon review of the business impact to the site and surrounding residencies. If complaints are received from surrounding residents or if a traffic problem can be demonstrated by the City, then the business license for equestrian center shall not be renewed at this location. Applicant shall have 60 days to stop the use in the event that the business license is denied.

III. REPORT IN BRIEF:

The applicant, Leslie Halpern, is requesting a conditional use permit to allow 'Equestrian Center' for an equine-assisted therapy business on a 9-acre residential property. The business includes various therapies that involve interactions with horses for individuals with and without special needs, including those with physical, cognitive and emotional issues. The subject property is located at 1200 Rucker Road on the north side of Rucker Road and east of Charlotte Drive.

DISCUSSION

The submitted request, if approved, will permit the applicant to provide equine-assisted therapy services. The business includes various therapies that involve interactions with horses for individuals with and without special needs, including those with physical, cognitive and emotional issues. The subject property is located at 1200 Rucker Road on the north side of Rucker Road and east of Charlotte Drive.

The property is zoned R-15 (Dwelling, 'For-Sale', Residential), which allows 'Equestrian Center' with approval of a conditional use permit. The 9-acre property is developed with a single-family home, barn and riding arena. Surrounding properties are zoned R-15 to the east and south, AG (Agriculture) to the north and south, and R-12 (Dwelling, 'For-Sale', Residential) to the west. Laurelwood Farm subdivision is

located to the west, Byers property to the north, Jennifer Oaks subdivision and 3.5-acre property with single-family home to the east, and Kingsport subdivision and single-family lot are located to the south.

The subject property has access from Rucker Road by way of a driveway at the southwest corner of the property. The driveway is gated; however, the applicant has stated that the gate is kept open during the day and there is sufficient room within the driveway for vehicles to stack while the gate is opened. The single-family home, barn and riding arena are situated at the north end of the property. A stream runs through the property from north to south before turning to the east along the southern portion of the property. The stream separates the riding arena from Laurelwood Farm subdivision to the west. Approximately seven (7) acres of the nine (9) acre property are heavily wooded, including the southern half of the property, as well as the western side of the property. The nearest adjacent single-family home to the riding arena is approximately 200' to the west in the Laurelwood Farm subdivision. A heavily wooded area and stream are located between Laurelwood Farm subdivision and the riding arena.

There are several properties in the general vicinity of the applicant's property with equestrian facilities, including the adjacent property to the east and several properties along Old Rucker Road and Mid Broadwell Road. However, it appears that there are no other equine-assisted therapy businesses operating in the City. Similar businesses have been identified in Johns Creek, Roswell, Milton and South Forsyth.

According to the applicant, the equine-assisted therapy business will provide therapeutic services using horses to serve those with special needs, including but not limited to children with autism, veterans and individuals with depression/anxiety, eating disorders and physical disabilities. Hours of operation are proposed to be Monday – Friday and possibly Saturday from 9:00 AM to 5:00 PM. The applicant anticipates up to two (2) employees (therapist) at the site seeing one (1) client at a time. Therapy sessions are approximately one (1) hour.

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 property has access from a residential driveway on Rucker Road. The proposed use is a low traffic generator and should not have significant impacts to traffic in the area.

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 above-mentioned requirements will be provided on the subject property, as needed.

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 use would be fully contained within the existing barn and riding arena. The nearest home is approximately 200' to the east of the riding arena.

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; and

Response: The proposed 'Equestrian Center' use would not impede the development of surrounding properties. The adjacent property to the east is zoned R-15 and includes equestrian facilities.

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

Response: The applicant's property is already developed with equestrian facilities and the adjacent property to the east is zoned R-15 and includes equestrian facilities.

CONCURRENCES

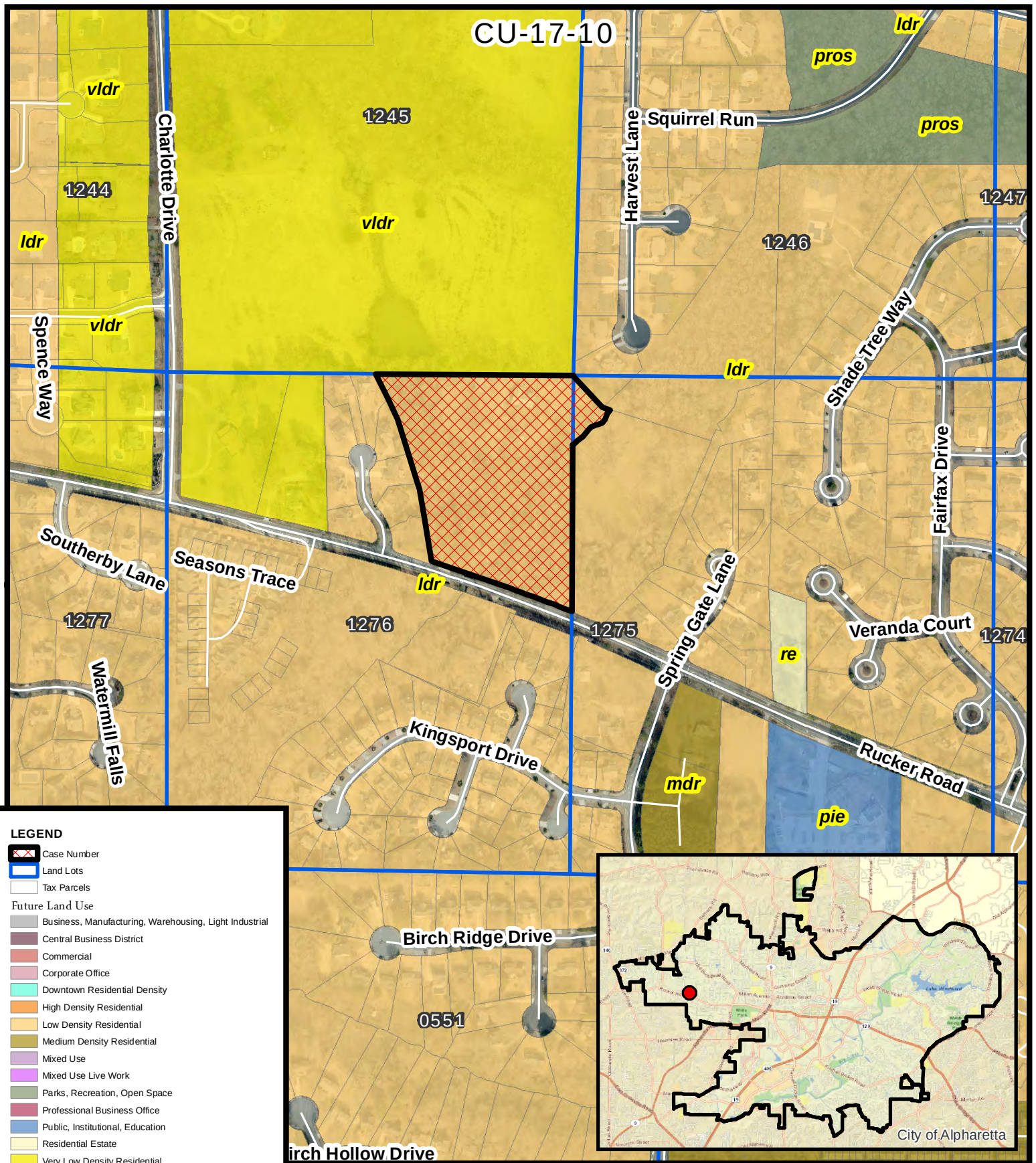
Staff's analysis finds that the requested conditional use is consistent with the established conditional use standards. The proposed use would not impact surrounding properties and the applicant proposes to use the existing barn and riding arena for the equine-assisted therapy business. The on-site stream and associated undisturbed buffers, as well as the lot being heavily wooded provides a natural screen between the proposed use and adjacent residential properties. If approved, conditions are recommended limiting the conditional use to the current property owner and limiting any expansion of services.

CITIZEN PARTICIPATION PLAN

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

IV. ATTACHMENTS:

- Site Plan

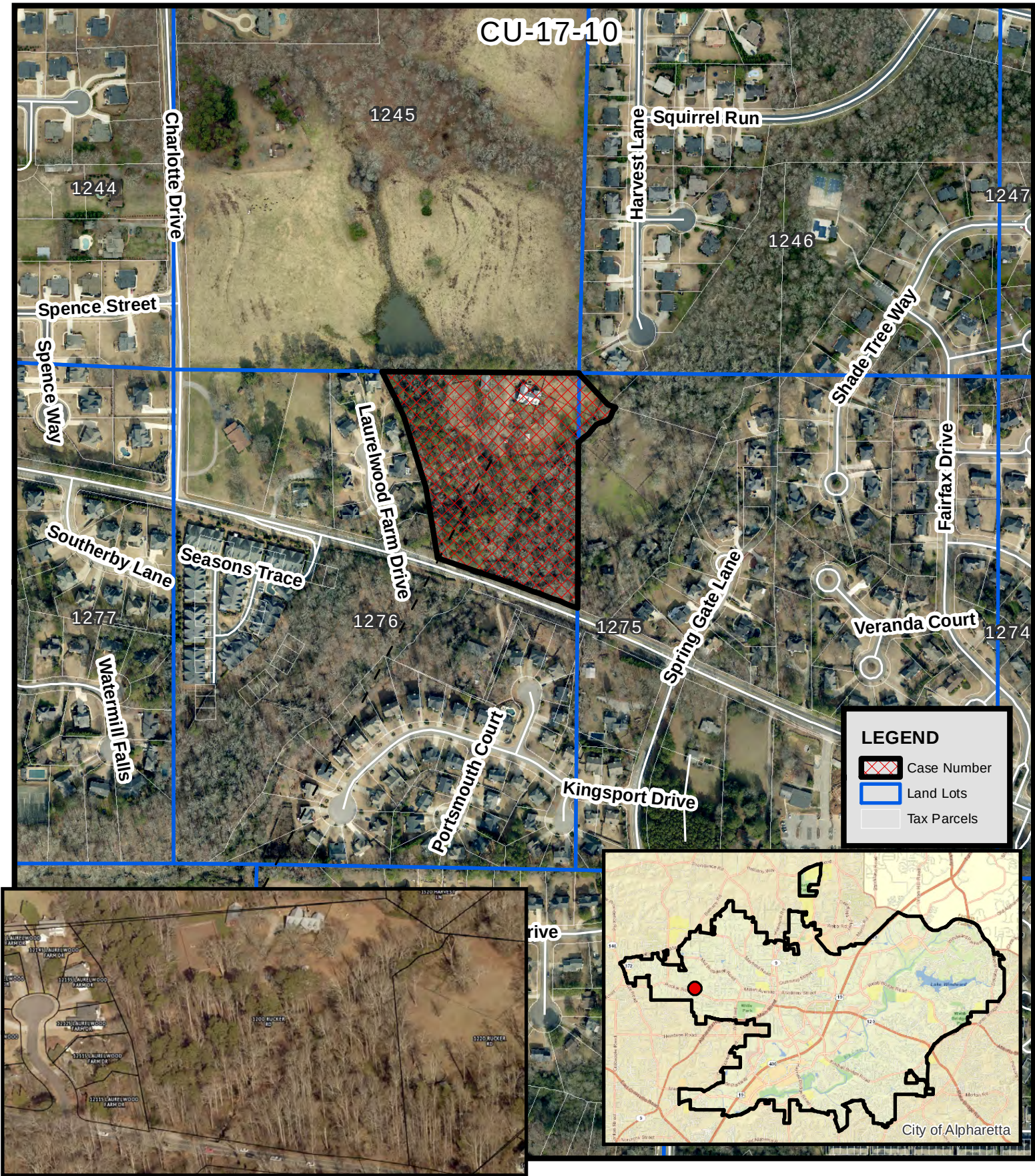


Future Land Use
Halpern Equestrian Center
1200 Rucker Road

CU-17-10
D/LL: 1/1/1275, 1276
PC: 10/05/17
CC: 10/23/17

Location Map Provided by:
Community Development - GIS



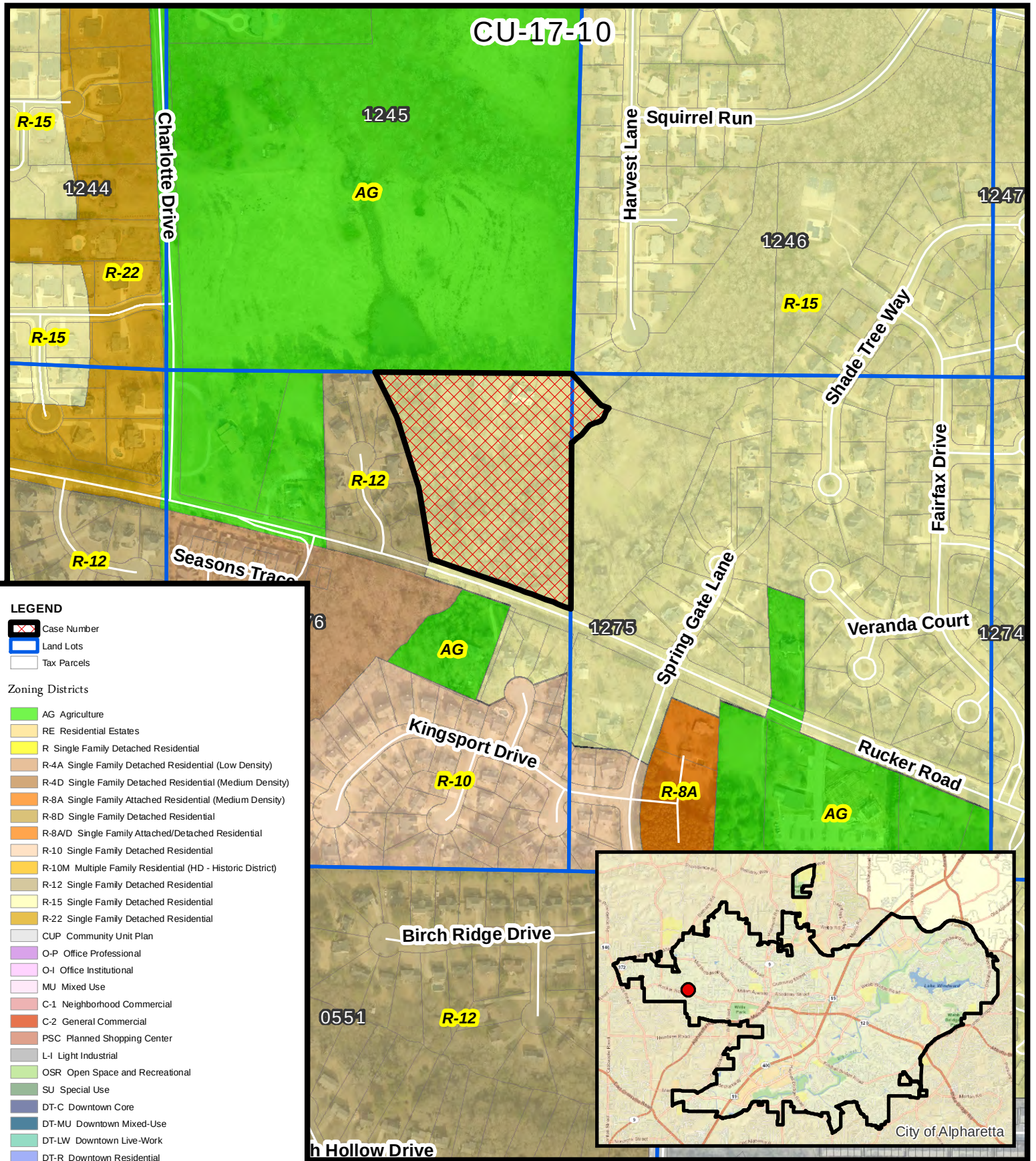


Aerial Map
Halpern Equestrian Center
1200 Rucker Road

CU-17-10
D/LL: 1/1/1275, 1276
PC: 10/05/17
CC: 10/23/17

Location Map Provided by:
Community Development - GIS



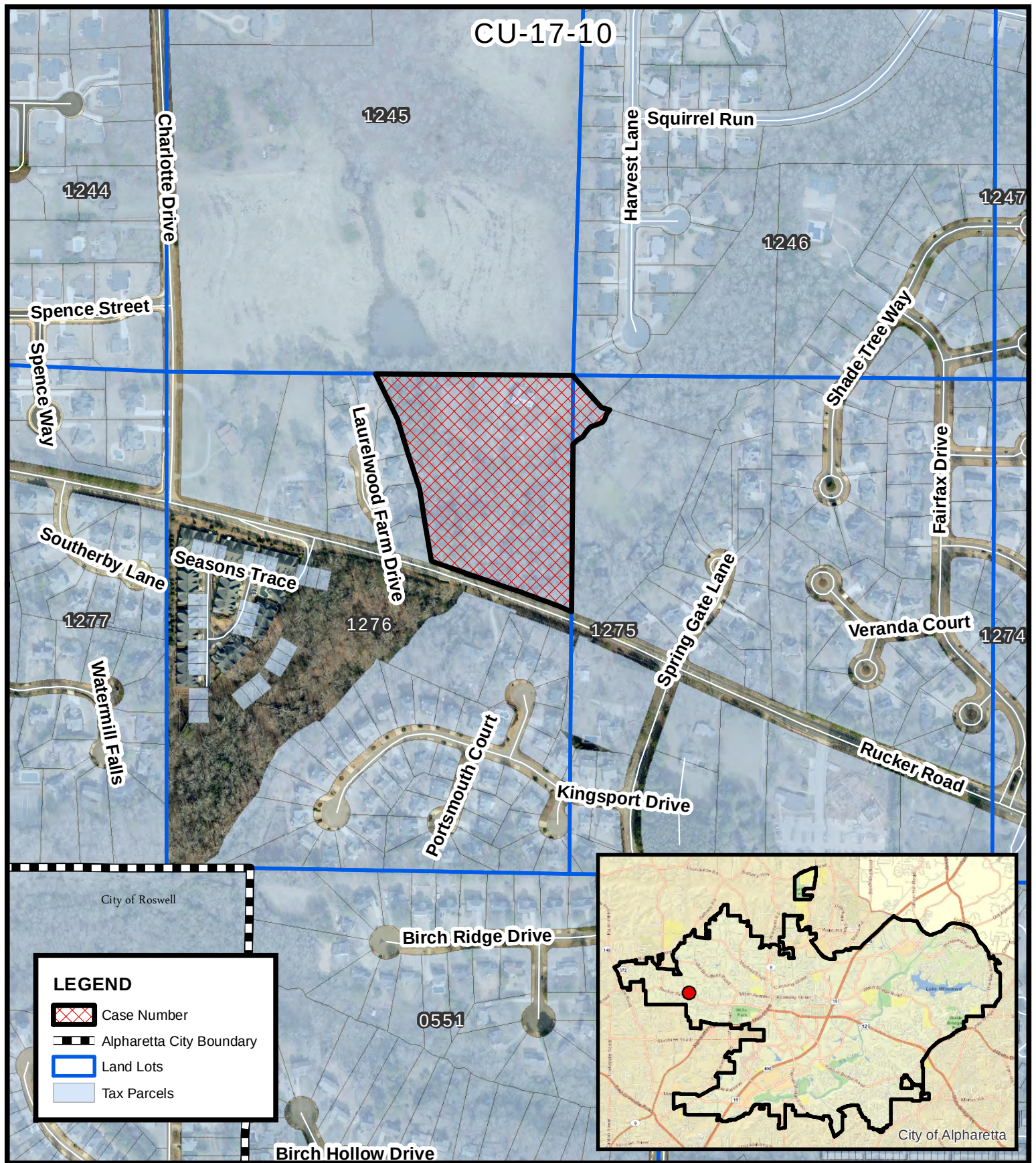


Zoning Map
Halpern Equestrian Center
1200 Rucker Road

CU-17-10
D/LL: 1/1/1275, 1276
PC: 10/05/17
CC: 10/23/17

Location Map Provided by:
Community Development - GIS





Location Map
 Halpern Equestrian Center
 1200 Rucker Road

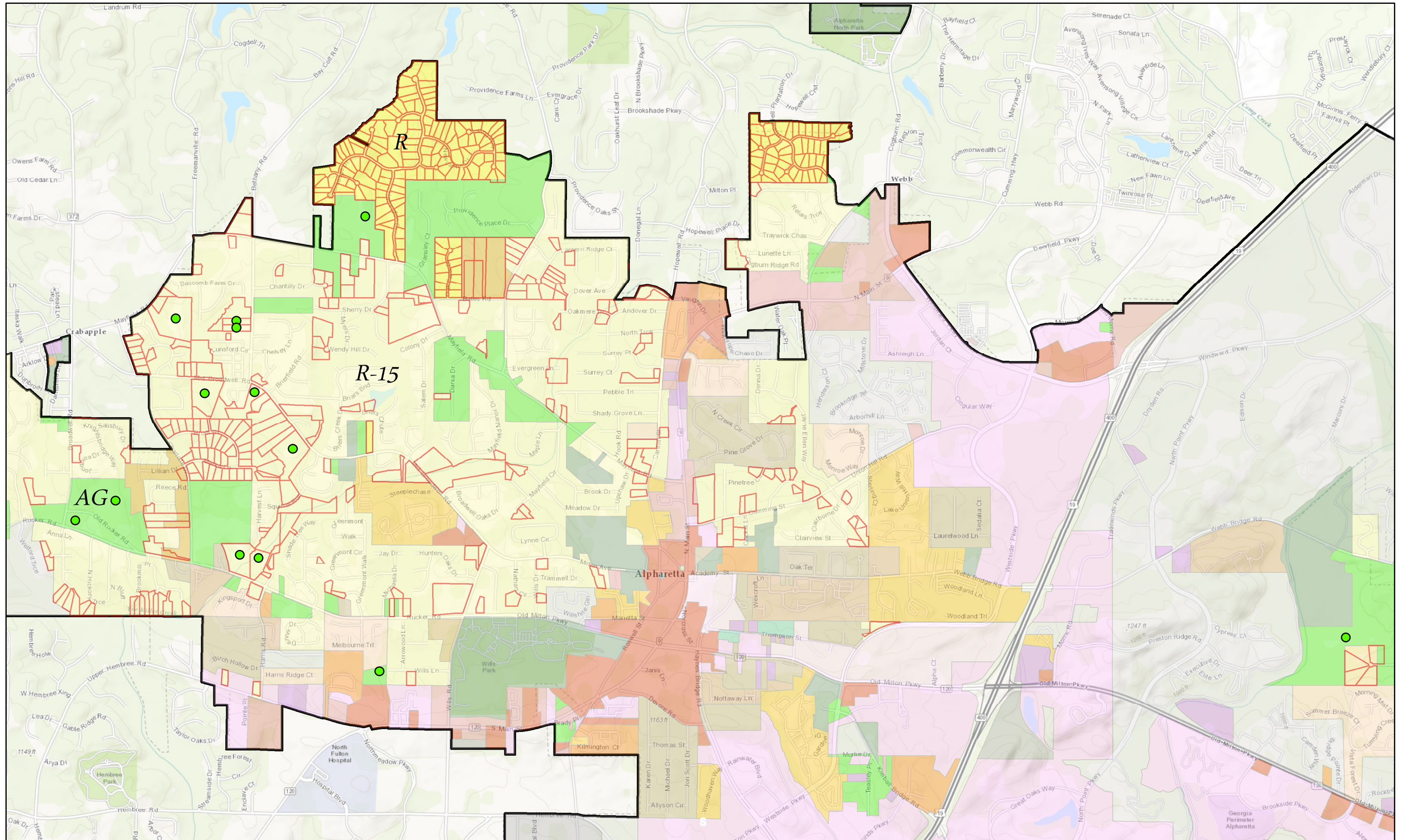
CU-17-10
 D/LL: 1/1/1275, 1276
 PC: 10/05/17
 CC: 10/23/17



Location Map Provided by:
 Community Development - GIS



Alpharetta Properties and Horse Facilities



☐ *Parcels 1 Acre and larger zoned RE, R, R22, and R-15*



- Existing Horse Facilities

CITIZEN PARTICIPATION FORM - PART B

CU-17-10 Halpern Equestrian Center

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:

1200 Rucker Road

Contact Name:

Leslie Halpern

Telephone:

770-712-3234

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.

NO contact as of 9/15/17.

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.

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:

Leslie Halpern

Date:

9/15/17

Print Form

August 25, 2017

Dear Neighbor,

My name is Leslie Halpern and I own the property at 1200 Rucker Road Alpharetta, GA 30004. I am writing to you as instructed by city of Alpharetta to share with you my intentions for my property. I currently have a small hobby farm at my property with wonderful animals of which I enjoy. I am applying for a Conditional Use Permit to allow an Equestrian Center on my property. This would allow me to utilize my property to provide animal therapy to special needs individuals. I want to assure you that there will be no noise or traffic impact to the community. There will only be one client at a time. I anticipate 5-10 clients per week to begin. My property is several hundred feet in from the street so there will be no visual impact as well.

My request for conditional use will be heard by the City's Planning Commission on Thursday, October 5, 2017 @ 6:30 PM and by the City Council on Monday, October 23, 2017 @ 6:30 PM. Both meetings will be held at the Alpharetta City Hall Council Chambers at 2 Park Plaza, Alpharetta, Georgia 30009. If you have any questions please do not hesitate to contact me at the email or phone number provided below.

Leslie Halpern
1200 Rucker Rd
lafisch@aol.com
770-712-3234

CU-17-10 Halpern Equestrian Center

MARSHALL KEITH & LISA
Or Current Property Owner
12120 LAURELWOOD FARM DR
ALPHARETTA GA 30004-6716

MERTEL RAYMOND F & MERTEL ANNA
Or Current Property Owner
500 SPRING GATE LANE
ALPHARETTA GA 30009

NAJARIAN ZAVEN & ANUSH
Or Current Property Owner
12110 LAURELWOOD FARM DR
ALPHARETTA GA 30004

PITTER ANDRE
Or Current Property Owner
595 KINGSPORT DR
ROSWELL GA 30076

REICH ROBERT RANDOLPH & REICH AMANDA
WESSELING
Or Current Property Owner
320 KINGSPRING CT
ROSWELL GA 30076

SESSIONS ERICA & SESSIONS WILSON
Or Current Property Owner
315 KINGSPRING CT
ROSWELL GA 30076

SHVARTSMAN JOSIF & TABAKHOVA LARISA
Or Current Property Owner
12115 LAURELWOOD FARM DR
ALPHARETTA GA 30004

STURGESS ROBERT W JR STURGESS SUSAN M
Or Current Property Owner
520 SPRING GATE LN
ALPHARETTA GA 30009

TAYLOR TREVOR J & TAYLOR BRENDA R
Or Current Property Owner
555 KINGSPORT DR
ROSWELL GA 30076

WEITZ JOHN J JR
Or Current Property Owner
1225 RUCKER RD
ALPHARETTA GA 30004

MC ENTIRE JERRY B
Or Current Property Owner
1220 RUCKER RD
ALPHARETTA GA 30004

MOHAMMED IQBAL & ZAKIA
Or Current Property Owner
505 SPRING GATE LN
ALPHARETTA GA 30009

OLIVER RICHARD A SR & ANDERSON MARJORIE H
Or Current Property Owner
12125 LAURELWOOD FARM DR
ALPHARETTA GA 30004-6717

PROCTOR JOHN CLARK & CHIH LING
Or Current Property Owner
605 KINGSPORT DR
ROSWELL GA 30076

SASIDHARAN USHUSDHAR & RAJAN ASHA
Or Current Property Owner
325 KINGSPRING CT
ROSWELL GA 30076

SHAAR LAUREN M
Or Current Property Owner
310 KINGSPRING CT
ROSWELL GA 30076

SMITH AARON D & MEGAN C
Or Current Property Owner
1555 HARVEST LN
ALPHARETTA GA 30004

SUMMERVILLE CATHERINE E
Or Current Property Owner
515 KINGSPORT DR
ROSWELL GA 30076

UNGER PHILIP
Or Current Property Owner
330 KINGSPRING CT
ROSWELL GA 30076

WELKER JOAN & WILLIAM C
Or Current Property Owner
1215 RUCKER RD
ALPHARETTA GA 30004

MEDAPPA ANGALI K
Or Current Property Owner
585 KINGSPORT DR
ROSWELL GA 30076-0907

MORGAN LAURA A
Or Current Property Owner
12100 LAURELWOOD FARM DR
ALPHARETTA GA 30004-6716

PEREZ JOSE
Or Current Property Owner
16160 HOPEWELL RD
ALPHARETTA GA 30004

PROCTOR SAMUEL & BETH M
Or Current Property Owner
1520 HARVEST LN
ALPHARETTA GA 30004

SCOTT RASHELL WEBER
Or Current Property Owner
525 KINGSPORT DR
ROSWELL GA 30076

SHVARTSMAN JOSFIF & TABAKHOVA LARISA
Or Current Property Owner
12115 LAURELWOOD FARM DR
ALPHARETTA GA 30004

SPRATT BRIAN G & DEBORAH M
Or Current Property Owner
1530 HARVEST LN
ALPHARETTA GA 30004

TARSCHES FAYE & RUSSELL BURTON
Or Current Property Owner
560 SPRING GATE LN
ALPHARETTA GA 30009

WAITZ KIM E
Or Current Property Owner
12130 SEASONS TRCE
ALPHARETTA GA 30004

CU-17-10 Halpern Equestrian Center

ALIU ADAMS A ALIU RUKIAT M

Or Current Property Owner

1565 HARVEST LANE

ALPHARETTA GA 30004

BOGGUS CATHERINE D

Or Current Property Owner

1715 HARVEST CIR

ALPHARETTA GA 30004

BRABHAM MICHAEL D & LISA D

Or Current Property Owner

1540 HARVEST LN

ALPHARETTA GA 30004

BURTON TRAVIS R

Or Current Property Owner

505 KINGSPORT DR

ROSWELL GA 30076

BYERS CARROLL E

Or Current Property Owner

265 MILTON AVE

ALPHARETTA GA 30004-1511

CARROLL MICHAEL E & MICHELE

Or Current Property Owner

540 SPRING GATE LN

ALPHARETTA GA 30004

CHRISTOPHER SCOTT MITCHELL & CHRISTOPHER
RACHEL ANNE

Or Current Property Owner

565 KINGSPORT DR

ROSWELL GA 30076

DANIELS KEITH E & LINDA

Or Current Property Owner

525 SPRING GATE LN

ALPHARETTA GA 30004

DASHEVSKY STELLA

Or Current Property Owner

12135 LAURELWOOD FARM DR

ALPHARETTA GA 30004-6717

DAVIS GAYLE E

Or Current Property Owner

550 SPRING GATE LN

ALPHARETTA GA 30009-3498

DIAZ DOROTHY J

Or Current Property Owner

530 SPRING GATE LANE

ALPHARETTA GA 30009

ELLEN W & JAMES W RUELAND SR MARITAL TRUST THE

Or Current Property Owner

1177 W WYLIE BRIDGE RD

WOODSTOCK GA 30188-4658

FARMER LINDA GAYLE CRANFORD & JEAN E

Or Current Property Owner

1550 HARVEST LN

ALPHARETTA GA 30004

FOWLER RAYMOND P & TERESA L

Or Current Property Owner

12145 LAURELWOOD FARM DR

ALPHARETTA GA 30004-6717

GILLIGAN GEORGE A & PEGGY A

Or Current Property Owner

12130 LAURELWOOD FARM DR

ALPHARETTA GA 30004

GUTTMAN JAMES

Or Current Property Owner

5225 HUNTERS OAKS DR

ALPHARETTA GA 30009

HACKETT JOHN H & GINGER M

Or Current Property Owner

1560 HARVEST LN

ALPHARETTA GA 30004

HALPERN ROBERT & LESLIE

Or Current Property Owner

1200 RUCKER RD

ALPHARETTA GA 30004

HARRIS WALK INC

Or Current Property Owner

1010 HUNTCLIFF SUITE 2315

ATLANTA GA 30350

HAYS LIVING TRUST

Or Current Property Owner

1575 HARVEST LN

ALPHARETTA GA 30004-6741

HO J WEN YU & TRINH C

Or Current Property Owner

535 SPRING GATE LN

ALPHARETTA GA 30004-1498

HOGAN MILLIE R

Or Current Property Owner

1080 RUCKER RD

ALPHARETTA GA 30004

HOLMAN HEATHER P & HOLMAN MICHAEL B

Or Current Property Owner

575 KINGSPORT DR

ROSWELL GA 30076

HOSSEINI MORTEZA V

Or Current Property Owner

14326 COGBURN RD

ALPHARETTA GA 30004

JENNIFER OAKS HOMEOWNERS ASSOC

Or Current Property Owner

P.O. BOX 2458

ALPHARETTA GA 30023-2458

JORDAN AMY J

Or Current Property Owner

305 KINGSPRING CT

ROSWELL GA 30076

KANGAS PERTTI & KANGAS MARIA DE LOS ANGELES U

Or Current Property Owner

615 KINGSPORT DR

ROSWELL GA 30076

KENT SELINA S

Or Current Property Owner

12145 CHARLOTTE DR

ALPHARETTA GA 30004-1401

LEILA TOLBERT REVOCABLE TRUST

Or Current Property Owner

12100 SEASONS TRCE

ALPHARETTA GA 30004

LULU NAIM

Or Current Property Owner

555 SPRING GATE LN

ALPHARETTA GA 30009-3498

CITY OF ALPHARETTA

QUARTER 10 Halpern Equestrian Center.

FOR OFFICE USE ONLY

Case #: _____

☐ Fee Paid Initial: _____

PUBLIC HEARING APPLICATION

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."
5. Applications will be accepted only 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: Leslie Halpern Telephone: 770 712 3234

Address: 1200 Rucker Rd Suite: _____

City: Alpharetta State: GA Zip: 30004 Fax: _____

Mobile Tel: 770 712 3234 Email: lefish@aol.com

Subject Property Information:

Address: 1200 Rucker Road Alpharetta GA 30004 Current Zoning: _____

District: 2nd Section: 2 Land Lot: 1276 Parcel ID: 22 434012460445

Proposed Zoning: NA Current Use: Residence/Farm

This Application For (Check All That Apply):

☒ Conditional Use

☐ Rezoning

☐ Variance

☐ Comprehensive Plan Amendment

☐ Master Plan Amendment

☐ Master Plan Review

☐ Public Hearing

☐ Other (Specify): _____

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Leslie Halpern Telephone: 770 712 3234
Address: 1200 Rucker Road Suite: _____
City: Alpharetta State: GA Zip: 30004

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 _____ |

Identify Authorized Applicant:

Name of Authorized Applicant: _____ Telephone: _____
Address: _____ Suite: _____
City: _____ State: _____ Zip: _____

So Sworn and Attested:

Owner Signature: Leslie Halpern Date: 7/31/17

Notary:

Notary Signature: [Signature]Date: 7/31/17

APPLICANT REQUEST AND INTENT

CU-17-10 Halbern Equestrian Center

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

- continued use as residence
- use as equestrian Center

Applicant's Request (Please itemize the proposal):

- conditional use to allow equestrian center

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

obtain a conditional use to allow equestrian Center.

Provide therapeutic services using animals/horses to serve those in our community.

Population: Autistic children, Veterans, Depression/Anxiety, eating disorders, physical disabilities.

A therapist would see one client at a time (1 car)

Several per day.

Hours: Monday - Friday, possibly Saturday 9-5

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

CU-17-10 Halpern Equestrian Center

How will this proposal be compatible with surrounding properties?

No impact

1 person/car per session (1 hr.)

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

No impact

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

Yes. Could be sold for subdivision but we would like to see a therapeutic program on our property to serve our community.

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

No increase in population

1 person/1 car per session (1 hr.)

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

None

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

It is consistent with the Alpharetta Comprehensive Plan.

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

No

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.

Pictures attached.

DISCLOSURE FORM

CU-17-10 Halpern Equestrian Center

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: Leslie Halpern

Subject Public Hearing Case: 1200 Rucker Rd - Conditional Use - Equestrian Center

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: 0

Description of Contribution: _____ Value: 0

Description of Contribution: _____ Value: 0

Description of Contribution: _____ Value: 0

Description of Contribution: _____ Value: 0

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: Leslie Halpern

Date: 7/31/17

CITIZEN PARTICIPATION FORM PART A

CU 17110 Halpern Equestrian Center

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:

1200 Rucker Road - Conditional Use -

Contact Name:

Leslie Halpern

Equestrian Center
Telephone: 770 712 3234

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.

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.

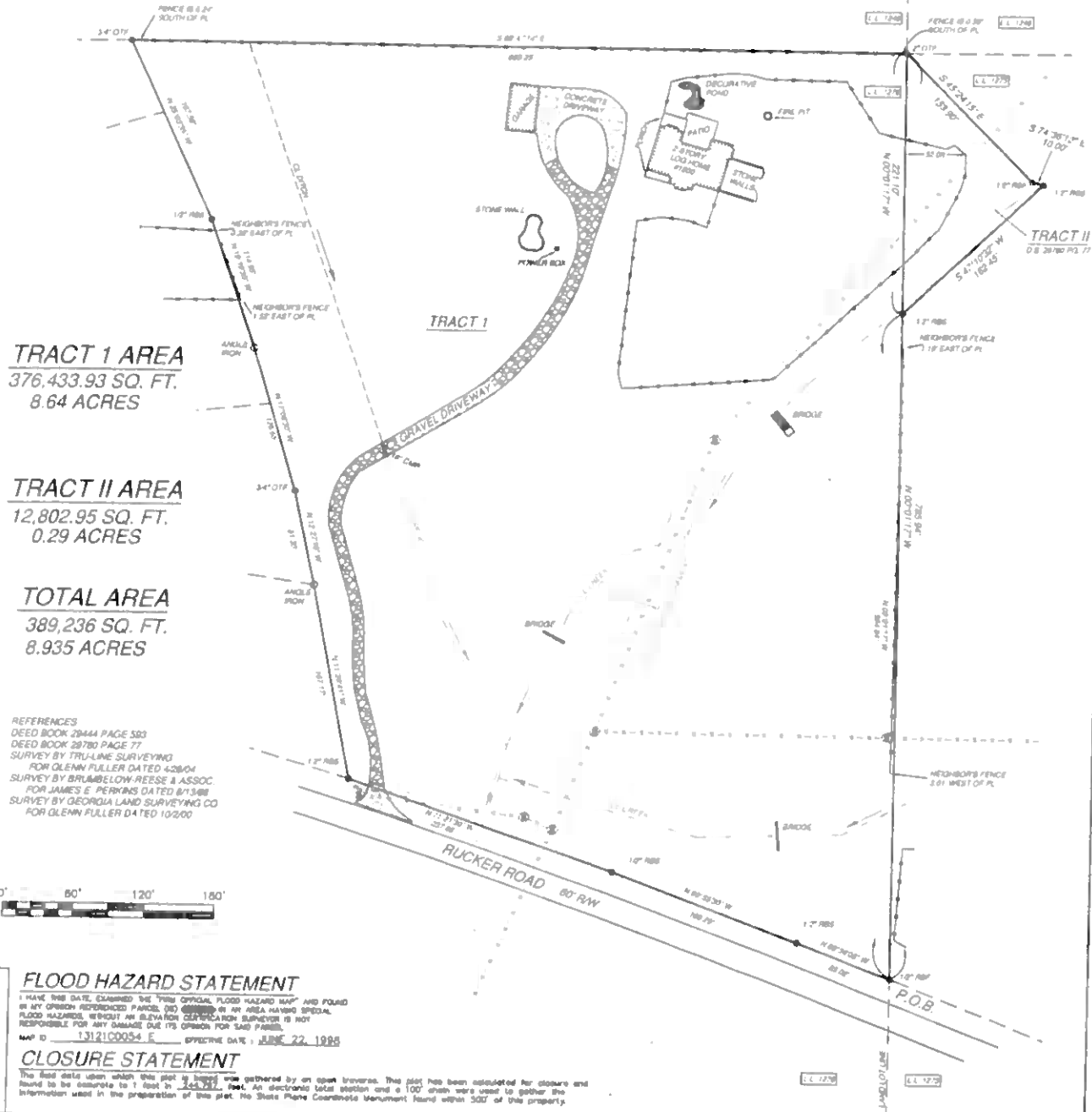
Letter, email, telephone, text

LEGEND

These standard symbols will be found in the drawing

- | | |
|--------------|------------------|
| ○ LIGHT POLE | ▲ TRAVERSE POINT |
| ○ MANHOLE | ● 1/2" REBAR SET |
| ○ POWER POLE | ○ IRON PIN FOUND |
| — E — E — | ○ CATCH BASIN |
| — F — F — | ○ DRAIN |
| — U — U — | ○ FIRE HYDRANT |
| | ○ GUY WIRE |

CU-17-10 Halpern Equestrian Center



FLOOD HAZARD STATEMENT

I HAVE THIS DATE, EXAMINED THE "FEDERAL FLOOD HAZARD MAP" AND FOUND NO FLOOD HAZARD. THE AREA IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARD. THE SURVEYOR'S CERTIFICATION SUPERVISOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO ITS OMISSION FOR THIS PURPOSE.

CLOSURE STATEMENT

The field data upon which this plat is based was gathered by an open traverse. This plat has been calculated for closure and found to be accurate to 1 foot in 2,000 feet. An electronic total station and a 100' chain were used to gather the information used in the preparation of this plat. No State Plane Coordinate Monument found within 500' of this property.

LESLIE HALPERN

DATE 6/13/08

SCALE 1" = 60'

GEORGIA LAND SURVEYING CO., INC.

155 CLIFTWOOD DRIVE
ATLANTA, GEORGIA, 30328
TELEPHONE (404) 255-4671, FAX (404) 255-6607

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS REAFFIRMATION BY THE SURVEYOR NAMED SAID PERSON, PERSONS, OR ENTITY.

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

PLAT BOOK F-2324

188405

PLAT BOOK PAGE
DEED BOOK 28444, PAGE 583

MURKIN PLAT FOR 7-30 RUCKER ROAD	
LAND LOT 1276 2ND DISTRICT 2 SECTION FULTON COUNTY, GEORGIA	
LOT	BLOCK UNIT
SUBDIVISION	REVISION BY DATE
SURVEYED	PLOTTED
DRAFTED	DATE
PARTY OVER N.E.	SHEET 1 OF 1

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Leslie Halpern Telephone: 770 712 3234

Address: 4075 Merriweather Woods Suite: _____

City: Alpharetta State: GA Zip: 30022

Authorization: ^{OWN:} C 1200 Rucker Rd. Alpharetta, GA, 30004

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 _____ |

Identify Authorized Applicant:

Name of Authorized Applicant: Tanie Chasen Telephone: _____

Address: 1200 Rucker Rd. Suite: _____

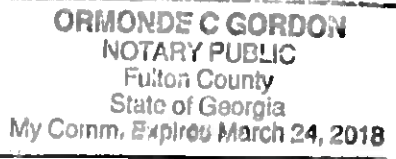
City: Alpharetta State: GA Zip: 30004

So Sworn and Attested:

Owner Signature: Leslie Halpern Date: 9/19/17

Notary:

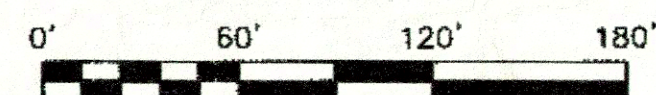
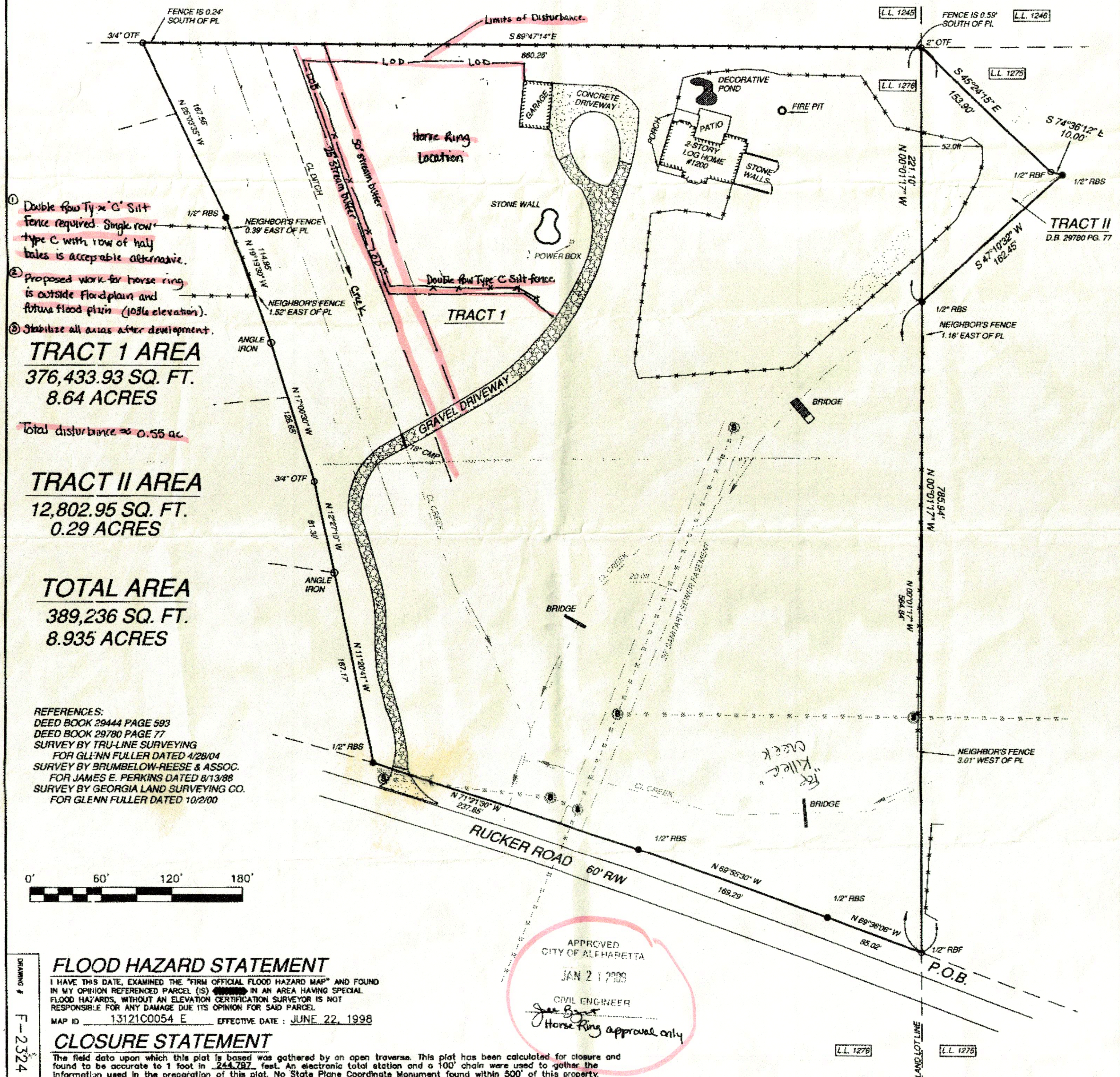
Notary Signature: [Signature] Date: 9/19/2017



LEGEND

These standard symbols will be found in the drawing.

- | | |
|------------------------|------------------|
| ○ LIGHT POLE | ▲ TRAVERSE POINT |
| ● MANHOLE | ○ 1/2" REBAR SET |
| ○ POWER POLE | ○ IRON PIN FOUND |
| — SEWER | △ CATCH BASIN |
| — ELECTRIC | □ DRAIN |
| — FENCE | ● FIRE HYDRANT |
| — UNDERGROUND PIPELINE | — GUY WIRE |



DRAWING # F-2324

	SURVEY PLAT FOR: #1200 RUCKER ROAD		DATE 6/13/08	GEORGIA LAND SURVEYING CO., INC. 155 CLIFWOOD DRIVE ATLANTA, GEORGIA, 30328 TELEPHONE (404) 255-4671, FAX (404) 255-6607 THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	
	LESLIE HALPERN		SCALE 1" = 60'		
	LAND LOT 1276	2ND DISTRICT	2 SECTION		FULTON COUNTY, GEORGIA
	LOT	BLOCK	UNIT		REVISION BY: DATE:
SUBDIVISION	SURVEYED:	DRAFTED:	PLOTTED:		
DEED BOOK 29444, PAGE 593	PARTY CHIEF: K.E.	SHEET 1 OF 1			



CITY COUNCIL MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: CU-17-08 EUROPEAN WAX CENTER/LIBERTY PARK VILLAGE

PLANNING COMMISSION: OCTOBER 5, 2017

CITY COUNCIL: OCTOBER 23, 2017

II. RECOMMENDATION:

Approve CU-17-08 European Wax Center/Liberty Park Village, subject to the following conditions:

1. 'Spa Services' shall be added as a conditional use at 2610 Old Milton Pkwy, Suite 120, limited to no more than 2,000 square feet.
2. Conditional use approval shall be limited to the European Wax Center; no additional spa services businesses or subleasing shall be permitted within the approved space.
3. No massage services shall be permitted within the approved space.
4. Hours of operation shall be Monday – Friday 8:00 AM – 8:00 PM, Saturday 8:00 AM – 6:00 PM and Sunday 11:00 AM – 6:00 PM.
5. Window signage shall be limited to no more than 10% of the window area. Window signage shall be prohibited within windows on the east elevation of the building. No lighting window trim.

III. REPORT IN BRIEF:

The applicant, European Wax Center, is requesting a conditional use permit to allow 'Spa Services' for a hair removal/waxing business. The subject property is located at the northwest corner of Old Milton Parkway and Westside Parkway at 2610 Old Milton Parkway, Suite 120 (Liberty Park Village).

DISCUSSION

The submitted request, if approved, will permit the applicant to provide hair removal and waxing services in a 1,889 square foot suite within a mixed-use development. In addition to hair removal and waxing services for women and men, the applicant's business will include the sale of associated skin and beauty retail products. The subject property is located at the northwest corner of Old Milton Parkway and Westside Parkway in the Liberty Park Village (A.K.A. Old Milton Holdings Master Plan) mixed-use development.

The property is zoned MU (Mixed Use) and is subject to the Old Milton Holdings Master Plan, which allows 'Spa Services' with approval of a conditional use permit. The property, which is currently under construction, received comprehensive land use plan amendment, rezoning, and parking variance approval on February 23, 2015. The master plan is limited to no more than 25,000 square feet of retail use. Including the proposed European Wax Center, the total square footage of all retail uses would be 24,193 square feet. The applicant's business is proposed within a 2-tenant building in the northeast corner of the commercial area of the mixed-use development. Other businesses proposed within the commercial portion

of Liberty Park Village include: Burger 21, Bob Steele Salon, Verizon, Salata, Chuy's Tex Mex, Suntrust Bank and Engel & Volkers.

Hair removal and waxing services are categorized as 'Spa Services' use. Unified Development Code (UDC) Section 1.4.2 defines 'Spa Services' as follows:

"A business that provides services, which may include non-medical massage, other personal services such as skin, nail, hair treatments, and hair removal/waxing, and may have the sale of associated retail products. Such business shall be located within a retail center, shall not occupy more than 4,000 sq. ft. and shall not be closer than 2,000 ft. to a comparable business."

In addition, Code of Ordinances Section 12-172 Massage and Spa Establishments - Location and distance requirements, states the following regulations as it relates to Spa Establishments:

"It shall be unlawful to establish a massage establishment or a spa establishment in the city, unless said establishment is located:

- (a) At least 300 feet from State Route 9:
- (b) At least 300 feet from State Route 120; and
- (c) 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 forgoing minimum distance requirements shall not apply to any massage establishment or spa 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 or spa 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."

There are no comparable businesses within 2,000 feet of the proposed location and Suite 120 is 1,889 square feet, which is less than the 4,000 square foot maximum for the proposed use. Liberty Park Village is located on State Route 120 (Old Milton Parkway); however, the property is a mixed-use development zoned MU.

According to the European Wax Center website, the business has been operating for approximately ten (10) years with several locations in the Atlanta metro area, including Marietta-East Cobb, Brookhaven-N. Buckhead, Kennesaw and Atlanta-Toco Hills. Hair removal and waxing services include, Brazilian, eyebrow, bikini, legs, face and full body waxing. Hours of operation are Monday – Friday 8:00 AM – 8:00 PM, Saturday 8:00 AM – 6:00 PM and Sunday 11:00 AM – 6:00 PM. The applicant anticipates up to 12 employees at the proposed location, with all employees requiring a certification in cosmetology.

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: Liberty Park Village is being developed in compliance with the site access standards.

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 above-mentioned site requirements will be provided on the subject property.

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 be complimentary to the other commercial uses proposed in Liberty Park Village and therefore should not be injurious to the use and enjoyment of the area.

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; and

Response: The proposed 'Spa Services' use meets the distance and size requirements. If approved, the use would preclude other 'Spa Services' uses within 2,000 feet of the subject property.

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

Response: The proposed retail service use would complement the other commercial uses proposed in Liberty Park Village.

CONCURRENCES

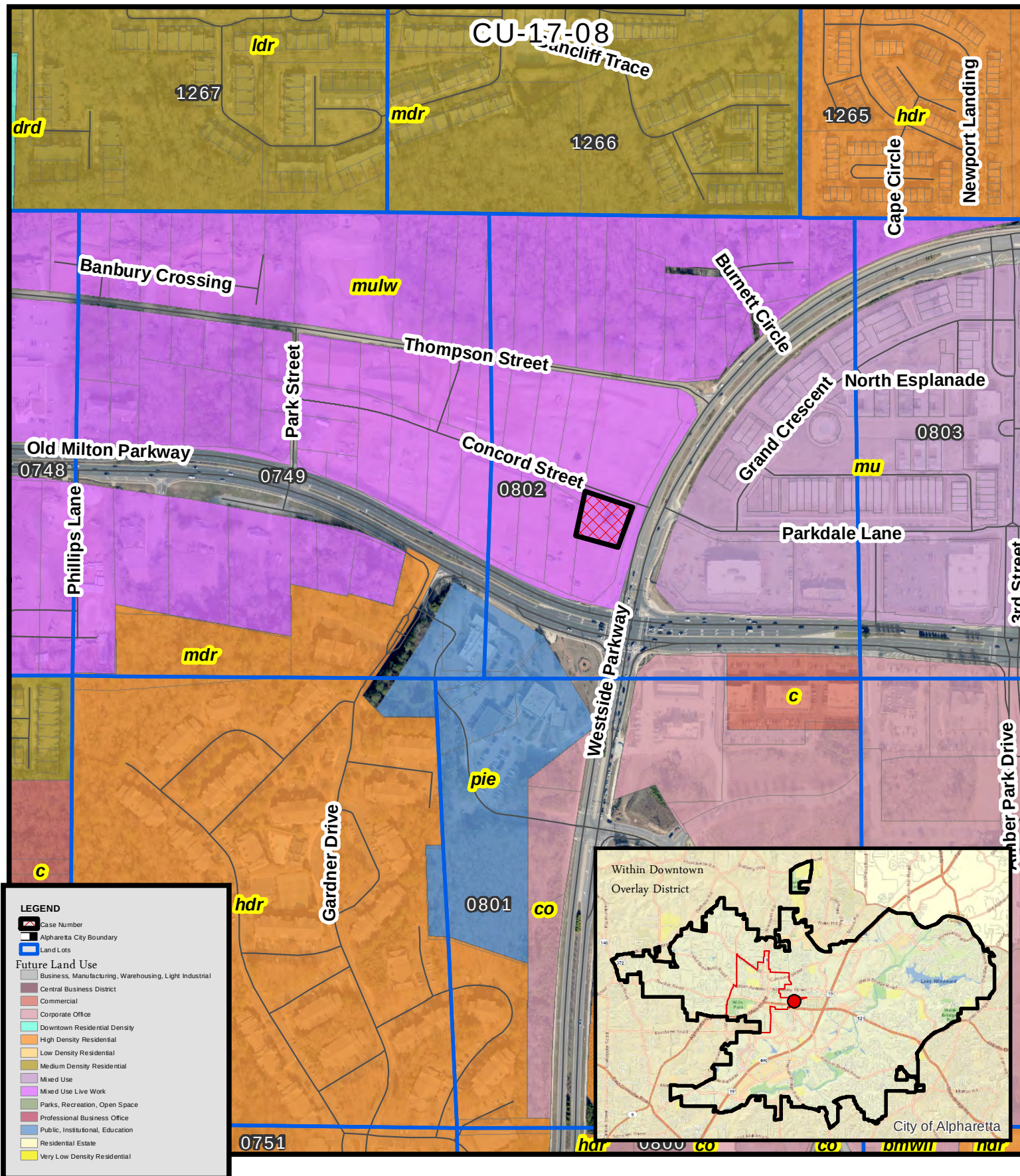
Staff's analysis finds that the requested conditional use is consistent with the established conditional use standards. The proposed retail service use would complement surrounding commercial uses and sufficient parking exists to support the proposed use. If approved, conditions are recommended limiting the approval to European Wax Center and limiting any expansion of services.

CITIZEN PARTICIPATION PLAN

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

IV. ATTACHMENTS:

- Site Plan
- Elevations

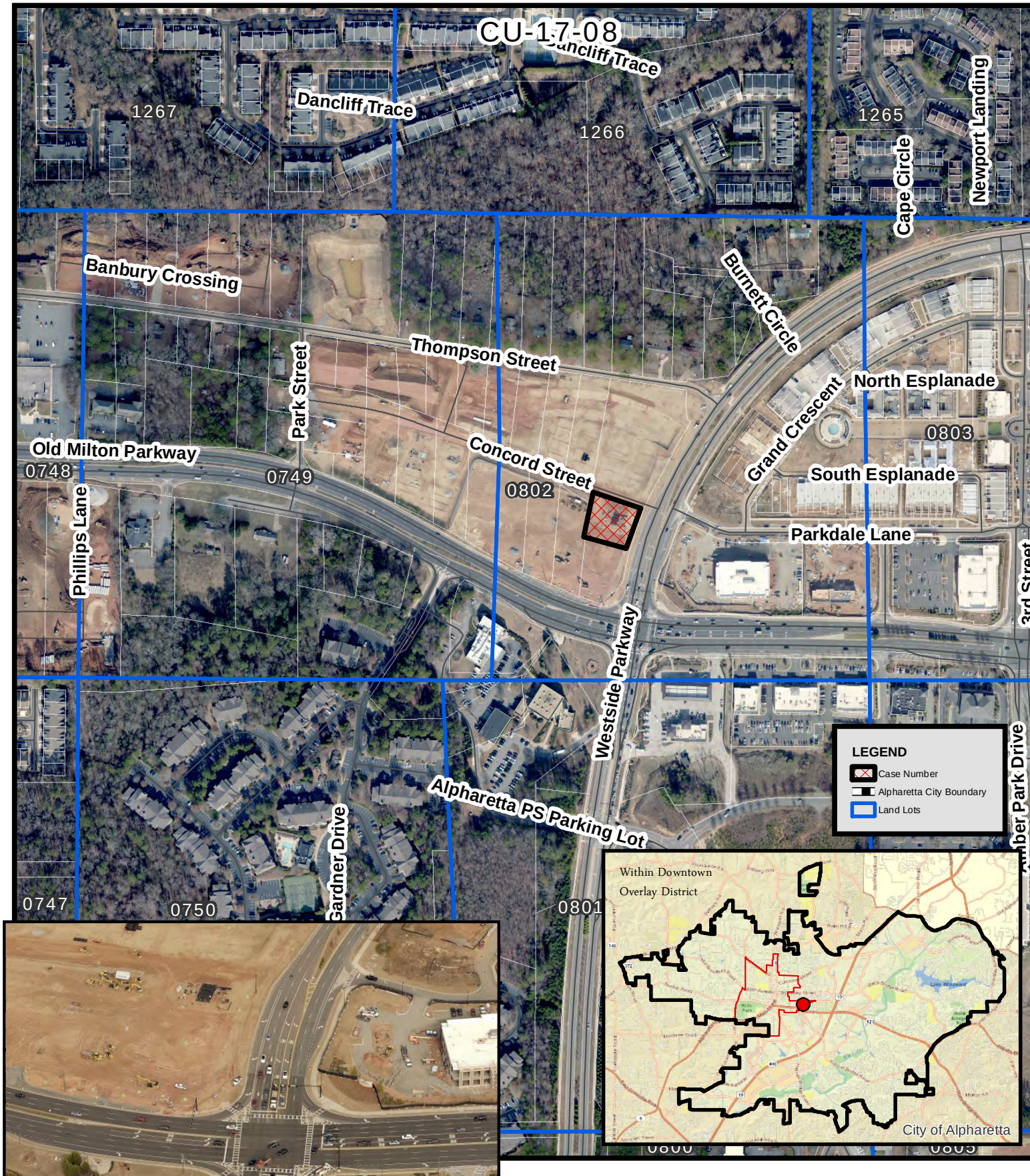


Future Land Use
European Wax Center
2610 Old Milton Pkwy 110

CU-17-08
D/LL: 1/2/802
PC: 10/05/17
CC: 10/23/17

Location Map Provided by:
Community Development - GIS

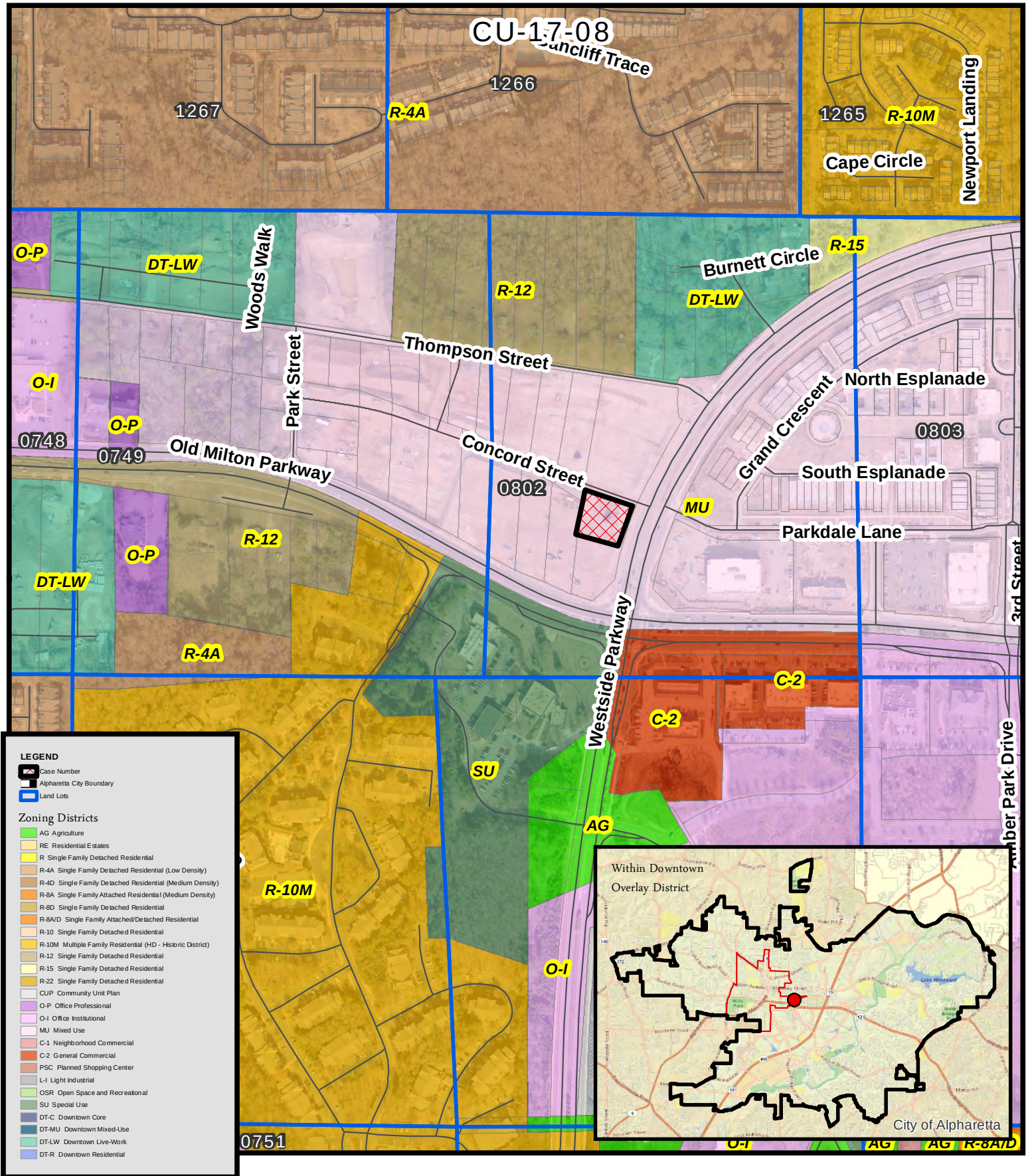




Aerial Map
European Wax Center
2610 Old Milton Pkwy 110

CU-17-08
D/LL: 1/2/802
PC: 10/05/17
CC: 10/23/17

Location Map Provided by:
Community Development - GIS

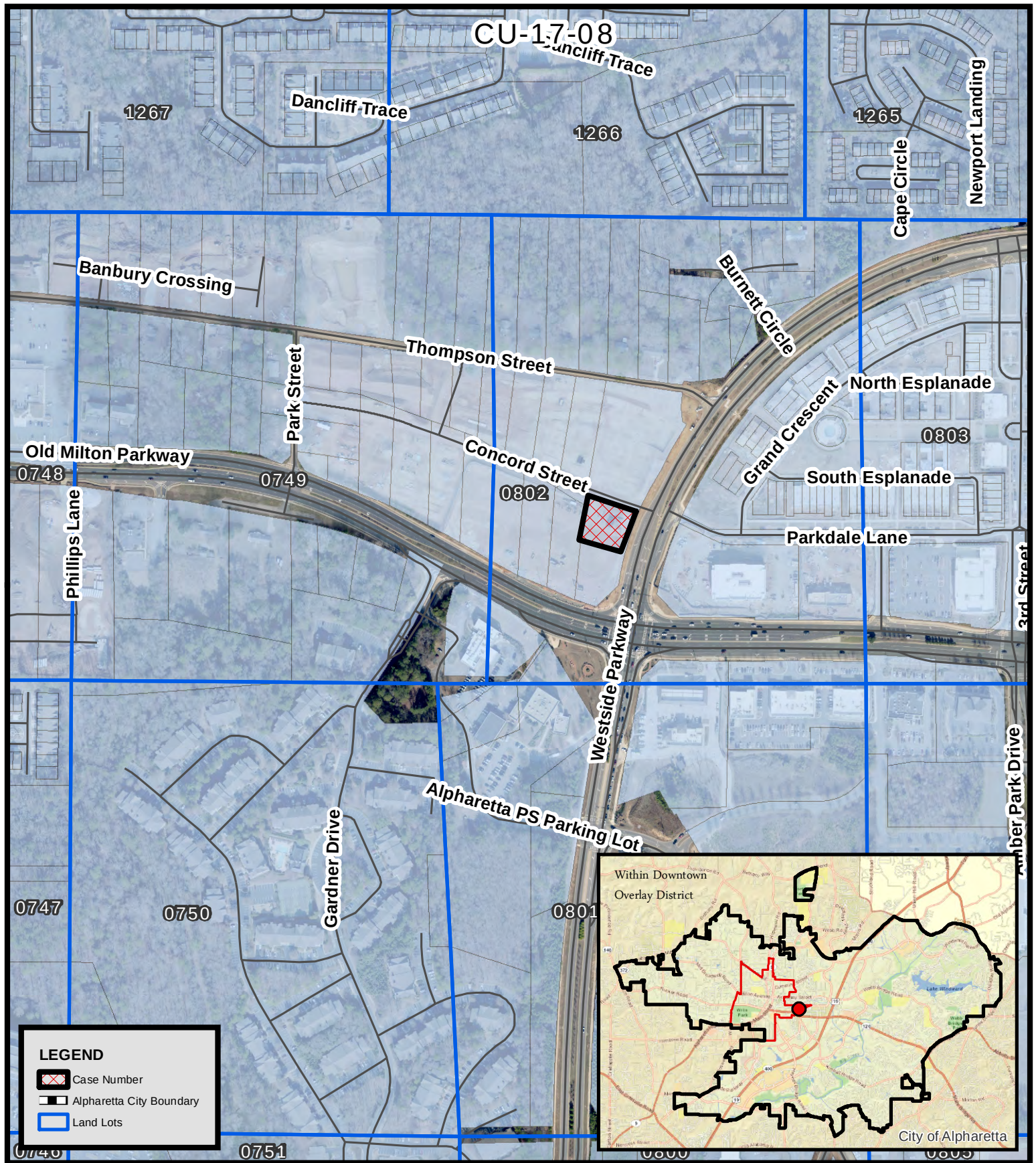


Zoning Map
European Wax Center
2610 Old Milton Pkwy 110

CU-17-08
D/LL: 1/2/802
PC: 10/05/17
CC: 10/23/17

Location Map Provided by:
Community Development - GIS





Location Map
European Wax Center
2610 Old Milton Pkwy 110

CU-17-08
D/LL: 1/2/802
PC: 10/05/17
CC: 10/23/17

Location Map Provided by:
Community Development - GIS

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: European Wax Center

Contact Name: Bharath Madadi

Telephone: 586-491-4626

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.

We have mailed the attached letter to the property addresses with in described distance as per the application . As of today

we have not heard from any individual regarding this .

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.

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: _____



Date: 9/10/2017

Print Form

August 31,2017

Brad Madadi
1005 Bay Pointe Crossing
Alpharetta, Georgia 30005

RE: Conditional use by European Wax Center

Dear Property Owner,

European Wax Center has filed an application for conditional use permit at 2610 Old Milton Pkwy, Suite 120 to allow Spa Services for a hair removal and waxing business.

The Planning Commission meeting is scheduled for Thursday, October 5 , 2017 at 6:30 PM and the City Council meeting is scheduled for October 23, 2017 at 6:30 PM. Both meetings will be held at City Hall at 2 Park Plaza, Alpharetta, Georgia 30009. If you have questions or would like additional information, please contact Brad Madadi at 586-491-4626 or at bmadadi@yahoo.com.

Sincerely,

Brad Madadi

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

☐ 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."
5. Applications will be accepted only 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: Select Wax Center Telephone: 586-491-4626

Address: 1005 Baypointe Crossing Suite: _____

City: Alpharetta State: GA Zip: 30005 Fax: _____

Mobile Tel: 586-491-4626 Email: bmadadi@yahoo.com

Subject Property Information:

Address: 2610 Old Milton Parkway Suite 150 Alpharetta GA30009 Current Zoning: MU

District: _____ Section: _____ Land Lot: _____ Parcel ID: 12 284108020889

Proposed Zoning: MU Current Use: Vacant Land

This Application For (Check All That Apply):

- | | |
|---|--|
| ☒ Conditional Use | ☐ Master Plan Amendment |
| ☐ Rezoning | ☐ Master Plan Review |
| ☐ Variance | ☐ Public Hearing |

APPLICANT REQUEST AND INTENT

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

Wax Services here in referred as Spa Services

Applicant's Request (Please itemize the proposal):

The applicant requests that the Spa services be approved as a conditional use for the subject property

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

The Applicant seeks to operate a Spa Services business on a subject property which will provide personal services such as Hair Removal/Waxing and may have the sale of associated retail products.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: ROBERT D. CHERRY Telephone: 770-861-4100
Address: 299 S. MAIN ST Suite: A
City: ALPHARETTA State: GA Zip: 30009

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 _____ |

Identify Authorized Applicant:

Name of Authorized Applicant: Select Wax Center LLC Telephone: 586-491-4626
Address: 1005 Baypointe Crossing Suite: _____
City: Alpharetta State: GA Zip: 30005

So Sworn and Attested:

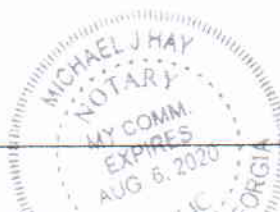
Owner Signature: [Signature]

Date: 4/21/17

Notary:

Notary Signature: [Signature]

Date: 4/21/17



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: Bharath Madadi

Subject Public Hearing Case: Conditional Use Permit Application

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: N/A

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:

Date:

6/23/12

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The Subject Property is located within a Vacant Commercial Land, and will be a compatible use for surrounding retailers.

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

The proposed use will not negatively affect the use or value of surrounding properties, in that the surrounding properties are similar to the use proposed. The proposed use will increase the usability and value of surrounding properties by increasing commercial traffic and potential consumers, creating a synergistic increase in commerce for area businesses.

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

The Subject Property part of proposed vacant commercial land, indicating there is not another reasonable economic of this property without approval of the conditional use permit for the proposed Spa Services business.

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

As the Subject Property will be a commercial use, any increase to population would be due to relocation of employees to the Alpharetta area. The proposed Spa Services business will increase traffic to the area, as projected in the Trip Generation Report, incorporated with this Application.

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

The proposed commercial use will have no impact on schools, other than due to relocation of employees to the Alpharetta area. The projected impact on utilities will be in keeping with projected growth.

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

The Subject Property is located in the Old Milton/Westside Parkway Corridor character area of the Alpharetta Comprehensive Plan. The subject property is depicted as Commercial Business District on the Future Development Map. As such, the proposed use complies with both the letter and intent of the Comprehensive Plan.

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

The developing trend in this area supports development of high quality commercial and personal services and use of the property for such;

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: Select Wax Center LLC

Contact Name: Bharath Madadi

Telephone: 586-491-4626

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.

Owners of Properties w/i 500 ft of the subject property

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) <u></u> |

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.

AVALON LAND LLC
2200 AVALON BLVD
ALPHARETTA GA 30009

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

OLD MILTON HOLDINGS LLC
5100 PEACHTREE PKWY SUITE 200
NORCROSS GA 30092

GARDNER DRIVE L L C
200 W MONROE ST STE 2200
CHICAGO IL 60606

CITY OF ALPHARETTA
2 S SOUTH MAIN ST
ALPHARETTA GA 30004

OLD MILTON HOLDINGS LLC
5100 PEACHTREE PKWY SUITE 200
NORCROSS GA 30092

OLD MILTON HOLDINGS LLC
5100 PEACHTREE PKWY SUITE 200
NORCROSS GA 30092

WONG DAVID YUHE & CHRISTINE RONG
1050 TIMBERLINE PL
ALPHARETTA GA 30005

OLD MILTON HOLDINGS LLC
5100 PEACHTREE PKWY SUITE 200
NORCROSS GA 30092

OLD MILTON HOLDINGS LLC
5100 PEACHTREE PKWY STE 200
NORCROSS GA 30092

SAHAR INVESTMENTS LLC
8720 RHAPSODY LANE
CUMMING GA 30041

OLD MILTON HOLDINGS LLC
5100 PEACHTREE PKWY SUITE 200
NORCROSS GA 30092

OLD MILTON HOLDINGS LLC
5100 PEACHTREE PKWY STE 200
NORCROSS GA 30092

JODY AVREN LIVING TRUST THE
4191 MCCLESKY DR NE
MARIETTA GA 30066

OLD MILTON HOLDINGS LLC
5100 PEACHTREE PKWY SUITE 200
NORCROSS GA 30092

OLD MILTON HOLDINGS LLC
5100 PEACHTREE PKWY STE 200
NORCROSS GA 30092

WALLER BARBARA A
34 BURNETT DR
ALPHARETTA GA 30004

CASTELLANOS FELIPE GONZALEZ MYROSL
AWA MORA
45 BURNETT CIR
ALPHARETTA GA 30004

OLD MILTON HOLDINGS LLC
5100 PEACHTREE PKWY STE 200
NORCROSS GA 30092

AVREN JOSHUA
35 BURNETT CIR
ALPHARETTA GA 30009

OLD MILTON HOLDINGS LLC
5100 PEACHTREE PKWY SUITE 200
NORCROSS GA 30092

SAHAR INVESTMENTS LLC
8720 RHAPSODY LANE
CUMMING GA 30041

ATWATER AT OLD MILTON LLC
6400 POWERS FERRY RD SUITE 350
ATLANTA GA 30339

OLD MILTON HOLDINGS LLC
5100 PEACHTREE PKWY SUITE 200
NORCROSS GA 30092

JODY AVREN LIVING TRUST THE
4191 MCCLESKY DR NE
MARIETTA GA 30066

MILLS MICHELLE C
5055 WALNUT CREEK TRL
ALPHARETTA GA 30005

KHARAB RACHID
55 BURNETT CIR
ALPHARETTA GA 30004

AVREN MARK
467 JON SCOTT DR
ALPHARETTA GA 30004

BRANDON SHANNON & SHARI
325 ETOWAH DOWNS CT
BALL GROUND GA 30107

AVREN DOUGLAS
205 HEMBREE PARK TER
ROSWELL GA 30076

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

AVREN DOUGLAS & LINDA
205 HEMBREE PARK TER
ROSWELL GA 30076

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

DEVELOPMENT AUTHORITY OF FULTON CO
UNTY
2200 AVALON BLVD
ALPHARETTA GA 30009

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

AVALON LAND LLC
264 19TH ST SUITE 2200
ATLANTA GA 30363

AVREN DOUGLAS
205 HEMBREE PARK TER
ROSWELL GA 30076

OLD MILTON HOLDINGS LLC
5100 PEACHTREE PKWY SUITE 200
NORCROSS GA 30092

MONDI ERIC C & SHOCKLEY HOLLY COLU
NDJIA
11675 CENTURY DR STE D
ALPHARETTA GA 30009

ANDALUSIA PROPERTIES INC
3225 CUMBERLAND BLVD SUITE 100
ATLANTA GA 30339

CITY OF ALPHARETTA GEORGIA
2 S MAIN ST
ALPHARETTA GA 30009

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

SMALLEY KAREN E
20 BURNETT DR
ALPHARETTA GA 30004

CITY OF ALPHARETTA GEORGIA
2 S MAIN ST
ALPHARETTA GA 30009

MJH HOMES LLC
5775 GLENRIDGE DR BLDG/STE B100
ATLANTA GA 30328

DEVELOPMENT AUTHORITY OF FULTON CO
UNTY
2200 AVALON BLVD

LETTER OF INTENT FOR LAND USE APPLICATION

Applicant: Select Wax Center, LLC

Subject Property: 3.14 Acres Designated as Fulton County Tax Parcel(s): 12 284108020889

Current Zoning: MU (Mixed Use)

Proposed Use: Spa Services

ROW Access: Old Milton Parkway

This statement is intended to comply with the application procedures established by The City of Alpharetta, GA for submittal of applications for land use approval as required by the City of Alpharetta Unified Development Code (the "UDC"), City of Alpharetta Public Hearing Application Requirements, and other City of Alpharetta Standards and is intended to serve as the letter of intent required by the UDC and to reserve all constitutional and statutory protections available to the Applicant. The Applicant has filed a timely application, has provided all required information and has submitted the appropriate application fees. The application meets all judicial and statutory requirements for approval.

The Applicant asserts the statements contained in the application package submitted herewith, incorporated herein by reference, and as may be amended (the "Application") describing justification for the requested conditional use permit. The Applicant incorporates all statements made in the Public Hearing Application submitted concurrently herewith as its letter of intent required by the City of Alpharetta.

The Applicant seeks to develop a Spa Services business(Wax Services) on the Subject Property. The Proposed Use and the requested conditional use permit will be located within a commercial property known as Liberty Village. The proposed business will be a nationally recognized franchise, known as European Wax Center. Materials regarding this franchise are attached and incorporated herein.

To facilitate the Proposed Use, the Applicant requests:

- That Spa Services (Wax Services) be approved as a conditional use for the subject property.

The Subject Property is located in the Old Milton Corridor character area of the Alpharetta Comprehensive Plan. The Subject Property is depicted as Mixed Use on the Future Development Map. As such, the Proposed Use complies with both the letter and intent of the Comprehensive Plan.

EWC is one of the fastest growing franchises in North America, with over 800 locations. Please see the attached brochure and the franchise locations around Atlanta. Accordingly, the Applicant respectfully requests that the Application, as requested by the Applicant, be approved. The Applicant also reserves the right to amend this statement and the Application by supplementing further responses and documents.

Sincerely,

A handwritten signature in black ink, appearing to be 'Bharath Madadi', with a stylized flourish at the end.

Bharath Madadi
Select Wax Center, LLC

European Wax Center Locations around Atlanta

1281 Johnson Ferry Road Suite 108
Marietta, GA 30068
(678) 247-8511

6050 Roswell Road NE
Sandy Springs, GA 30319
(770) 356-5564

745 Chastain Rd NW #3004
Kennesaw, GA 30144
(770) 635-0009

305 Brookhaven Avenue - 1120
Atlanta, GA 30319
(404) 937-1944

2945 North Druid Hills
Atlanta, GA 30329
(404) 974-3133

1801 Howell Mill Road
Atlanta, GA 30318
(470) 240-2868

1679 Scenic Highway, 202
Snellville, GA 30078
(470) 878-2088

144 Moreland Avenue NE
Atlanta, GA 30307
(470) 443-3929

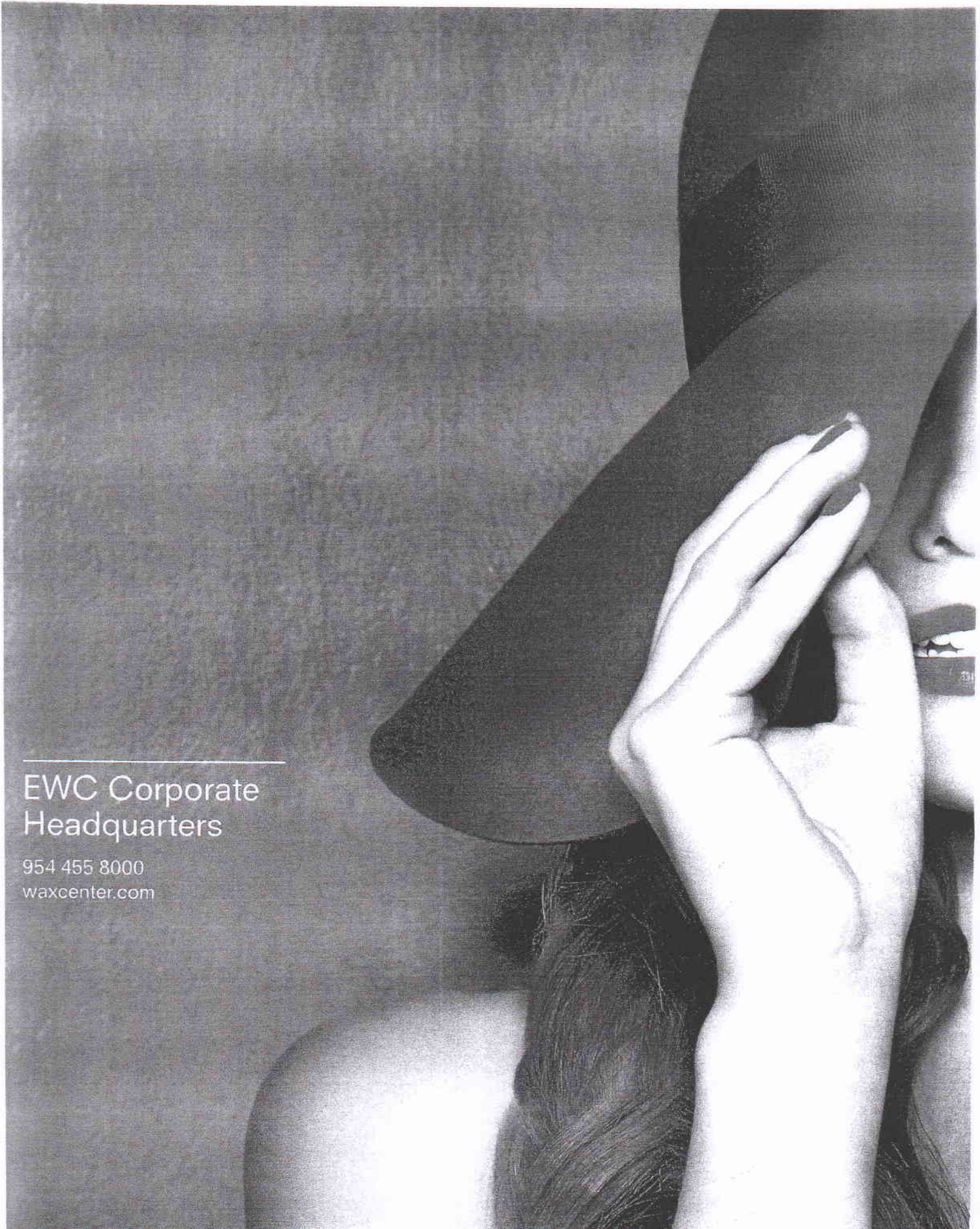
190 W. Broad Street
Athens, GA 30601
(706) 622-8421

Trip Generation Report

		A.M. Peak			P.M. Peak		
Land Use	Daily Total Vehicle Trips	In	Out	Total	In	Out	Total
Spa Services	140	10	9	19	13	11	24

EWC Corporate
Headquarters

954 455 8000
waxcenter.com



HOW I TURNED A MESS INTO A MONEYSMAKER

EUROPEAN WAX CENTER'S DAVID COBA (WITH HIS SIBLINGS)
TURNED A DISASTROUS SIDELINE OF HIS FATHER'S SALON
BUSINESS INTO A NATIONAL FRANCHISE.

APRIL JOYNER | INC. MAGAZINE

OCT 7, 2011

From the beginning, David and Josh knew they eventually wanted to expand nationally, but they weren't sure of the best route to accomplish their goals. Their father suggested franchising. None of them, however, knew anything about the process. After months of research, the brothers decided the model would be a good fit for the business: it had high profit margins, and they had already developed a series of repeatable systems that could easily be adopted by new associates. Early in 2006, they decided to register European Wax Center as a franchiser, and they brought on their sister, Jessica, to manage the franchise development process. At the end of that year, they completed the registration process. Three months later, in March 2007, they sold their first franchise, which opened in Kendall, Florida.

In their first couple of years of operation, the Cobas awarded only three to four franchises a year. But since then, the company has added franchises at a brisk pace. European Wax Center, unlike some franchisers, does not require its franchisees to open multiple locations, but most franchise owners have gone on to do so anyway, David says. In the next few months, the company plans to introduce a system to identify ideal franchisees based on the profiles of their most successful franchise owners.

David attributes much of the company's success to its approach to leadership development. Few members of European Wax Center's senior staff come from traditional corporate backgrounds. Most of them, in fact, began as guest services associates in the company's first salons. For instance, Christelle Christie, the company's head of guest services, first worked as a receptionist and later trained to become a wax specialist. David eventually tapped her for a position in the company's corporate office. The company's marketing production manager, Sofia Collado, also started out as a guest services associate. After moving to the corporate office, she expressed an interest in marketing. "Today, I watch these young individuals who have been here since they were 21, 22, 23," David says. "It's amazing how much they've grown."

Although his career made an unexpected turn 16 years ago, David is now exceptionally grateful to his father for urging him to change his path. "I loved building, but I wanted to use my head instead of my hands," he says. "He allowed us to dive in 100 percent."



Founders Jessica, Joshua, and David Coba

Inc.
500
No. 1
FRANCHISE
COMPANIES

EUROPEAN WAX CENTER

REAL ESTATE PROFILE

MORE REASONS EUROPEAN WAX CENTER IS YOUR IDEAL TENANT

- Drives traffic to your center
- Requires minimal parking usage: Guest are booked in 15 minute increments
- Provides a robust business: We average 2000 guests a month

OUR IDEAL DEMOGRAPHIC

- Female Population: Females between ages of 16-64
- Average household income greater than \$65K

OUR IDEAL LOCATION

- Strong brand visibility + ease of access
- 1,200 – 1,600 sq. ft.
- Ideal frontage of 20 ft. min.
- Bookended by “quiet” co-tenants
- Displays our corporate signage on fascia and marquee/monument signage
- Combination daily needs and regional draw centers
- Close proximity and/or visibility to interstate, freeway, highway, etc.

OUR IDEAL NEIGHBORS

- Prefer centers anchored by national big box and specialty food tenants.
- Female-driven businesses (Target, Jo-Ann Fabrics and Crafts, Kohl's, HomeGoods, T.J. Maxx etc.)
- Health/wellness concepts (Whole Foods, Trader Joe's, GNC, Yoga & Pilates studios, etc.)
- National bookstores (Barnes & Noble, etc.)
- National coffee companies (Starbucks, Coffee Bean & Tea Leaf)
- Fast, Casual and other restaurants (Panera Bread, Chipotle, Bonefish Grill, Pei Wei, etc.)
- Grocery Stores (AJ's, Publix, QFC, Kroger, etc.)
- Health clubs/gyms (L.A. Fitness, 24 Hour Fitness, Lifetime Fitness, etc.)
- Women's Fashion and Specialty retailers (DSW, Bath & Body, Ann Taylor, Chico's, etc.)

IDEAL FACILITY REQUIREMENTS

- HVAC: 1 ton per 250 sq. ft.
- Electrical: 200 amp service
- IT: High Speed Internet at a minimum of 10MB

WAX CENTER

A SUCCESSFUL BUSINESS MODEL

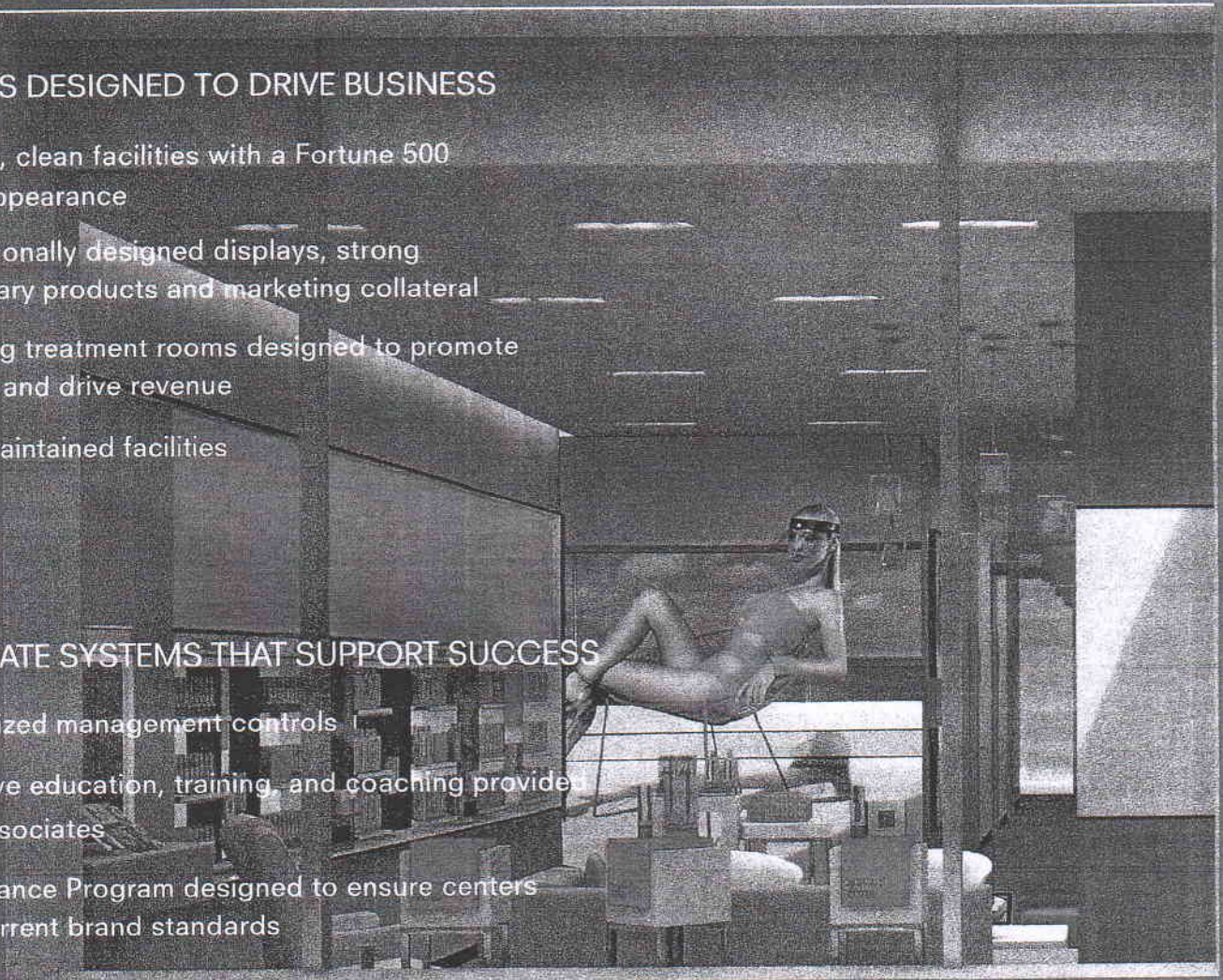
INSIDE AND OUT

FACILITIES DESIGNED TO DRIVE BUSINESS

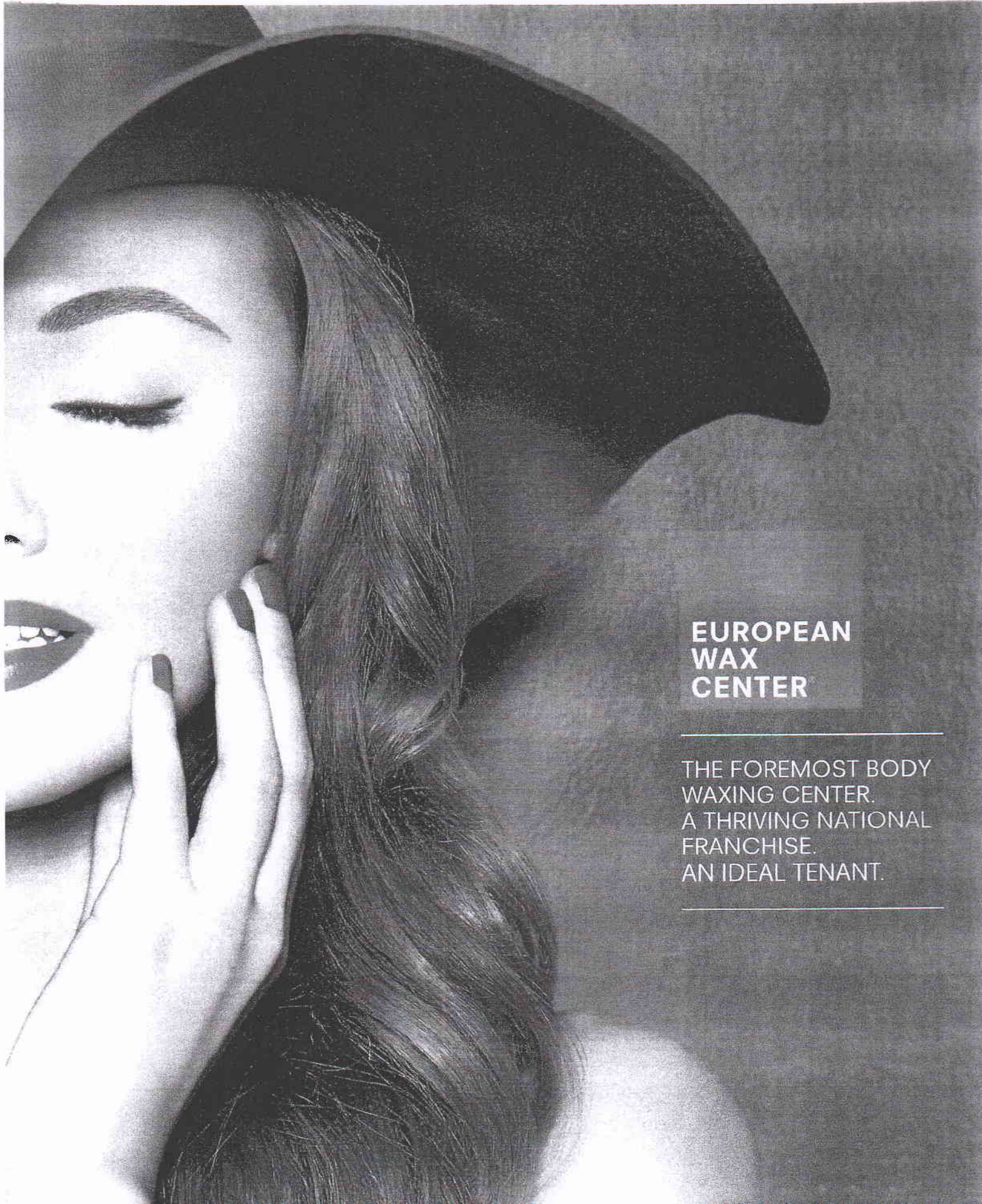
- Upscale, clean facilities with a Fortune 500 brand appearance
- Professionally designed displays, strong proprietary products and marketing collateral
- Soothing treatment rooms designed to promote comfort and drive revenue
- Easily maintained facilities

CORPORATE SYSTEMS THAT SUPPORT SUCCESS

- Centralized management controls
- Extensive education, training, and coaching provided to all associates
- Compliance Program designed to ensure centers meet current brand standards

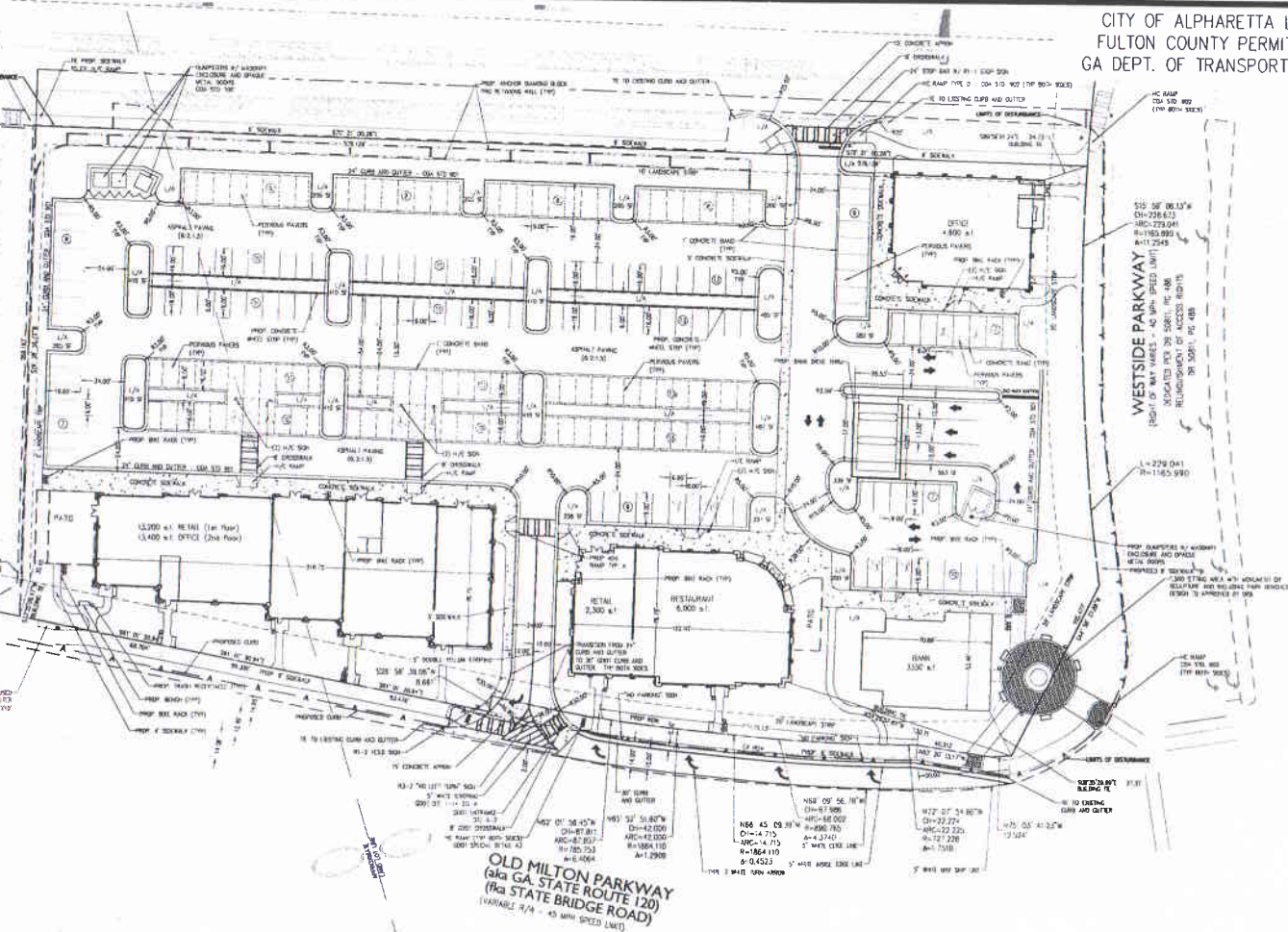


OUR VISION IS TO BECOME AN
ICONIC BEAUTY BRAND
THAT DELIVERS PROFITABLE GROWTH
WITHOUT COMPROMISING
OUR AUTHENTIC CULTURE.



**EUROPEAN
WAX
CENTER**

THE FOREMOST BODY
WAXING CENTER.
A THRIVING NATIONAL
FRANCHISE.
AN IDEAL TENANT.



CITY OF ALPHARETTA LDP# D160017
FULTON COUNTY PERMIT # 16-041WR
GA DEPT. OF TRANSPORTATION PERMIT #

[illegible]

SITE LAYOUT PLAN

**EAST VILLAGE
COMMERCIAL PLAN**
ALPHARETTA, FULTON COUNTY GEORGIA

SITE LAYOUT NOTE

1. ALL TEMPORARY AND PERMANENT SIGNS SHALL BE PERMITTED SEPARATELY.
2. CONTACT THE FOLLOWING DEPARTMENTS FOR APPROVAL OF THE PERMANENT IDENTIFIERS OF INDEPENDENT COMMUNITY DEVELOPMENT, FARMERS, HUNTERS, FISHERMEN, TREE AND SHEDDING SERVICES, ALLOW A MINIMUM OF 30 DAYS NOTICE FOR A SITE INSPECTION APPROVAL.
3. BURNING ARE NOT ALLOWED.
4. NO MOLS OR SPRING SYSTEMS ARE PERMITTED EITHER ON SITE OR ON ADJACENT ARE IN BACK OF CURB UNLESS OTHERWISE SPECIFIED.
5. CHAIN ALL STUMPS OF U.S. CENSUS OR CONFINED TO AREA FROM NEIGHBORING.
6. SEE SHEET 10 FOR PERMANENT SIGNIFICANCE AND DETAILS.
7. REFER TO SHEET 9 FOR SIGNAGE LOCATIONS.
8. PERMANENT ARE TO BE MAINTAINED AND PROTECTED.
9. INCORPORATE SPECIAL PARKING, BENCHES AND OTHER CONVENIENCES.

ADDITIONAL RE

IF ANY APPROVAL OF LANDSCAPE/HARDSCAPE PLANS RESULT IN CHANGES TO
LEFT, A PERMIT REVISION MUST BE SUBMITTED TO THE CITY FOR APPROVAL

WALL NOTE

1. ALL WALLS 30" AND OVER IN HEIGHT REQUIRE A MINIMUM 42" HANDRAIL ON TOP.
2. ALL WALLS (DESIGNED AND PERMITTED) BY OTHERS.
3. FOR WALLS 4'-0" AND OVER A SIGNIFICANT BANDING SCHEME IS REQUIRED. ALL WALLS OVER 4'-0" SHOULD FINISH ON AN ADJUNCT VEGETATION OF THE SAME OR LOWER HEIGHT AS A SIGN.

TREE-SAVE NOTES

1. TREE SAW FENCE (WHEN EXISTING) MUST BE INSTALLED, ASPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE IS ALLOWED BEFORE TREE SAW FENCING HAS BEEN APPROVED.
2. THE CRJ OF SPECIFIC TREES PLUS ALL THE STREAM BUFFERS SHALL BE PROTECTED FROM TREE-SAW DAMAGE. TREE SAW FENCING WITH METAL SUPPORT POSTS AND TREE SAW LOGS.
3. INSTALLATION OF TREE SAW FENCE WILL INVOLVE NO PRUNING.
4. ALL TREES MUST BE PLANTED AT LEAST 100' AWAY FROM ANY UTILITY LINE.

CAUTION

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVICTION OF THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE OWNER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

SIGN LEGEND



PERMIT NOT

NO MORE TO GO
BY OLD MILTON
FARMWAY T.O.W.
UNITE GEORGIA
PERMIT IS OBLIG

TRAFFIC NOTES

1. CONTRACTOR IS PROVIDING THE CITY OF ALPHARETTA ENDEAVORMENT POINT FOR ALL WORK WITHIN THE CITY'S ROAD. ANY HAZARDOUS OR UNUSUAL CONDITIONS WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
2. ALL UTILITY LOCATES AND RELOCATIONS, AND/OR CHANGE WILL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR.
3. DEVELOPER/CONTRACTOR MUST CONTACT THE CITY OF ALPHARETTA LOCAL PERSONNEL DIRECTLY FOR "ONLINE" SUGGESTION UTILITY LOCATES 878-297-6790.
4. ALL REQUIRED TRAFFIC SIGALING MUST BE MAINTAINED THROUGHOUT.
5. ALL REQUIRED TRAFFIC SIGNALING MUST BE MAINTAINED AND GOOD PLAN.
6. ALL REQUIRED TRAFFIC SIGNALING MUST BE MAINTAINED AND GOOD PLAN.
7. ALL REQUIRED TRAFFIC SIGNALING MUST BE MAINTAINED AND GOOD PLAN.
8. ALL REQUIRED TRAFFIC SIGNALING MUST BE MAINTAINED AND GOOD PLAN.
9. ALL REQUIRED TRAFFIC SIGNALING MUST BE MAINTAINED AND GOOD PLAN.
10. ALL REQUIRED TRAFFIC SIGNALING MUST BE MAINTAINED AND GOOD PLAN.

PAVING LEGEND

HC	BACK OF CURB
B.S.I.	BUILDING SETBACK LINE
CNC	CURB AND GUTTER
CP	CAST IN PLACE
CONC	CONCRETE
FC	FACE OF CURB
H/V	HANDICAP
L/A	LANDSCAPE AREA
L	LEVEL PLANNING
R	RAMP
S/W	SIDEWALK

UTILITY PROVIDERS

TELEPHONE & DIS.	AT&T, WC	(678) 924-71
POWER	GEORGIA POWER	(877) 360-17
WATER & SEWER	FULTON COUNTY WATER & SEWER	(404) 612-74
GAS	ATLANTA GAS & LIGHT	(404) 381-75

24-HOUR CONTACT
BOB CHEELEY
(770) 861-4100 MOBILE



PROJECT NO: 14-285430
CIVIL DRAWN BY: EST, SCL, JLM
CIVIL DESIGNED BY: CJ, SLA
LANDSCAPE DRAWN BY:
LANDSCAPE DESIGNED BY:
CHECKED BY:
DATE: 12/1/16

SHEET
C4.1



Development Summary

Current Zoning	R 12/O-C C-1	Retail/Restaurants	25,000 sf
Proposed Zoning	MU	Office	12,000 sf
Site Acreage	23.067 ac*	Parking Surface	1,099 sp
	8.82 ac/acre	Street	81 sp
Open Space	4.67 ac	Total	280 sp
Residential	186 units		
Single Family	23 units		
Min. Lot Size	3,200 sf		
Min. Dimension	40 x 80		
Townhomes	45 units		
22 x 46	66 units		
Min. Unit Size	2,200 sf		
Max. Height	45		
Max. Stories	4		
Stacked Flats	54 units		
Min. Unit Size	1,603 sf		
Max. Height	54		
Max. Stories	4		
Building Setbacks (conditional per code)			
Front Yard	0		
Rear Yard	0		
Side Yard	0		

*The Site Acreage total is based on 3.106 commercial acres and 17.961 residential acres

Stacked flats: 6 units per building

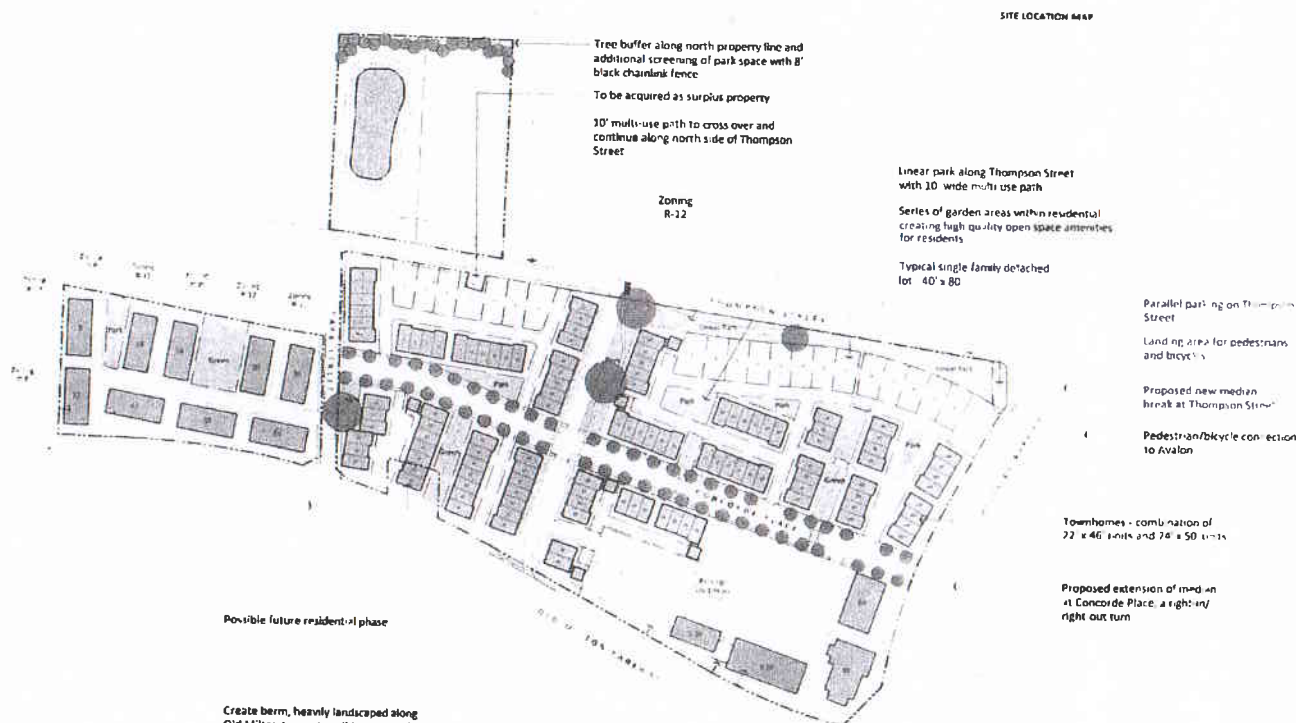
Proposed traffic signal at Park Street: warranted

Possible future residential phase

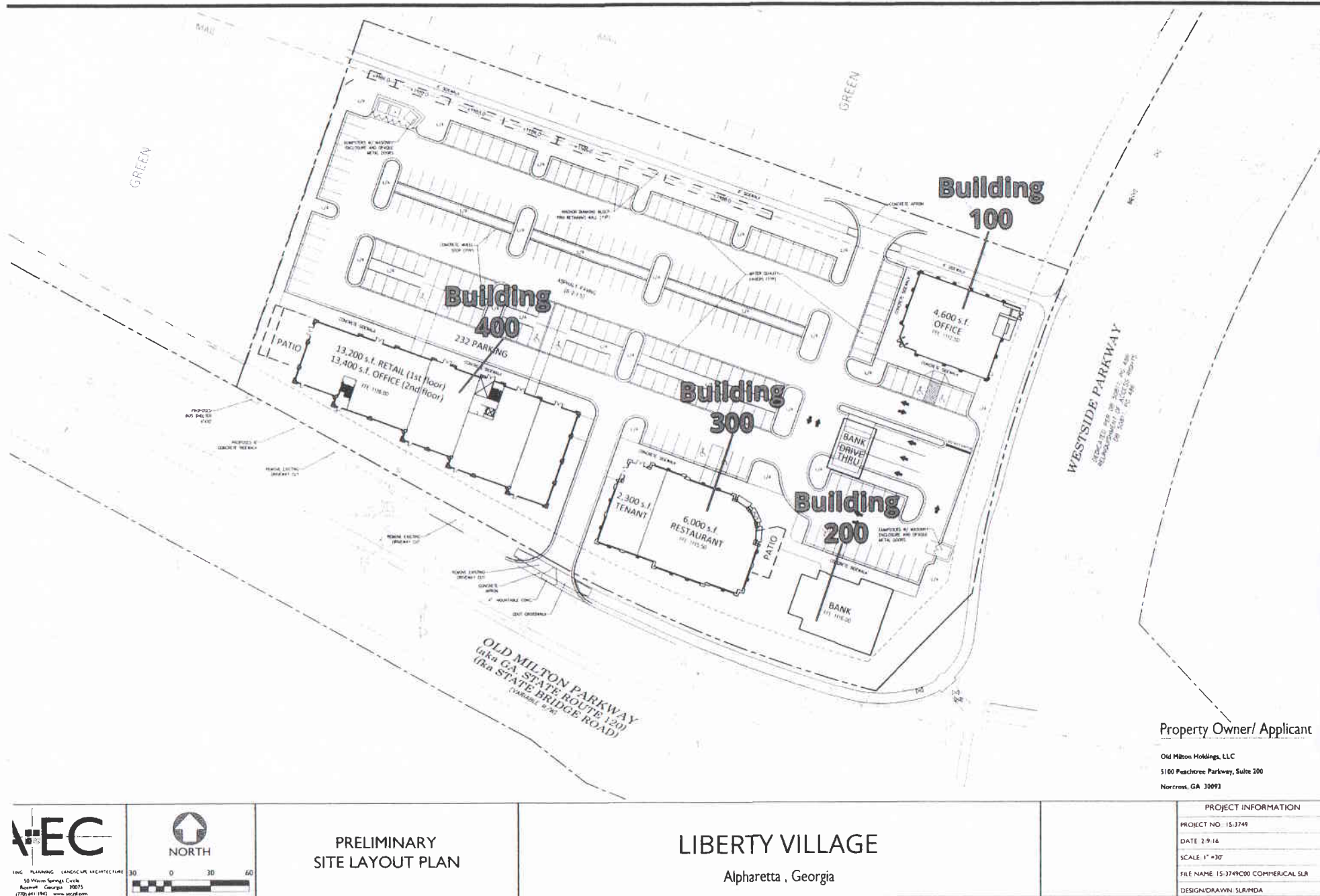
Create berm, heavily landscaped along Old Milton to create solid screen parking

Series of common space between buildings, linked by trellis, to represent continuous structures along Old Milton

Hatching indicates office space on second level



APPROVED SITE PLAN
033015



**WESTSIDE PKWY**

Parcel No. (APN) : 12 -2841-0802-088-9
Land Use Cat : VACANT LAND
Land Use Desc : COMMERCIAL
Building Area :
Lot Area : 136.953 (3.14 ACRES)
Building/Lot Ratio :
No. of Units :
Year Built :
Assessed Value : \$740,000
Owner : OLD MILTON HOLDINGS LLC
Owner Address : 5100 PEACHTREE PKWY # 200,
NORCROSS, GA 30092
Last Market Sale : 3/18/2015 for \$1,850,000
Points of Interest : 0 Results
Site Details : Modify
Shared Notes : 0 Results
Shared Documents : 0 Results

Commands

No
Additional
Results

Services provided by the Business:

European Wax Center offers hair removal and waxing services for men and women. EWC offers wax services like our Brazilian wax, eyebrow, bikini, leg, upper lip, face, full body waxing. Guests can enhance their waxing experience with European Wax Center's signature line of skin and beauty products.

Hours of Operation:

MON-FRI 8AM-8PM

SAT 8AM-6PM

SUN 11AM-6PM

Number of Employees:

Alpharetta European Wax Center Location would 12 Employees.

Certifications:

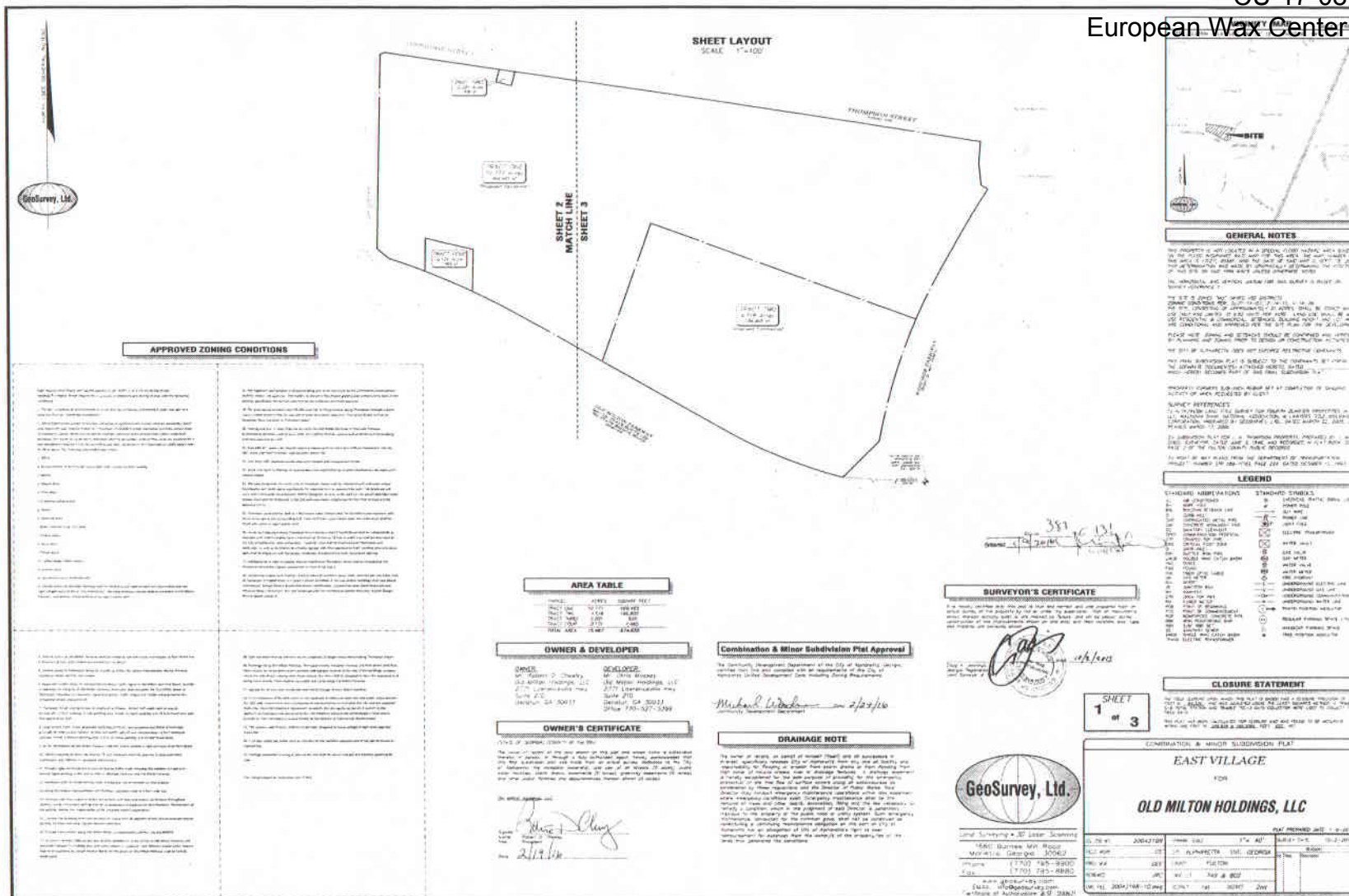
All European Wax Center Specialists would require Certification in Cosmetology.

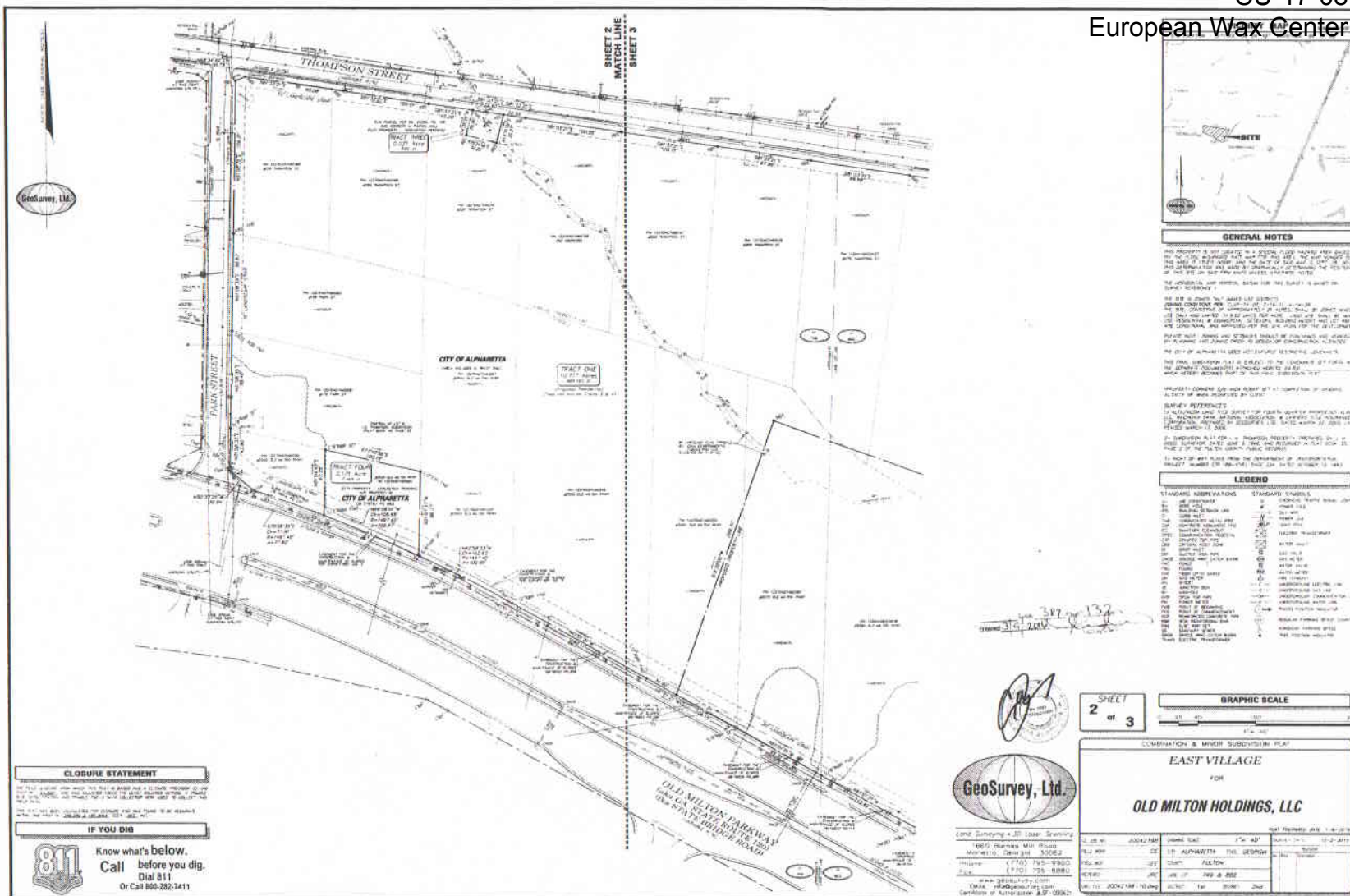
Property Description
East Village - Tract Two
(Commercial Parcel)
(3-16-16)

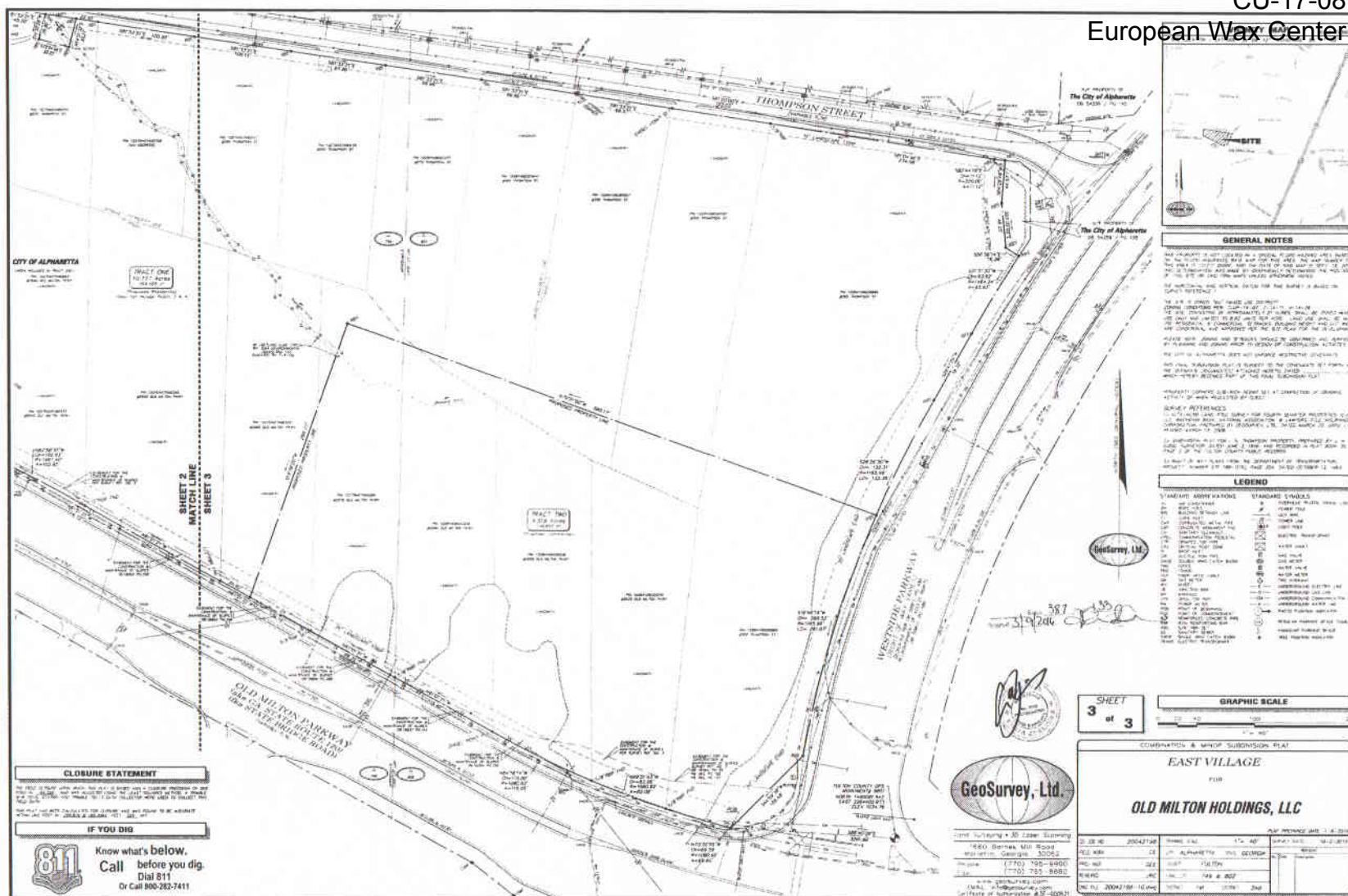
All that tract or parcel of land lying and being in land lots 749 & 802 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a 5/8-inch rebar set at the southwest corner of the mitered right-of-way intersection of the westerly right-of-way of Westside Parkway (having a variable right-of-way) and the northeasterly right-of-way of Old Milton Parkway (State Route 120, also known as State Bridge Road, having a variable right-of-way); Thence continuing with said northeasterly right-of-way of Old Milton Parkway along a curve to the right having an arc length of 69.60 feet, with a radius of 1080.92 feet, being subtended by a chord bearing of North 73 degrees 32 minutes 55 seconds West, for a distance of 69.59 feet to a 5/8-inch rebar found; Thence along a curve to the right having an arc length of 82.08 feet, with a radius of 1080.92 feet, being subtended by a chord bearing of North 69 degrees 31 minutes 43 seconds West, for a distance of 82.06 feet to a 5/8-inch rebar found; Thence along a curve to the right having an arc length of 115.05 feet, with a radius of 1080.92 feet, being subtended by a chord bearing of North 64 degrees 18 minutes 14 seconds West, for a distance of 115.00 feet to a chisel point found; Thence North 61 degrees 01 minutes 21 seconds West, a distance of 115.40 feet to a 5/8-inch rebar found; Thence North 61 degrees 01 minutes 21 seconds West, a distance of 99.35 feet to a 5/8-inch rebar set; Thence North 61 degrees 01 minutes 21 seconds West, a distance of 71.24 feet to a 5/8-inch rebar set; Thence departing said right-of-way of Old Milton Parkway North 19 degrees 39 minutes 00 seconds East, a distance of 299.76 feet to a 5/8-inch rebar set; Thence South 70 degrees 21 minutes 00 seconds East, a distance of 580.17 feet to a 5/8-inch rebar set on the westerly right-of-way of Westside Parkway; Thence continuing with said right-of-way along a curve to the left having an arc length of 261.07 feet, with a radius of 1165.99 feet, being subtended by a chord bearing of South 16 degrees 46 minutes 19 seconds West, for a distance of 260.52 feet to a 5/8-inch rebar set; Thence South 44 degrees 59 minutes 38 seconds West, a distance of 105.48 feet to a 5/8-inch rebar set, which is the **POINT OF BEGINNING**.

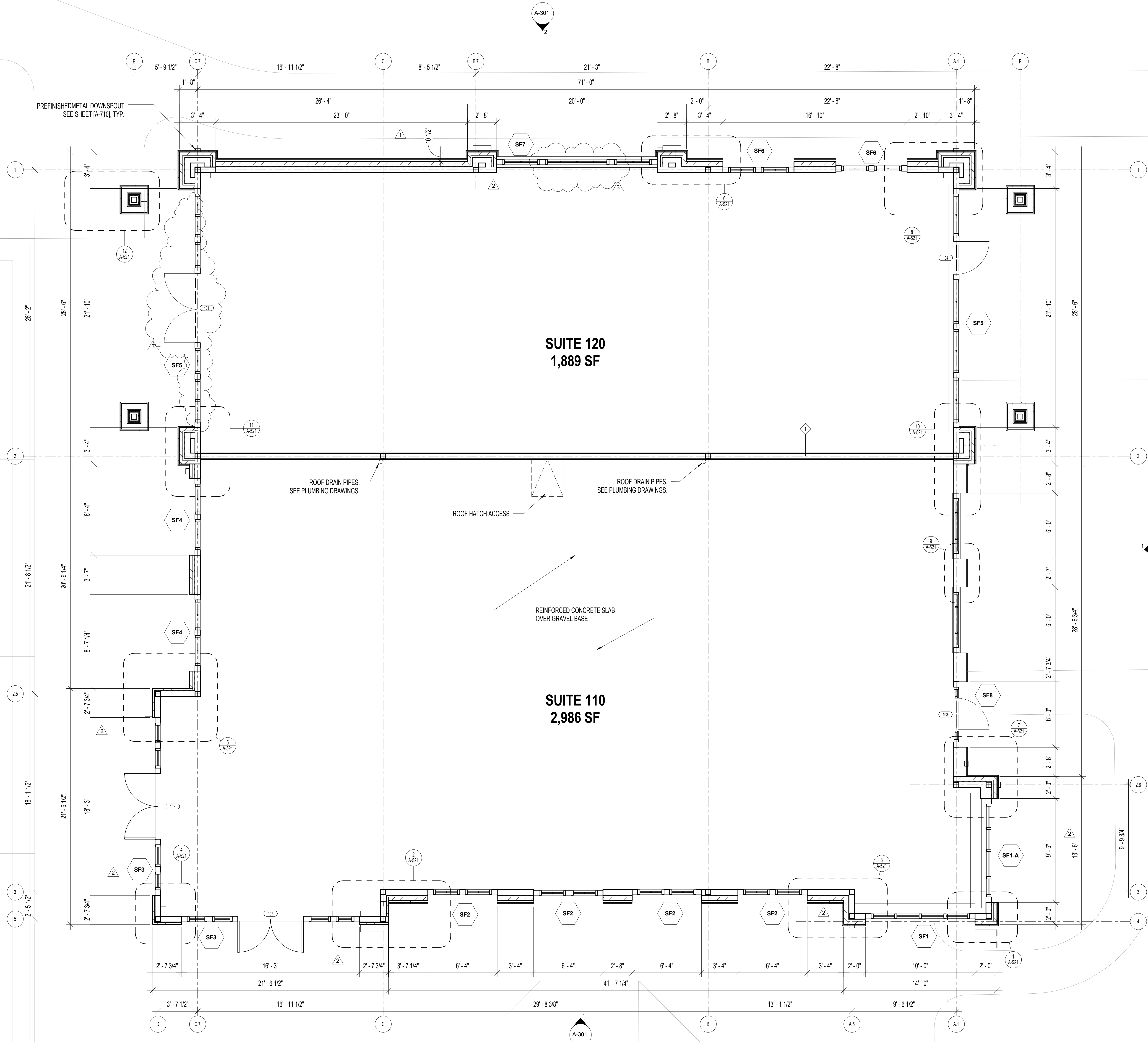
Said tract or parcel of land contains 4.518 Acres.







6/14/2017 11:58 AM
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FILENAME: c:\rental\locat1503078000 - Liberty Village - Cheney Bldg 100\1503078000 - LVC Bldg100 - XAM.dwg
XAM:adamrout

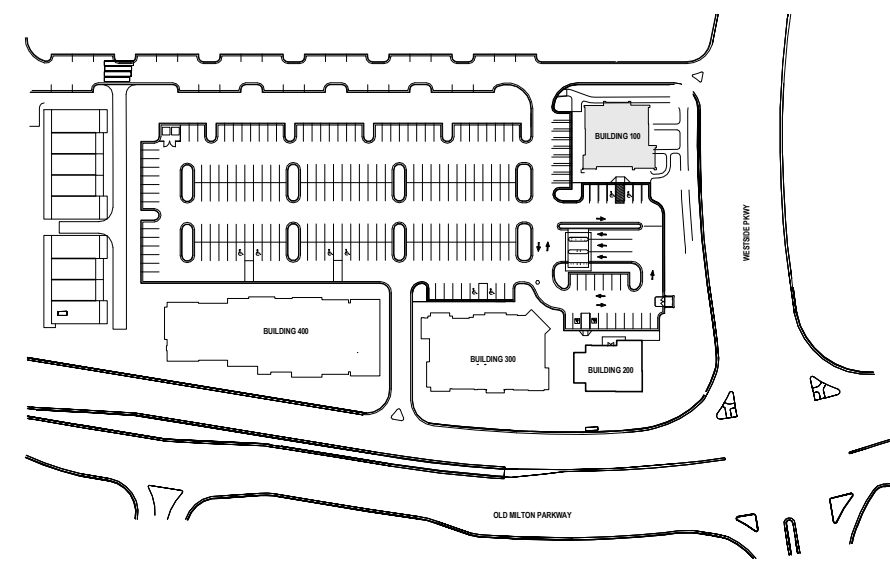


GENERAL NOTES

1. FOR PARTITION TYPES, SEE SHEET A-260.
2. REFER TO WINDOW SCHEDULE FOR WINDOW TYPES.
3. REFER TO DOOR SCHEDULE FOR DOOR TYPES.
4. PROVIDE PORTABLE FIRE EXTINGUISHERS OF THE QUANTITY AND AT LOCATIONS AS REQUIRED BY AUTHORITY WITH JURISDICTION.
5. REFER TO CIVIL DWGS FOR HARDSCAPE / LANDSCAPE & SITE LIGHTING DESIGN.
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8. DIMENSIONS ARE TO COL. CENTERLINE, OR FACE OF STUDICMU, U.N.O.
9. SEE CIVIL DRAWINGS FOR FINISHED FLOOR ELEVATION.
10. ALL GYP. BOARD TO DECK, TAPERED AND DANDIED AND READY TO ACCEPT TENANT FINISHES.
11. SOUND ATTENUATION BATT INSULATION SHALL EXTEND FROM FLOOR TO UNDERSIDE OF DECK ABOVE WHERE PROVIDED.



KEY PLAN



WAKEFIELD BEASLEY & ASSOCIATES

ATLANTA • JACKSONVILLE • PANAMA
ABU DHABI • DUBAI • SHANGHAI



LIBERTY PARK VILLAGE BUILDING 100

LIBERTY PARK VILLAGE PROJECT

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Print Record

09.26.16	PRICING SET
01.20.17	BUILDING PERMIT SUBMITTAL
2	2

Revisions

1	05.12.2017	WALL MOUNTED ELECTRICAL PANELS
2	05.31.2017	IN HOUSE COORDINATION
3	06.14.2017	TENANT DOOR CHANGE

Date	Job No.
01.06.2017	1503078000
Sheet Title	

FLOOR PLAN

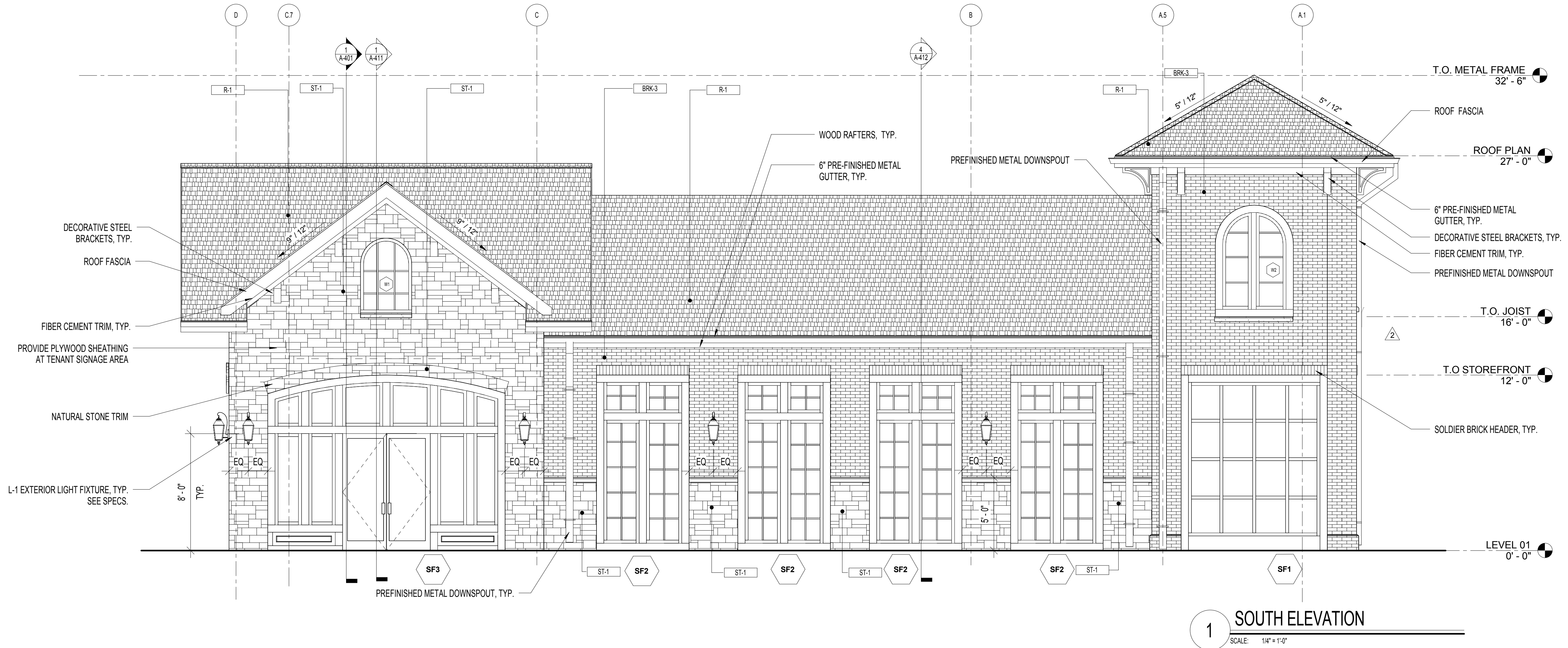
Sheet No.

A-111

RELEASED FOR CONSTRUCTION

EXTERIOR KEY NOTE MATERIAL LEGEND	
BRK-3	BRICK - OLD RICHMOND - CHEROKEE BRICK- QUEEN SIZE
R-1	SLATE ROOFING SYSTEM - MAJESTIC SLATE - MIDNIGHT GRAY COLOR
R-2	STANDING SEAM METAL ROOF - FADED BRONZE COLOR
ST-1	NATURAL STONE - GUILLOTINE LIMESTONE - BORAL

- GENERAL NOTE:
- REFER TO WINDOW SCHEDULE FOR WINDOW TYPES
 - REFER TO DOOR SCHEDULE FOR DOOR TYPES
 - REFER TO STOREFRONT SCHEDULE FOR STOREFRONT TYPES



**LIBERTY PARK VILLAGE
BUILDING 100**

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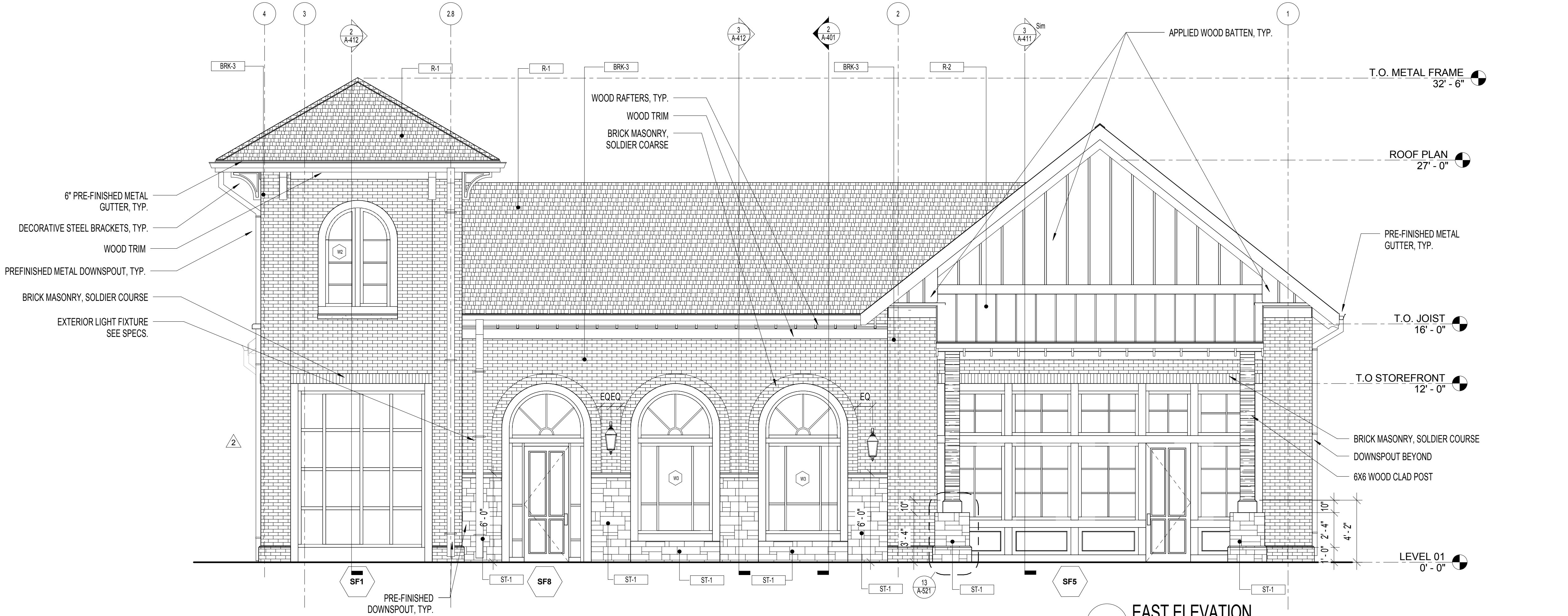
**EXTERIOR
ELEVATIONS**

Sheet No.
A-301

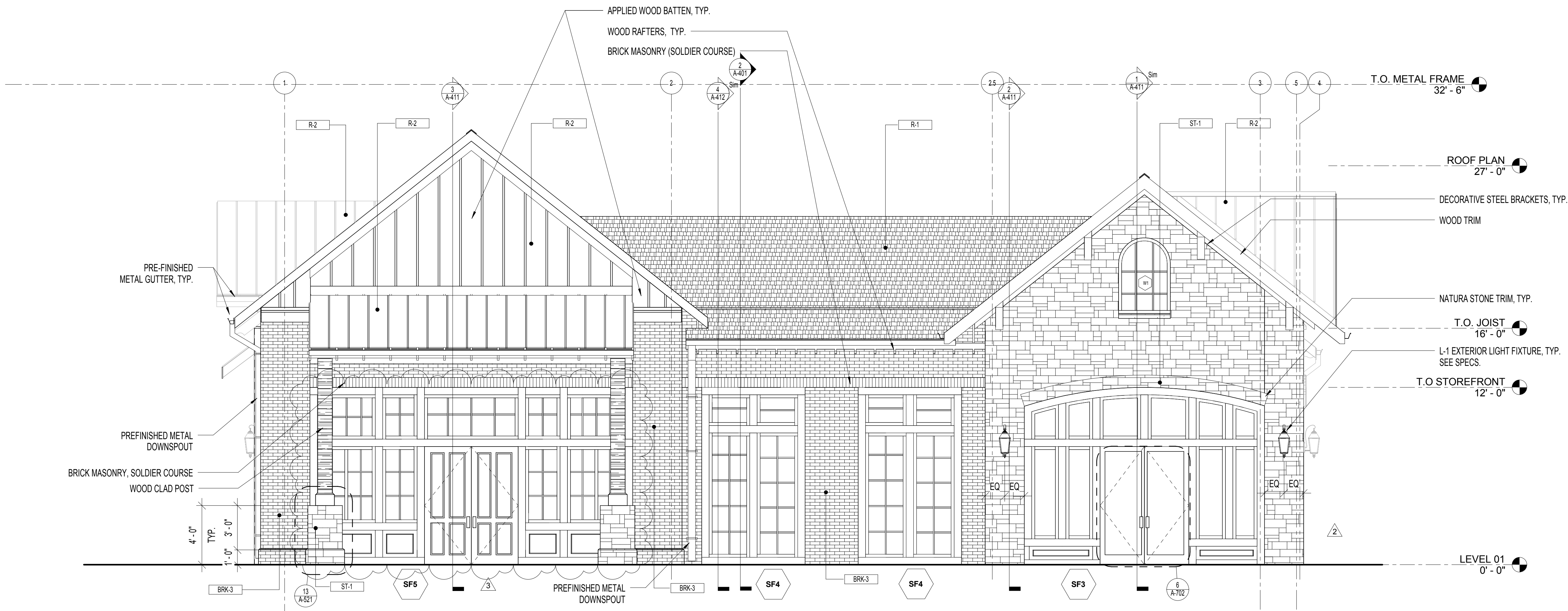
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1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

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LIBERTY PARK VILLAGE
BUILDING 100

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3	06.14.2017	TENANT DOOR CHANGE

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01.06.2017	1503078000

Sheet Title

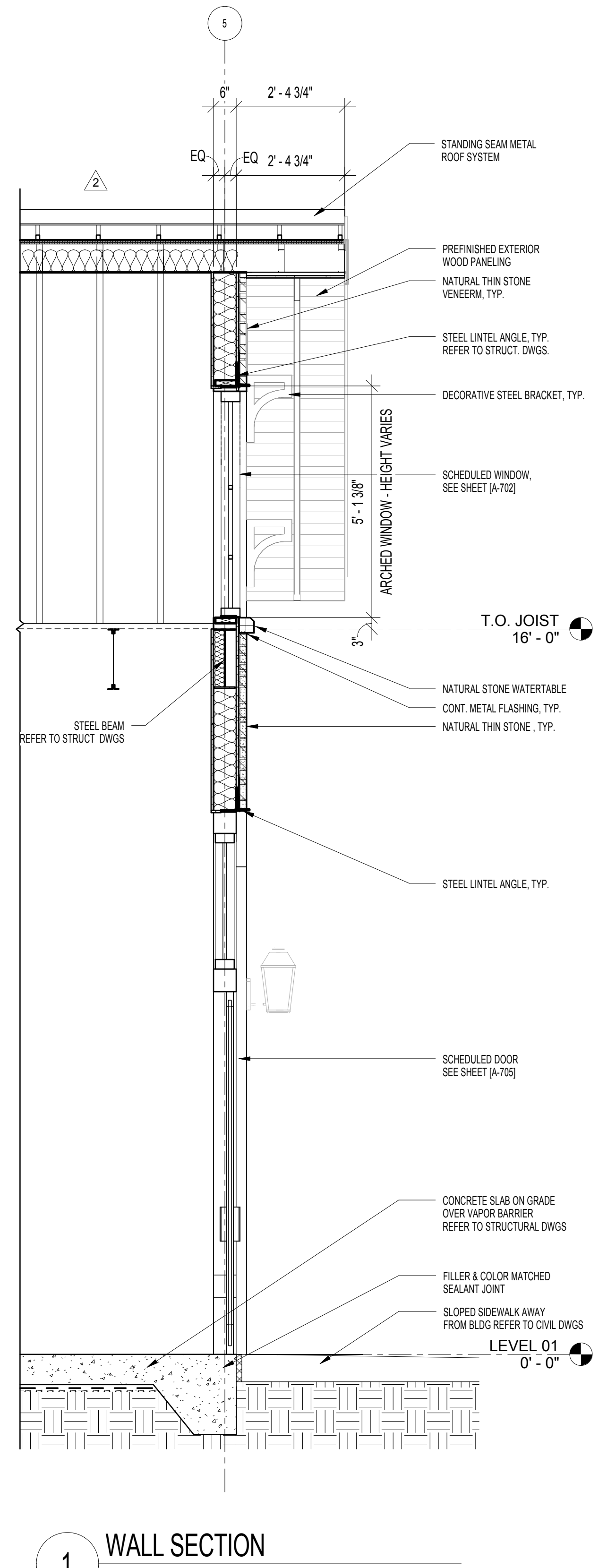
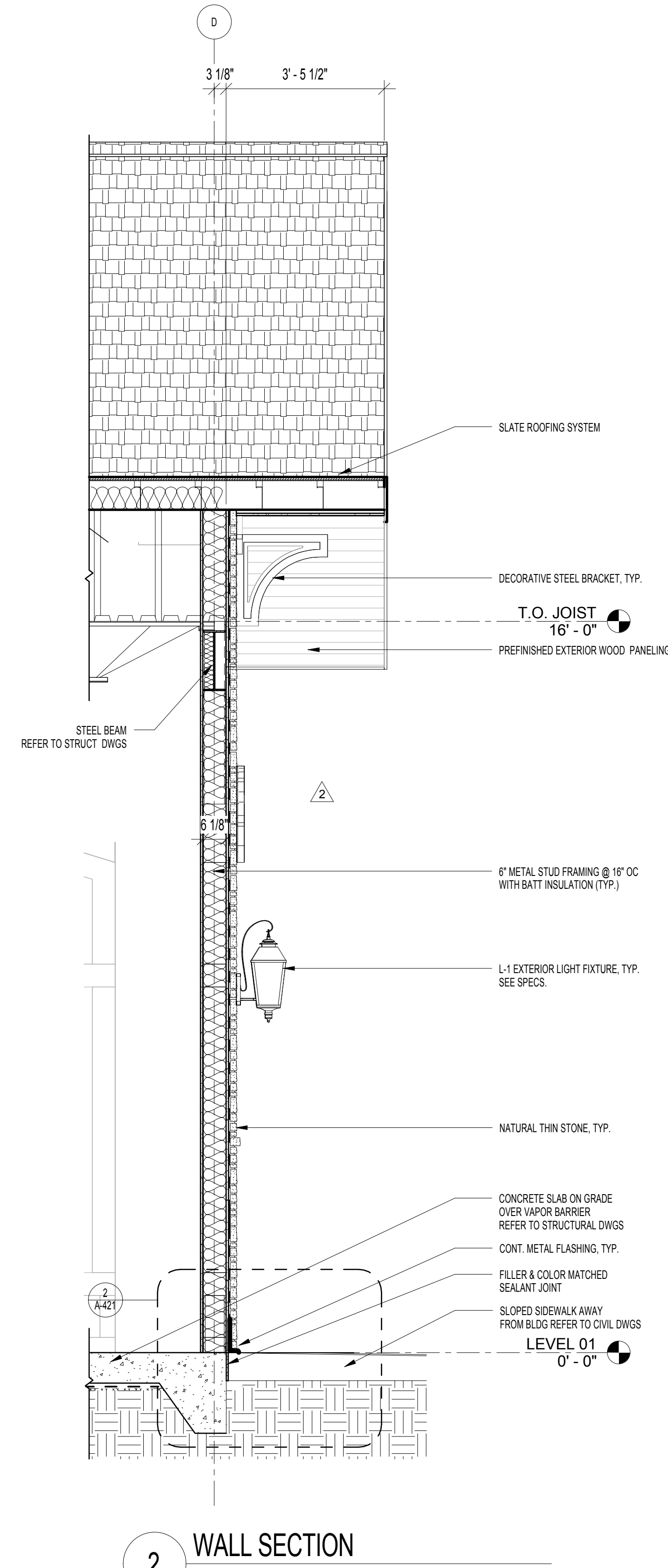
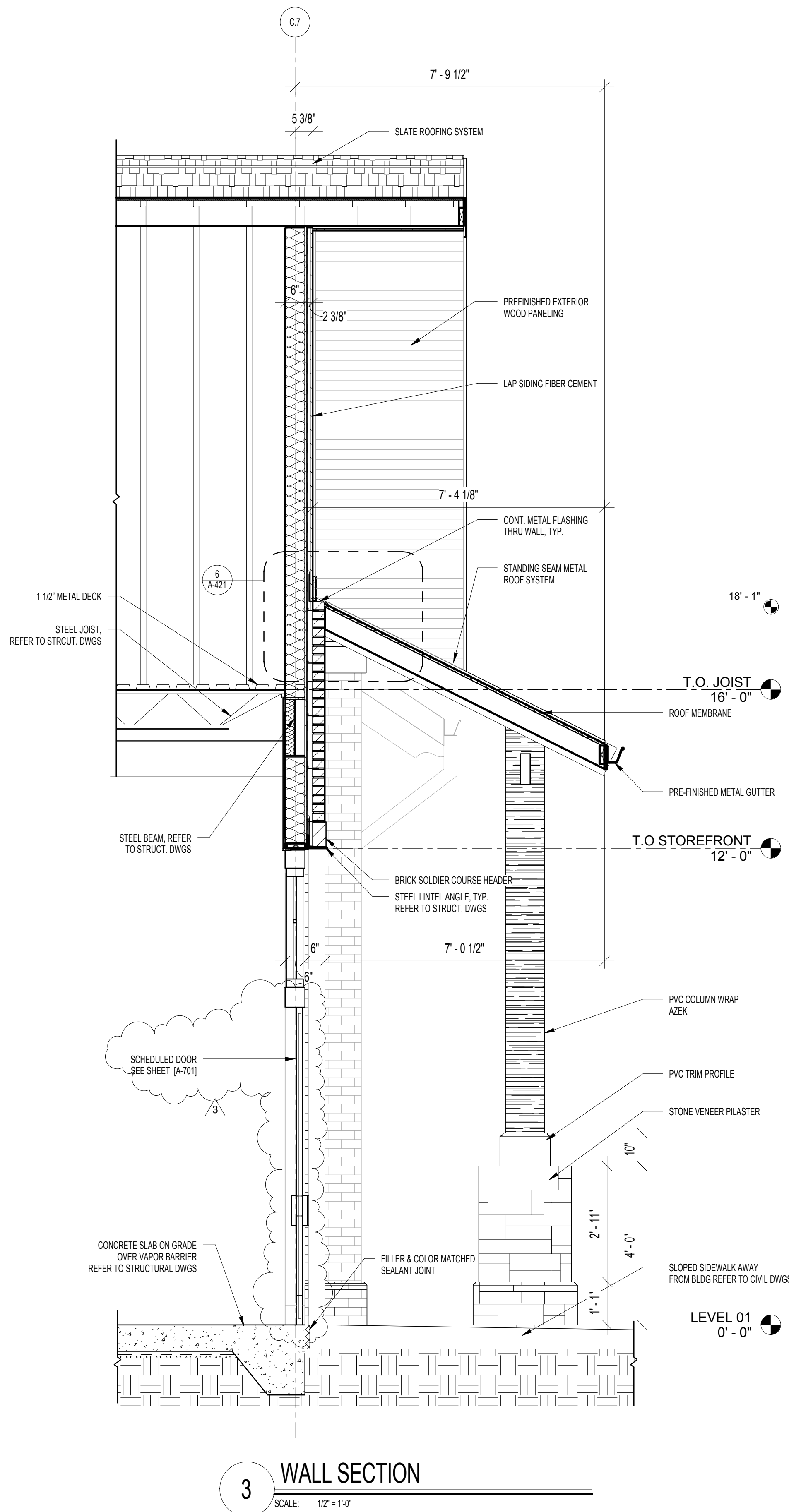
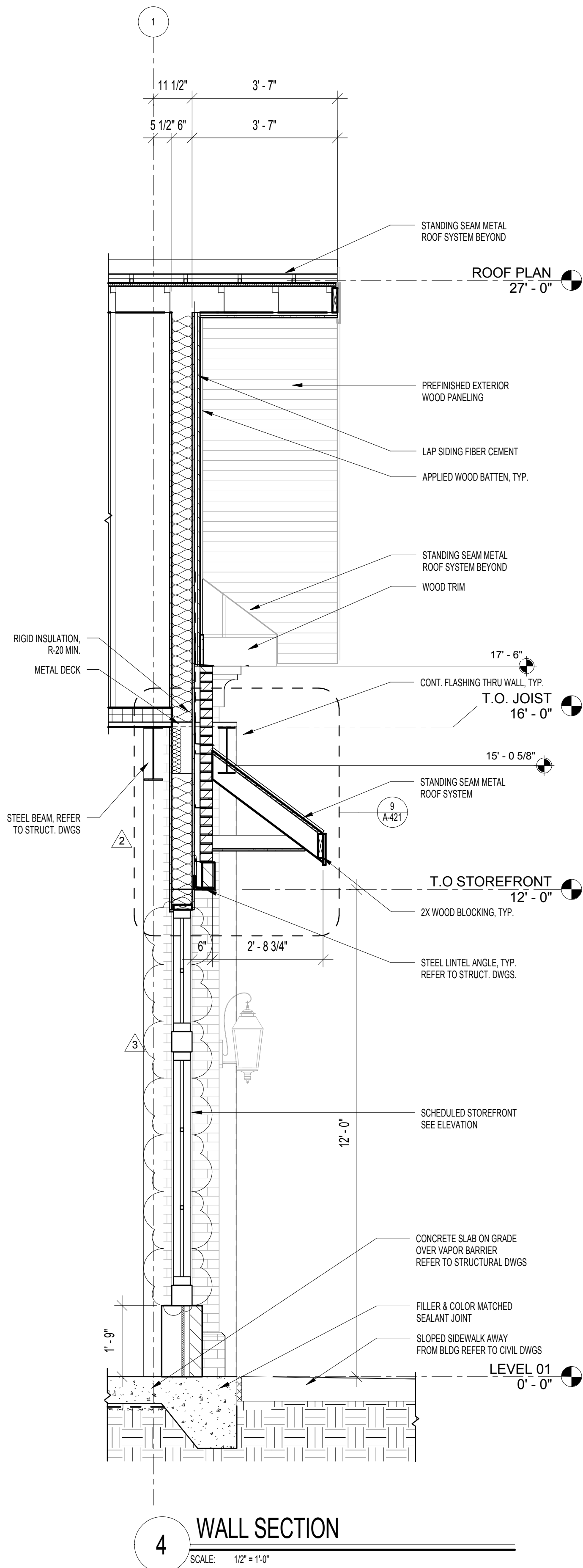
EXTERIOR
ELEVATIONS

Sheet No.

A-302

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CU-17-08
European Wall Section



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LIBERTY PARK VILLAGE
BUILDING 100

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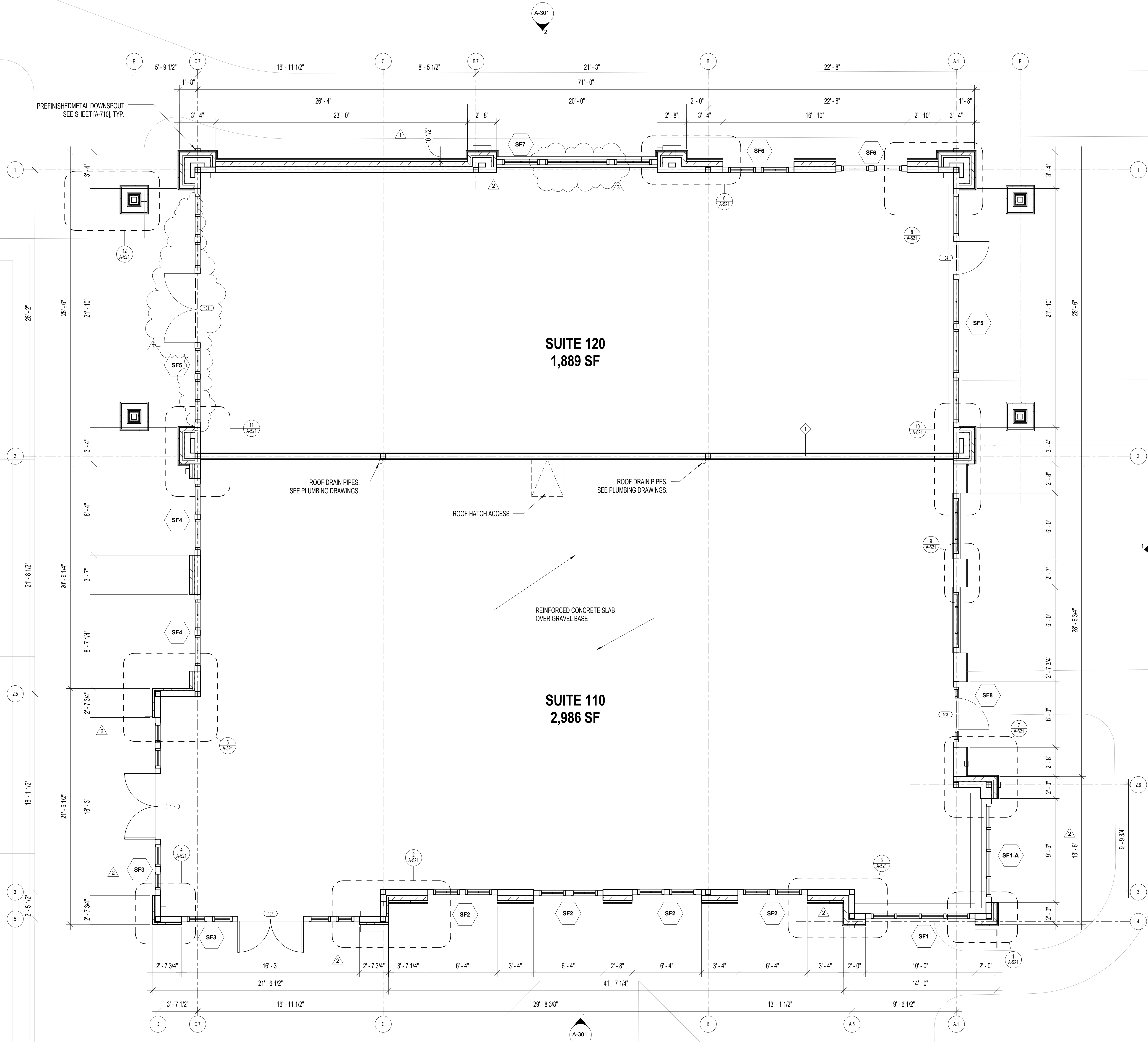
Date	Job No.
01.09.2017	1503078000
Sheet Title	

WALL SECTIONS

Sheet No.
A-411

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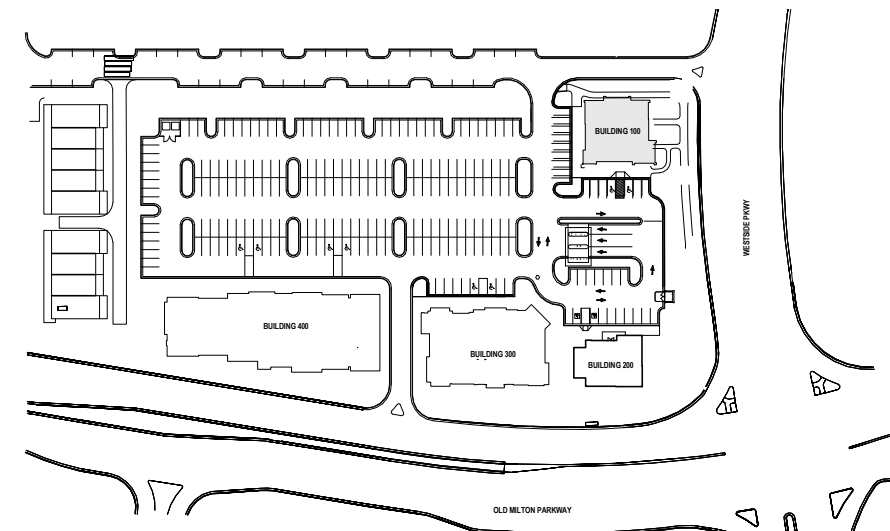


GENERAL NOTES

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KEY PLAN



WAKEFIELD BEASLEY & ASSOCIATES

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LIBERTY PARK VILLAGE BUILDING 100

LIBERTY PARK VILLAGE PROJECT

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01.20.17	BUILDING PERMIT SUBMITTAL
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Revisions

- 1 05.12.2017 WALL MOUNTED ELECTRICAL PANELS
- 2 05.31.2017 IN HOUSE COORDINATION
- 3 06.14.2017 TENANT DOOR CHANGE

Date	Job No.
01.06.2017	1503078000
Sheet Title	

FLOOR PLAN

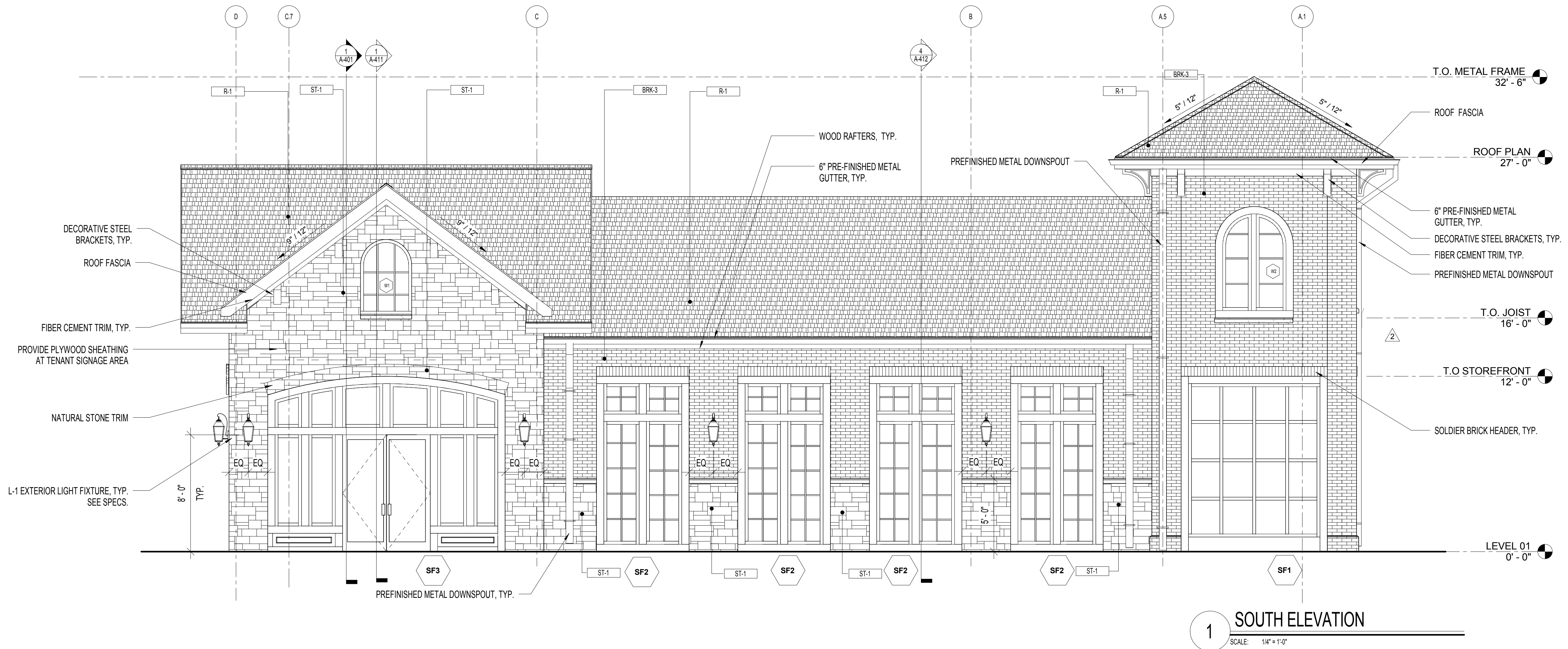
Sheet No.

A-111

RELEASED FOR CONSTRUCTION

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BRK-3	BRICK - OLD RICHMOND - CHEROKEE BRICK- QUEEN SIZE
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LIBERTY PARK VILLAGE BUILDING 100

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Date	Job No.
01.06.2017	1503078000

Sheet Title

EXTERIOR ELEVATIONS

Sheet No.

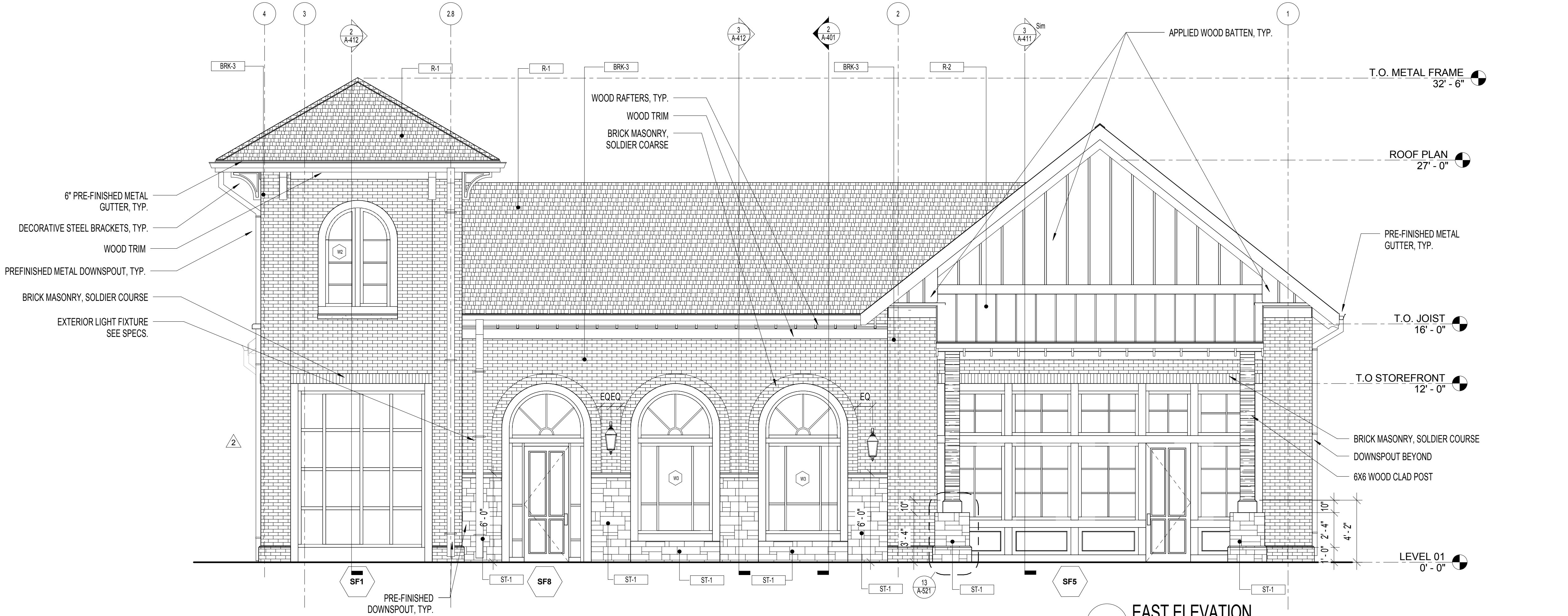
A-301

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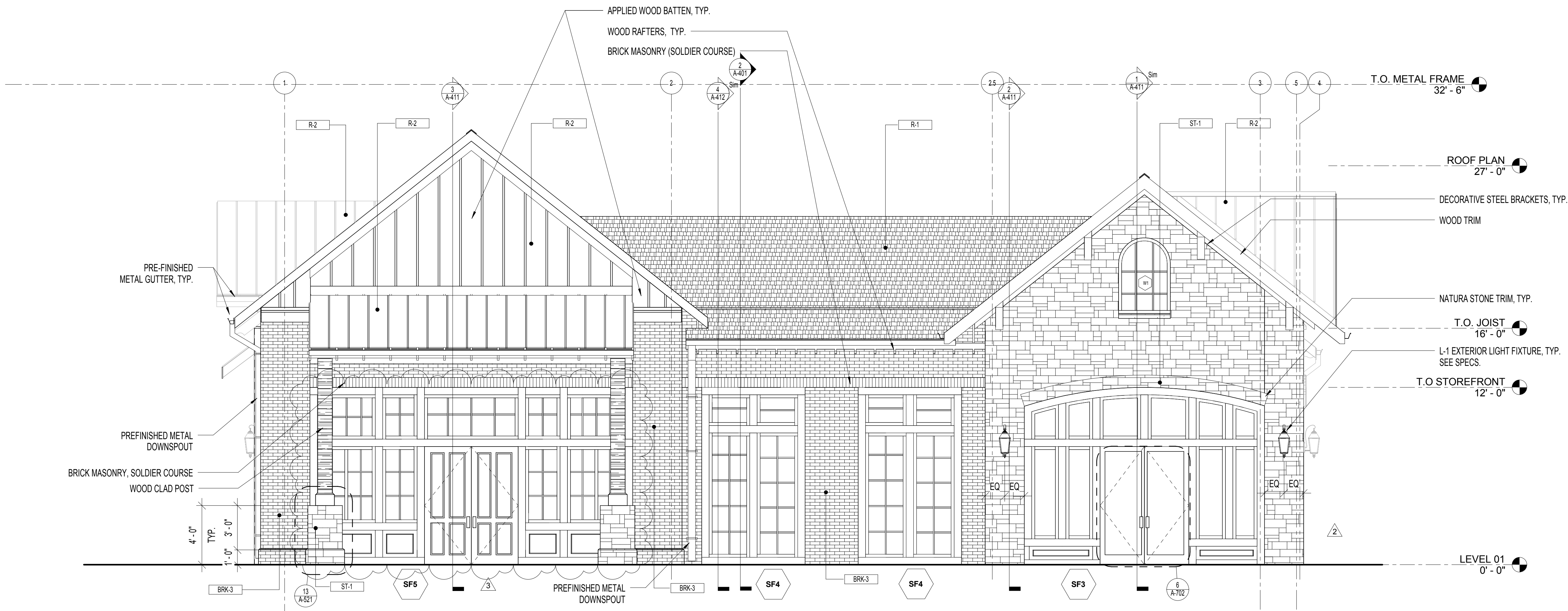
EXTERIOR KEY NOTE MATERIAL LEGEND	
BRK-3	BRICK - OLD RICHMOND - CHEROKEE BRICK- QUEEN SIZE
R-1	SLATE ROOFING SYSTEM - MAJESTIC SLATE - MIDNIGHT GRAY COLOR
R-2	STANDING SEAM METAL ROOF - FADED BRONZE COLOR
ST-1	NATURAL STONE - GUILLOTINE LIMESTONE - BORAL

GENERAL NOTE:

- REFER TO WINDOW SCHEDULE FOR WINDOW TYPES
- REFER TO DOOR SCHEDULE FOR DOOR TYPES
- REFER TO STOREFRONT SCHEDULE FOR STOREFRONT TYPES



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



LIBERTY PARK VILLAGE
BUILDING 100

LIBERTY PARK VILLAGE PROJECT

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Print Record

09.26.16	PRICING SET
01.20.17	BUILDING PERMIT SUBMITTAL
2	2

Revisions

2	05.31.2017	IN HOUSE COORDINATION
3	06.14.2017	TENANT DOOR CHANGE

Date	Job No.
01.06.2017	1503078000

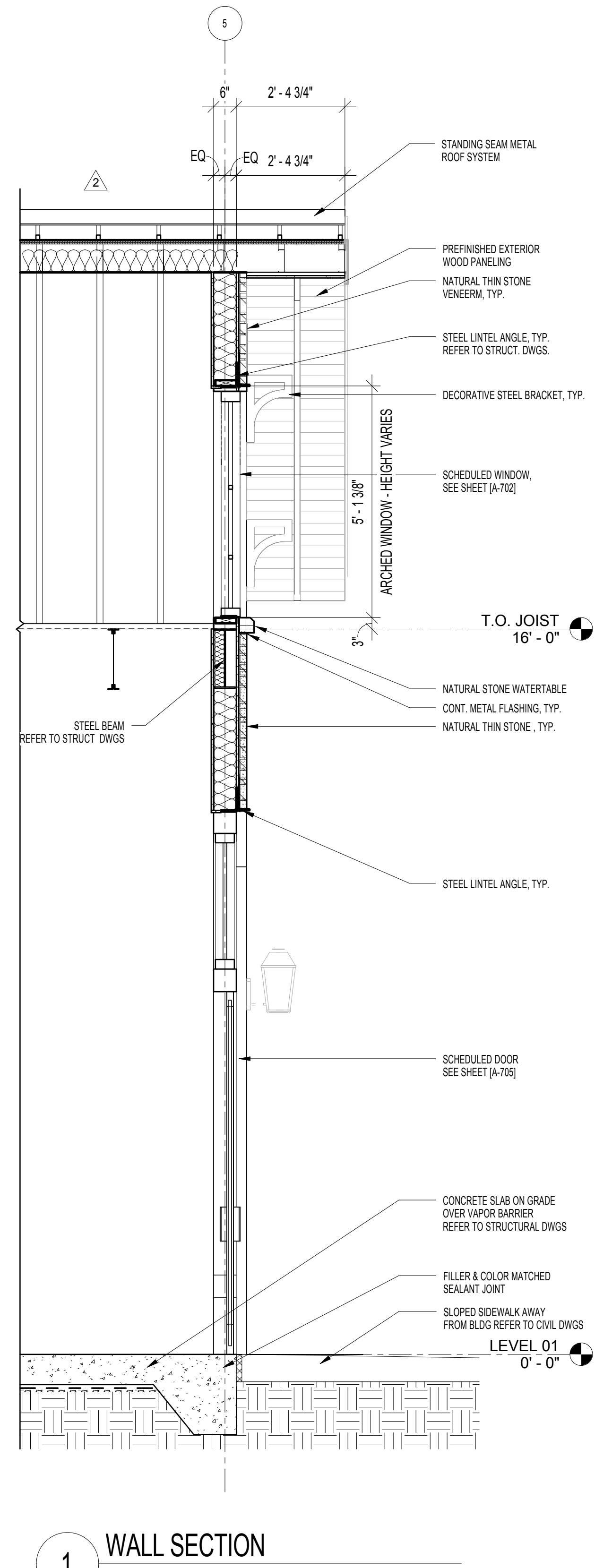
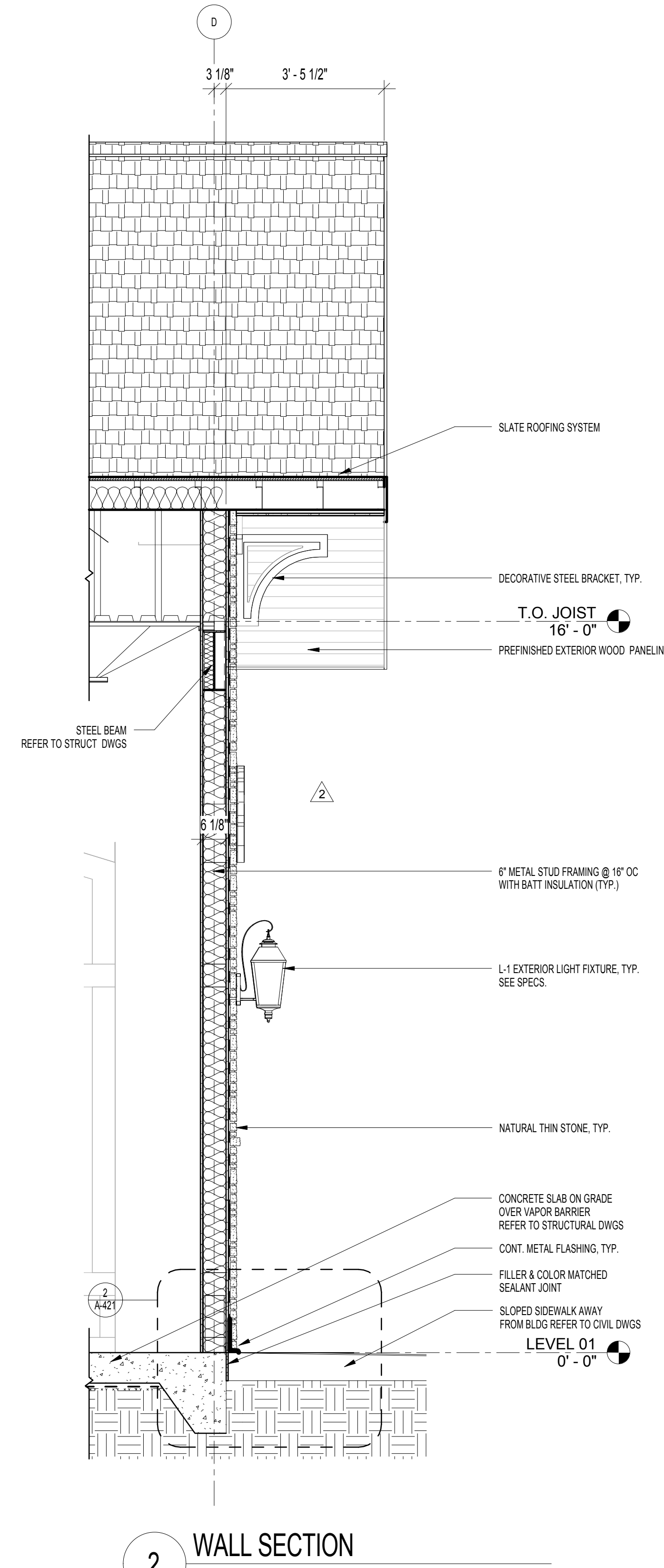
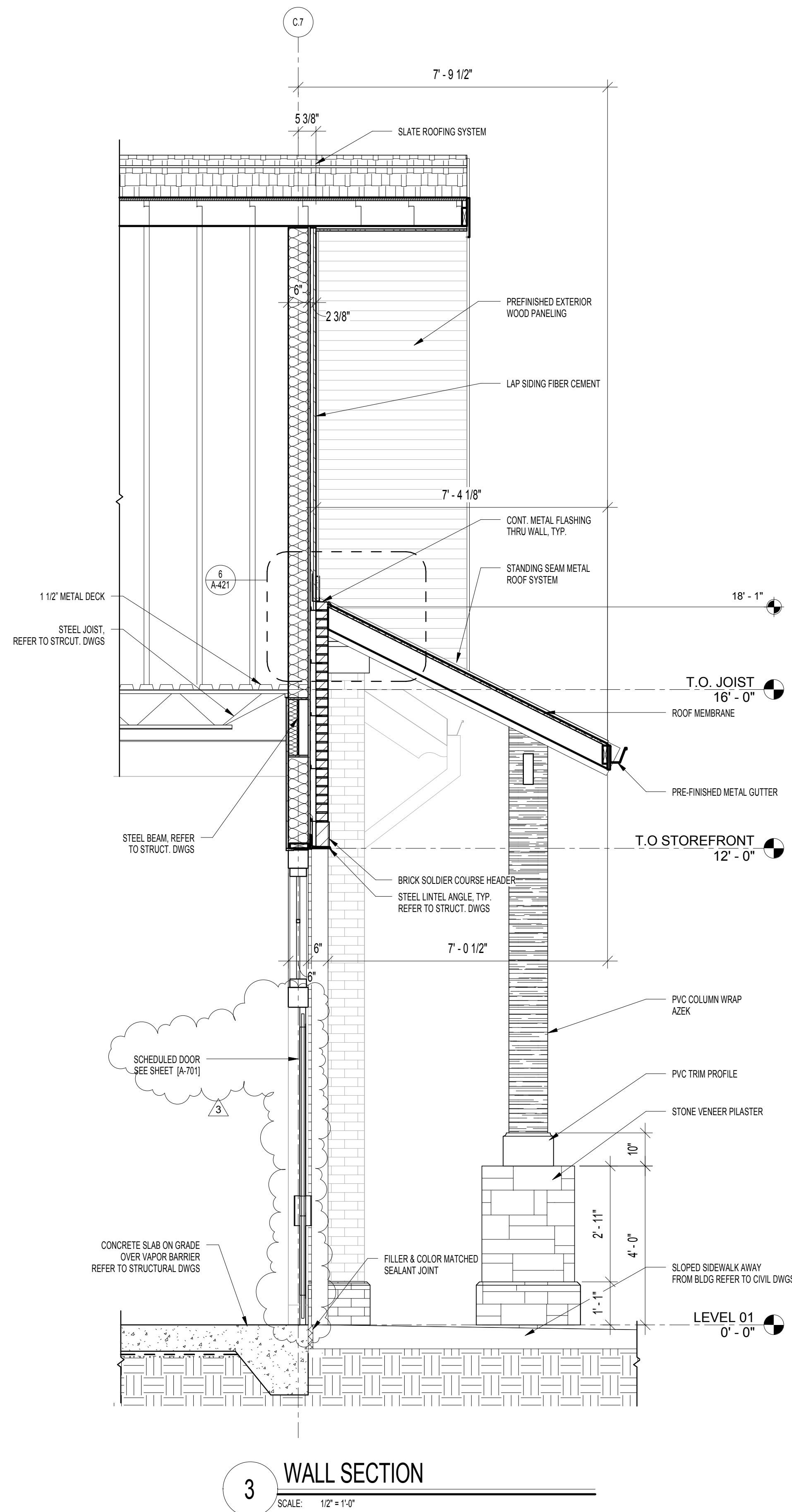
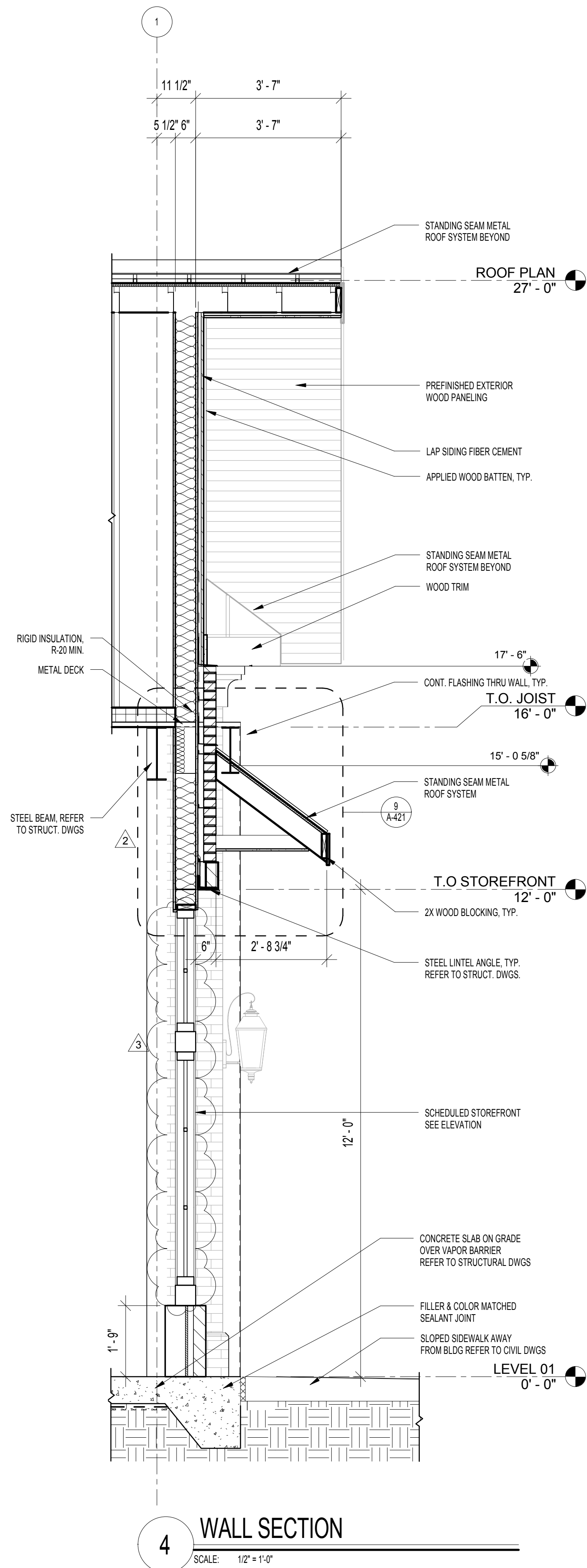
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EXTERIOR
ELEVATIONS

Sheet No.

A-302

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CU-17-08
European Wall Coaster

WAKEFIELD BEASLEY & ASSOCIATES

ATLANTA • JACKSONVILLE • PANAMA
ABU DHABI • DUBAI • SHANGHAI



LIBERTY PARK VILLAGE BUILDING 100

LIBERTY PARK VILLAGE PROJECT

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Sheet Title	

WALL SECTIONS

Sheet Title
A-411

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