



PLANNING COMMISSION MEETING DECEMBER 6, 2018

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

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MEETING MINUTES
 - a. November 12, 2018
- IV. ITEMS FROM BOARD MEMBERS
- V. ITEMS FROM STAFF
- VI. PUBLIC HEARING
 - a. **MP-18-09 Encore Commons**
Consideration of a request for master plan amendment to amend the North Point Business Center Master Plan Pod 9 to allow for a 10,500 square foot retail building and 6,800 square foot restaurant building within an existing office parking lot. The property is located at 100 & 200 North Point Center East and is legally described as being located in Land Lots 687, 688, 701 & 702 1st District, 2nd Section, Fulton County, Georgia.
 - b. **MP-18-10 Notting Hill of Alpharetta**
Consideration of a request for master plan amendment to amend the Old Milton Holdings Master Plan to change 42 'For-Sale' stacked flat (condominium) units to 63 'For-Sale' townhome units. The property is located at 145, 155, 165, 175, 185 & 195 Thompson Street, 145, 157 & 179 Park Street and 2460 & 2450 Old Milton Parkway and is legally described as being located in Land Lot 749 & 802, 1st District, 2nd Section, Fulton County, Georgia.
 - c. **Z-18-07/CU-18-05/V-18-09 Silver Oaks/Northside Medical Office**
This item has been deferred by Staff until Thursday, January 3, 2019. It will not be considered on December 6, 2018.
Consideration of a request to rezone approximately 6 acres from R-12 (Dwelling, 'For-Sale', Residential) to DT-LW (Downtown Live-Work) to allow for a 3-story, 60,000 square foot medical office building and a 2-story, 20,000 square foot medical office building. A conditional use is requested to allow 'Clinic' and variances are requested to exceed the maximum building footprint, eliminate the required 50' undisturbed buffer and to increase building height. The property is located at 2465, 2485, 2505, 2525 & 2545 Old Milton Parkway and is legally described as being located in Land Lot 749, 1st District, 2nd Section, Fulton County, Georgia.
 - d. **CU-18-11 A-1 Driving School/11940 Alpharetta Highway**
Consideration of a request for conditional use permit to allow 'School, Commercial' for A-1 Driving School. The property is located at 11940 Alpharetta Highway, Suite 112 and is legally described as being located in Land Lot 648 1st District, 2nd Section, Fulton County, Georgia.

- e. PH-18-19 Unified Development Code Text Amendments/Definitions, C-2 District, Residential Driveways

This item has been deferred by Staff until January 3, 2019. It will not be considered at this meeting.

Consideration of text amendments to Unified Development Code, Articles I, II and III to remove 'Dwelling, 'For-Rent' as a conditional use and 'Congregate Housing' as a permitted use in the C-2 zoning district, amend the definitions of 'Greenspace' and 'Open Space' and add regulations addressing minimum length of a residential driveway.

VII. ADJOURNMENT



PLANNING COMMISSION MEETING SUMMARY NOVEMBER 1, 2018

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

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.

I. CALL TO ORDER

II. ROLL CALL

Members Present

- Francis Kung'u (Chair)
- Larry Attig
- Jamie Bendall (Voting Alternate)
- William Perkins
- Steve Usry
- Candy Waylock
- Martine Zurinskas
- John Goss (Voting Alternate)

Members Absent

- Fergal Brady (Vice-Chair)
- William Perkins

Staff Present

- Kathi Cook, Director of Community Development
- Eric Graves, Senior Traffic Engineer
- Michael Woodman, Senior Planner
- Elicia Taylor, Planning and Zoning Coordinator

III. APPROVAL OF MEETING MINUTES

a. Meeting Minutes October 4, 2018

b. Meeting Minutes October 12, 2018

❖ Commissioner Usry offered a motion to approve with one correction to the October 4, 2018 Minutes

- Commissioner Attig seconded the motion
- The motion was approved (7-0)

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

a. CLUP-18-05/Z-18-09/V-18-11 The Providence Group/Haynes Bridge at Devore

Michael Woodman, Senior Planner, presented consideration of a request to rezone approximately 15.3 acres from R-12 (Dwelling, 'For-Sale', Residential) to R-8A/D (Dwelling, 'For-Sale', Attached/Detached Residential) to allow for a 122-unit townhome subdivision. A comprehensive land use plan amendment is requested from 'Commercial' to 'High Density Residential' and a variance is requested to reduce stream buffers. The property is located at 11705, 11715 & 11725 Haynes Bridge Road and 310 Norcross Street and is legally described as being located in Land Lot 747, 1st District, 2nd Section, Fulton County, Georgia.

Staff recommended approval with the following conditions:

1. The site, consisting of approximately 15.3 acres, shall be zoned R-8A/D and developed substantially similar to site plan submitted by Travis Pruitt & Associates, Inc., dated 10/16/2018, 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 Comprehensive Land Use Plan designation of the property shall be 'High Density Residential'.
3. Architecture and materials shall be developed similar to the submitted renderings, subject to approval by Staff. Buildings shall have 3-sided architecture with brick and/or stone as the primary material. Side and rear building elevations visible from Haynes Bridge Road shall have similar

architectural details and materials as the front façade, as approved by Staff. Townhome buildings facing Haynes Bridge Road shall have a stone base with brick upper floors and shall include chimneys, porches and balconies and over-sized lights. Chimneys shall extend past the plane of the side elevation.

4. Minimum 20' decorative landscape strip shall be required along Haynes Bridge Road, consisting of trees, shrubs and ground cover, as approved by Staff. Landscape strip shall include decorative metal fence with brick or stone columns with gates and sidewalk connection to the public sidewalk, similar to Sonoma subdivision on North Main Street. Project entrance shall include a decorative knee wall and shall be heavily landscaped with ornamental plantings, as approved by Staff.
5. Minimum 25' undisturbed buffer, replanted where sparse, shall be provided along the common property line with Haynes Park and shall be supplemented with evergreen trees and shrubs to provide a visual screen, as approved by Staff. A 10' landscape strip shall be required along south property line.
6. Amenity areas shall be developed with a park-like setting with decorative landscape, hardscape, seating and pedestrian-scale lighting, as approved by Staff.
7. Haynes Bridge Road streetscape shall include minimum 8' sidewalk, 6' planting strip and decorative pedestrian lighting. Street trees shall alternate in the planting strip and backside of sidewalk to provide a canopy for pedestrians.
8. Developer shall remove exotic and invasive trees and shrubs within stream buffers and tree save areas and replant where sparse, as approved by Staff.
9. Decorative paver apron and planted median shall be required at the project driveway, as approved by Staff.
10. Development shall be gated with private roads and maintained by the HOA.
11. Residential driveways shall be minimum 18' from garage to sidewalk or alley (if no sidewalk).
12. Internal sidewalks shall be provided, including a connection to the front of all units and shall be minimum 5' with 4' planting strip and pedestrian-scale lighting provided throughout the development.
13. Unfinished wood fences and decks shall not be visible from the street.
14. Developer shall dedicate permanent easement and construct a 12' concrete, accessible multi-use trail (Alpha Loop) as depicted on the site plan prepared by Travis Pruitt & Associates, Inc., dated 10/16/2018, with final alignment/design/materials approved by Staff and construction completed prior to the first CO. A crosswalk shall be provided across Haynes Bridge Road and shall be constructed of a material approved by Staff. Alpha Loop shall including seating/gathering areas, lighting (pedestrian and bollards), landscape, hardscape and trail entrance gateways/arches at Haynes Bridge Road and at eastern property line. Applicant shall hand clear undergrowth, invasive species and dead materials within the stream buffer and maintain such condition to the City's satisfaction. Wayfinding signage shall be placed at key locations along the trail. Alpha Loop connection to Haynes Park shall be minimum 6' wide. Alpha Loop improvements, not including Haynes Park spur, shall be eligible for impact fee credits, as approved by Staff.
15. Alpha Loop shall maintain a minimum 20' setback from residential buildings, as approved by Staff.
16. Existing trees shall be preserved as depicted on the site plan prepared by Travis Pruitt & Associates, Inc., dated 10/16/2018, except that tree #279 may be removed for a decel lane. In addition, developer shall save tree #265, 276 and 282.
17. Developer shall identify locations with significant tree groupings outside of the required undisturbed buffers and stream buffers. Tree groupings shall be incorporated into the final site plan, as approved by Staff.

18. 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.
19. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
20. Overhead utilities shall be placed underground.
21. Developer shall be responsible for all costs associated with upgrading the signal to accommodate new development. Traffic signal modification to be complete prior to final plat.
22. Streets less than 24' wide shall be marked "No Parking".
23. Widths/lengths of streets and alleys shall comply with Appendix D – Fire Apparatus Access Roads.
24. Developer shall provide a northbound right-turn lane on Haynes Bridge Road entering the site.
25. Developer shall construct 1 shared left-turn/through lane and 1 right-turn lane exiting the site onto Haynes Bridge Road and Devore Road and 1 ingress lane entering the site.
26. Utility structures, headwalls, etc. shall be finished with decorative stone, if visible from the Alpha Loop.

There was discussion on:

- Site Plan
- Elevations
- Economic Push for older development (Alpharetta Crossing)
- Planning Commission's desire to avoid precedents
- Compelling reason for CLUP
- Density
- Conditions # 8 and #14
- Public Safety
- Zoning Designation of nearby properties
- Downtown Master Plan Boundary
- Haynes Park Plat
- Location of Alpha Loop

Warren Jolly presented for the Applicant

There was discussion on:

- Condition #5 (Landscape Strip)
- Alpha Loop Connection
- Pedestrian Friendly Crosswalk

Public Comment:

In Favor:

1. Jim Reynolds, 407 Nottaway Lane, represented Haynes Park HOA
 1. Applicant met with HOA several times
 2. HOA has great relationship with Community Development Staff
 3. Alpha Loop

In Opposition:

1. Stan Kauffman, 405 Nottaway Lane

Concerns:

1. Height of Stacked Condos
2. Removal of trees
3. Runoff

Applicant gave rebuttal that there is no difference in height for Stacked Flats.

There was discussion from the Board:

- Creates more walkability for Downtown
- Less traffic
- Density – concerns with 122 units
- Responsibility of Signage on Alpha Loop
- Price Points
- Good Developer
- Safety issue crossing Haynes Bridge Rd

❖ Commissioner Usry offered a motion to approve with Staff recommended conditions

- Commissioner Waylock seconded the motion
- The motion was approved (6-1)(Zurinskass)

There was discussion during the motion:

- Ratio of condominiums to townhomes
- Condominiums solve grading problems on site
- Michael Woodman read Condition #14 intent and Alpha Loop Signage package.
- Commissioner Bendall proposed a Friendly amendment concerning signage; The Commission decided it was not needed.

b. Z-18-11 1699 Land Co/Hampton Hall Phase VIII

This item was deferred by the Applicant. *It was not considered.*

c. E-18-08 191 Roswell Street/Gibson Parking Exception

Kathi Cook, Director of Community Development presented consideration of a request for parking special exception to allow for off-site parking on the Alpharetta Community Center property. The property is located at 191 Roswell Street and is legally described as being located in Land Lot 694, 1st District, 2nd Section, Fulton County, Georgia.

Staff recommended approval with the following conditions:

1. Applicant shall enter into a parking agreement with the City prior to receiving a business license. There shall be no overnight parking associated with the applicant's use and within the existing Community Center parking lot. Spaces shall be open to the public after office hours.
2. Exterior modifications to the existing building and new buildings shall require DRB approval.
3. Applicant shall remove the 2 curb cuts and driveways on Roswell Street. New curbing shall be provided on Roswell Street where curb cuts removed. A 10' sidewalk shall be constructed along Roswell Street and necessary ROW dedicated to the City.
4. Max square footage for second building depicted shall be reduced to the maximum amount that could be accommodated on the site with required parking. In no case shall more than 9 offsite shared spaces be permitted. If use changes from office than additional parking accommodations may be required.
5. The 7 constructed parking spaces may be reserved for the applicant's business between the hours of 7AM - 5PM, Monday through Friday.
6. There shall be no outside storage of materials, vehicles or equipment associated with the applicant's business.
7. In-lieu of providing required parking spaces on-site, the applicant shall construct 7 parking spaces as depicted on site plan prepared by Engineering 303, dated 8/17/2018.

8. Trees shall be saved as depicted on the plan prepared by Engineering 303, dated 8/17/2018.
9. Prior to CO, applicant shall dedicate a minimum 16' easement for the Alpha Loop, as depicted on plan prepared by Engineering 303, dated 8/17/2018.
10. Landscape and hardscape shall be installed per plan prepared by Jefferson Land Consulting & Solutions, dated 8/30/2018.

There was discussion of:

- Condition #3
- Parking Agreement with the City
- Wills Park Plan
- 8' sidewalk
- Legality of the Agreement. City Attorney will review.

Dan Gibson presented for the Applicant:

- Renovating as an office building
- History of case

There was no Public Comment.

There was discussion of:

- Day to day activities of proposed office
- Legality of parking agreement

❖ Commissioner Goss offered a motion to approve with Staff's recommended conditions removing # 1 and #5.

- Commissioner Attig seconded the motion
- The motion was approved (7-0)

d. PH-18-13 Unified Development Code Text Amendments - Wireless Telecommunications Facilities

The Planning Commission tabled this item on 10.12.18 .

❖ Commissioner Goss offered a motion to remove from the table

- Commissioner Usry seconded the motion
- The motion was approved (7-0)

Scott Hastey, City Attorney, presented consideration of text amendments to Unified Development Code to amend Section 2.8 Wireless Telecommunications Facilities with revised document dated 11.1.18.

Vendors from the wireless telecommunications industry spoke with concerns:

- Possible conflicting language in the Ordinance
- Need for greater flexibility in aesthetic standards
- Need for fee schedule

After discussion:

- Revisions may be made before Council
- Planning Commission is voting on this document

❖ Commissioner Attig offered a motion to approve

- Commissioner Perkins seconded the motion
- The motion was approved (6-0-1) (Waylock)

VII. ADJOURNMENT



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: MP-18-09 ENCORE COMMONS/NORTH POINT BUSINESS CENTER MASTER PLAN

PLANNING COMMISSION: DECEMBER 6, 2018

CITY COUNCIL: DECEMBER 17, 2018

II. STAFF RECOMMENDATION:

Approve MP-18-09 Encore Commons/North Point Business Center Master Plan, subject to the following conditions:

1. Property shall be developed substantially as depicted on the plan prepared by Paulson Mitchell, Inc., dated 11/29/2018, except for modifications required to comply with these conditions. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. Restaurant/Retail buildings shall be limited to no more than 17,300 square feet. Total retail square footage shall not exceed 10,500 square feet.
3. Pod 9 uses shall be limited to restaurant, office or service retail that serves office employees ~~as~~as-stated below:
 - a. Office (professional and medical) – Primary Use
 - b. Animal Hospital, Small Animal
 - c. Art Gallery
 - d. Associations (Clubs and Lodges)
 - e. Athletic Facility/Fitness Studio
 - f. Bakery
 - g. Barber Shop
 - h. Beauty Shop
 - i. Book Store
 - j. Brewery
 - k. Dance Studio
 - l. Drug Store (Pharmacy)
 - m. Dry Cleaning, Pick-up Station
 - n. Florist
 - o. Grocery Store
 - p. Hardware Store
 - q. Laundry, Pick-up Station
 - r. Pet Grooming
 - s. Print Shop
 - t. Restaurant (without drive-through)
 - u. Retail Establishment (not to exceed 5,000 square feet)
 - v. School, Commercial
 - w. Services uses associated with office, which are located within office buildings, such as athletic facility/fitness studio, food service/restaurant, print shop, laundry/dry cleaning drop-off, etc.)
4. Maximum building setbacks from North Point Parkway and Encore Parkway shall be 10'.

5. Building elevations shall comply with the North Point Overlay with respect to building design and material regulations and shall be subject to final approval by DRB.
6. Developer shall improve the North Point Parkway streetscape as provided for in Section 2.10 (B) Site Regulation Table, as approved by Staff. Developer shall dedicate sufficient right-of-way to accommodate the sidewalk along North Point Parkway in the public right-of-way.
7. Property owner shall dedicate a permanent easement over 2.28-acre property owned by BRI 1870 North Point LLC (PIN 12 261006870474). Easement shall allow City to develop property as a park. Permanent easement shall satisfy open space and EcoDistrict measures for the proposed development
8. Pedestrian amenities including pathways, lighting, and benches should be included throughout the development and amenity areas.
9. Applicant shall make an effort to determine if any existing landscaping (trees and shrubs) can be spaded and relocated on-site to enhance the maturity level of landscaping at time of project completion.
10. Replace any dead, dying or missing landscape material in required landscape strips and landscape islands.
11. Dumpster enclosures shall maintain a 50' setback from the nearest public right-of-way.
12. New utilities shall be placed underground.

III. REPORT IN BRIEF:

The applicant, Sidney Howman of Paulson Mitchell, is requesting an amendment to North Point Business Center Master Plan Pod 9 to add 'Restaurant without drive-through and 'Retail sales establishment' to the list of permitted uses to allow for the construction of a 1-story, 10,500 square foot retail building and a 1-story, 6,800 square foot restaurant building on a 13.9 acre property developed with two (2), 6-story office buildings. The subject property is located at 100 & 200 North Point Center East at the northeast corner of North Point Parkway and Encore Parkway.

DISCUSSION

The submitted request, if approved, would allow for the construction of a 1-story, 10,500 square foot retail building and a 1-story, 6,800 square foot restaurant building on a 13.9 acre property developed with two (2), 6-story office buildings. The property is subject to the North Point Business Center Master Plan Pod 9, which allows office as the primary use with accessory retail service uses allowed within an office building. The subject property is located at 100 & 200 North Point Center East at the northeast corner of North Point Parkway and Encore Parkway.

The property is zoned PSC (Planned Shopping Center) and is developed with two (2), 6-story office buildings surrounded by surface parking. Surrounding properties are zoned PSC and subject to the North Point Business Center Master Plan, except that the North Point Mall property to the east is subject to its own Master Plan. Non-residential uses surround the property, including office buildings owned by the applicant to the north, North Point Mall to the east, Mansell Crossing shopping center to the west and Ethan Allen and flood plain owned by the applicant to the south. The Comprehensive Land Use Plan designation of the property is 'Mixed Use', which allows the proposed uses.

The North Point Business Center (MP-91-07) Master Plan was approved in 1991 for a 320-acre master planned office, shopping center and other retail uses. The Master Plan includes eleven (11) pods, of which six (6) pods are designated 'Office', four (4) 'Retail/Shopping Center' and one (1) 'High Density Residential'. Pod 9 was approved for 'Office' with a maximum building height of 20 stories and maximum density of 547,200 square feet. Condition #7 required that Pod 9 to be developed as office use only. However, a stipulation in the condition allowed the applicant for Pod 9 to request retail use, if the property

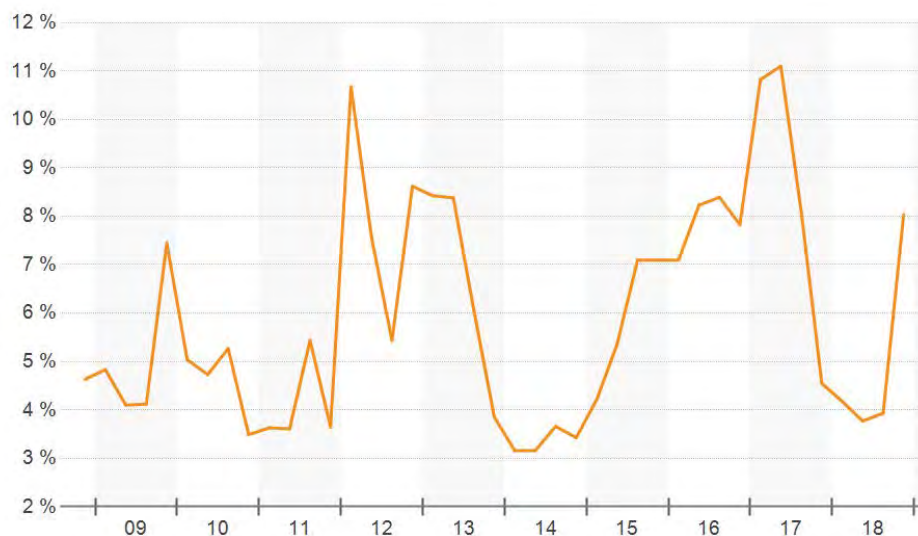
to the west is approved for a master plan to allow retail use. The property to the west is part of the Regency Park Master Plan and is approved for retail use. As shown in the table below, there have been several amendments to the North Point Business Center Master Plan over the years.

North Point Business Center Master Plan and Amendments (Approved)

File #	Pod	Request
MP-91-07		Original Master Plan
CLUP-95-10/Z-95-17/MP-95-06	4	To allow 264 For-Rent units
MP-96-05	2	Increase height and density to allow hotel for LaQuinta Inn
MP-08-06/PH-08-04/CU-08-05	3	Spa Services for Hand & Stone Spa
CLUP-11-03/Z-11-04/MP-11-02	1	To allow freestanding retail use on a pod approved for office
MP-12-04/CU-12-05	1	To allow restaurant with drive-through for Pollo Tropical

The North Point LCI was developed in 2008 with a 10-year update adopted in February 2018. The vision for the LCI is to become a walkable, mixed-use village with a focus on sustainability, greenspace and connectivity. The subject property is located in Priority Area 1, which envisions lining Encore Parkway and North Point Parkway with buildings and uses that contribute to a walkable mixed-use environment.

The LCI market study identifies a need for certain retail service uses, such as drug store/pharmacy, hardware store and grocery store. The applicant has stated that they are speaking to three (3) prospective users of the proposed commercial buildings. However, the applicant cannot disclose the specific users at this time. The applicant states that they are speaking to a national cellphone retailer, casual dining restaurant and dental office. Given the amount of retail already existing in the North Point Parkway corridor, conditions are recommended limiting retail uses to those that serve office workers or retail identified within North Point LCI. As shown in the graph below, retail vacancy rates in the North Point Parkway corridor over the last 10 years shows that cyclical highs in retail vacancy rates are continuing to increase. The corridor experience a retail vacancy high of 7.4% in late 2009, then a high of 10.7 % in early 2012 and 11.2% in mid-2017. 2018 retail vacancy rates have increased from a low of 3.8% in mid-2018 to nearly 8% today.



SITE PLAN

The 13.9-acre site is currently developed with two (2), 6-story office buildings surrounded by surface parking. The office buildings were constructed in 1995 and 1996 and have a total floor area of 260,676 square feet. Currently, there are 1,145 surface parking spaces serving the office buildings.

The submitted plan depicts a 1-story, 10,500 square foot retail building oriented to North Point Parkway and a 1-story, 6,800 square foot restaurant building oriented to the corner of North Point Parkway and Encore Parkway. The retail/restaurant buildings are depicted within 1.47 acres of existing surface parking lot serving the two (2) office buildings. The property has frontage on two (2) Type 'C' Corridors, Encore Parkway and North Point Parkway, which require a 0' to 10' setback from the adjacent roadway.

Unified Development Code (UDC) Parking regulations and North Point Overlay requirements would require 931 parking spaces for the existing office buildings and proposed restaurant and retail buildings. The site plan depicts 980 surface parking spaces provided on the site. While the North Point Overlay limits the impervious area of surface parking stalls to no more than the surface area of the building they serve, the applicant's proposal represents redevelopment of an existing surface parking lot (removal of 165 surface parking spaces) on a developed site.

Vehicular access to the site is from existing driveways on North Point Center East and North Point Circle. A pedestrian connection is provided between Bldg. 100 (office building) and the proposed restaurant/retail buildings. The Encore Parkway streetscape project was recently completed with no additional improvements required on Encore. A new ten-foot (10') sidewalk is depicted along North Point Parkway.

The North Point Overlay has an open space requirement of 15%, which includes amenity and civic space. The site plan depicts landscape area and hardscape around the proposed buildings. Also, the applicant's proposal represents a 40% increase to the existing building footprint on the site. Therefore, the applicant must incorporate a minimum of two (2) EcoDistrict measure points into the proposed development. The applicant intends to meet open space and EcoDistrict requirements by providing a permanent easement over the applicant's 2.3-acre property to the south and adjacent to the Big Creek Greenway. The North Point LCI discusses utilizing the Big Creek Greenway to its full potential by improving accessibility and visibility of the Greenway. Specifically, the easement would allow the City to develop the property as a park and trailhead for the Big Creek Greenway, which would open the Greenway to North Point.

The property is developed as a surface parking lot, which includes trees in parking islands and landscape strip trees. The applicant's tree survey and assessment identify several trees that are in 'Good' condition. If approved, it is recommended that the developer explore spading and relocating existing landscape trees on the property to enhance the maturity level of landscaping at time of project completion. According to the applicant, stormwater will be discharged into the existing system. Therefore, no detention will be provided for this project.

TRAFFIC

The applicant provided a trip generation report. As shown in the table below, the proposed use would generate 100 PM Peak Hour trips.

TABLE 1 – TRIP GENERATION								
Land Use	Size	AM Peak Hour			PM Peak Hour			24-Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-way
Shopping Center	10,500 sf	97	60	157	49	54	103	1,298
Pass-by Trips (0%) 34%		0	0	0	-16	-18	-34	-340
Quality Restaurant	6,800 sf	2	3	5	36	17	53	570
Pass-by Trips (0%) 43%		0	0	0	-15	-7	-22	-220
Total Trips (without Reductions)		99	63	162	85	71	156	1,868
New External Trips (with Reductions)		99	63	162	54	46	100	1,308

**Daily pass-by reduction estimated to be least of applied PM peak hour pass-by rate or ten times the PM pass-by volume*

PSC (PLANNED SHOPPING CENTER) REVIEW CRITERIA

The PSC district is intended to promote specific objectives. Therefore, the following shall be considered when reviewing a PSC master plan:

1. Pedestrian connectivity to all uses.

Response: A pedestrian connection is provided between Bldg. 100 (existing office building) and the proposed retail/restaurant buildings.

2. Large parking areas below grade, in decks or screened. Design efforts to provide shared parking will also be considered.

Response: The applicant's proposal represents redevelopment of an existing surface parking lot. The proposal represents a reduction in the overall number of parking spaces and utilizes shared parking between the office and retail/restaurant uses.

3. Accommodations for public transportation.

Response: Not applicable.

4. Buildings that face or appear to face public roadways.

Response: Buildings are oriented to Encore Parkway and North Point Parkway with parking behind.

5. Appearance standards for buildings and structured parking.

Response: Building architecture, materials and design shall comply with the North Point Overlay with final approval by the Design Review Board.

6. Limitations on uninterrupted building elevations.

Response: The restaurant building façade is 85' in length and the retail building façade is 150'. The North Point Overlay includes regulations that limit uninterrupted building elevations. Buildings will be subject to approval by the Design Review Board.

7. Creation of vistas and view corridors within development.

Response: The applicant's proposal to line North Point Parkway and Encore Parkway with buildings is consistent with the vision in the LCI. In addition, the applicant has agreed to provide the City with an easement over the 2.3-acre property to the south, which when developed will provide vistas of the Big Creek Greenway.

8. Focal point features at prominent locations and ends of vistas.

Response: The 2.3-acre property to the south will become the focal point at the end of Encore Parkway.

9. Incorporation of natural site features.

Response: The site is developed and does not include any natural site features. However, the applicant has agreed to provide the City with a permanent easement over the 2.3-acre property to the south, which includes natural areas associated with the Big Creek Greenway.

10. Block lengths conducive to pedestrian traffic.

Response: Not applicable.

11. Detention and retention facilities designed to be aesthetically pleasing.

Response: Stormwater facilities are not proposed.

12. Creative methods for stormwater management to provide additional open space.

Response: Stormwater facilities are not proposed.

13. Attractive and usable street furniture in public spaces.

Response: Zoning conditions are recommended requiring street furniture along North Point Parkway and Encore Parkway, as approved by the Design Review Board.

14. Emphasis on a high quality landscape plan.

Response: Zoning conditions are recommended requiring high quality landscape along North Point Parkway and Encore Parkway, as approved by the Design Review Board.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that it can generally support the request for master plan amendment. The property is located within the North Point LCI, which envisions the area as a mixed-use, walkable environment with an emphasis on sustainability, open space and connectivity. The market study in the recent update to the North Point LCI identified a need for certain retail service uses within the LCI, such as drug store/pharmacy, hardware store, and grocery store. If approved, conditions are recommended limiting the amount and type of retail uses. The proposal should reduce impacts on public facilities and services by providing service uses to support office users. The zoning proposal is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Mixed Use'.

The North Point LCI update envisions the North Point area as an EcoDistrict where land use, transportation and environmental planning are integrated with high performance infrastructure, buildings, landscapes and urban design. EcoDistricts provide a framework for realizing advanced sustainability (increasing efficiencies, reducing pollution, restoring ecosystems and improving communities) through behavior change, building design and infrastructure investments. Generally there are six (6) performance areas associated with an EcoDistrict, which includes Community (Equity, Health and Cultural Vibrancy), Transportation, Energy, Water, Habitat and Materials. Each new development within the North Point EcoDistrict should address goals and strategies for each performance area.

The LCI also discusses area-wide initiatives, such as Placemaking, Maximizing the Big Creek Greenway and Incorporating Green Pathways. The success of the North Point area is tied to realizing the full potential of the Big Creek Greenway, including guiding principles such as orientation of buildings and active uses toward the Greenway, protecting the Greenway and requiring green spaces in residential developments. In an effort to connect park amenities and create a cohesive network, the LCI recommends creating green pathways and expansion of the City's bike share program.

The applicant proposes to meet open space and EcoDistrict requirements by providing a permanent easement to the City over the applicant's 2.3-acre property immediately to the south and adjacent to the Big Creek Greenway. The North Point LCI discusses utilizing the Big Creek Greenway to its full potential by improving accessibility and visibility of the Greenway. Specifically, the easement would allow the City to develop the property as a park and trailhead for the Big Creek Greenway, which would open up the Greenway to the North Point area. The Greenway Gateway was prioritized as the #1 Green Space Strategy project in the North Point LCI 5-Year Action Plan.

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The report states that no comments were received in response to the mailed letters.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on November 14, 2018. One (1) citizen signed-in with a comment to setback the buildings slightly in order to maintain the existing tree canopy.

IV. ATTACHMENTS:

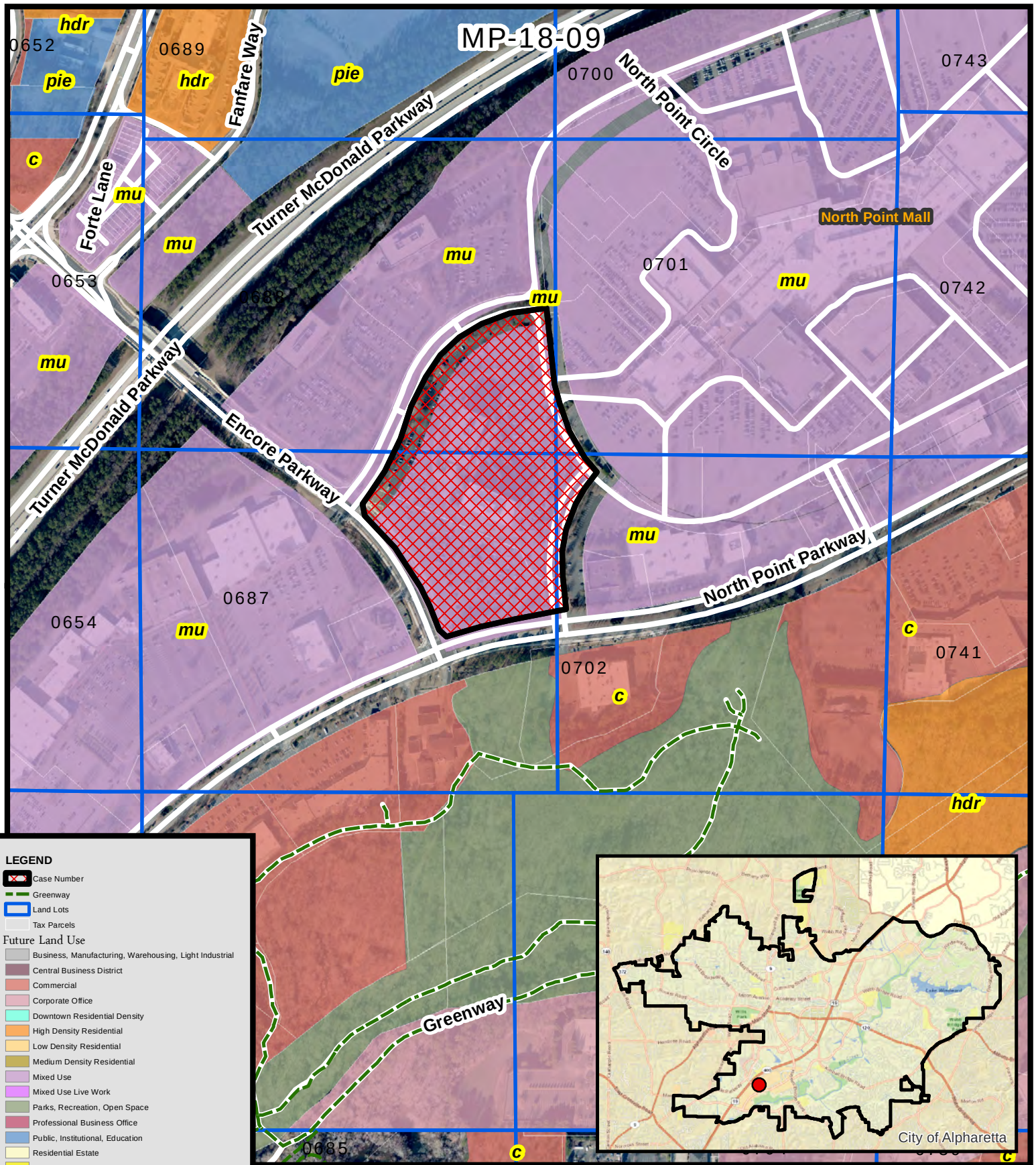
- Site Plan
- Renderings



Aerial Map
Encore Commons/Accesso
North Point Center East

MP-18-09
D/LL: 1/2/687, 688,
701, 702
PC: 12/6/18
CC: 12/17/18

Location Map Provided by:
Community Development - GIS



LEGEND

- Case Number
- Greenway
- Land Lots
- Tax Parcels

Future Land Use

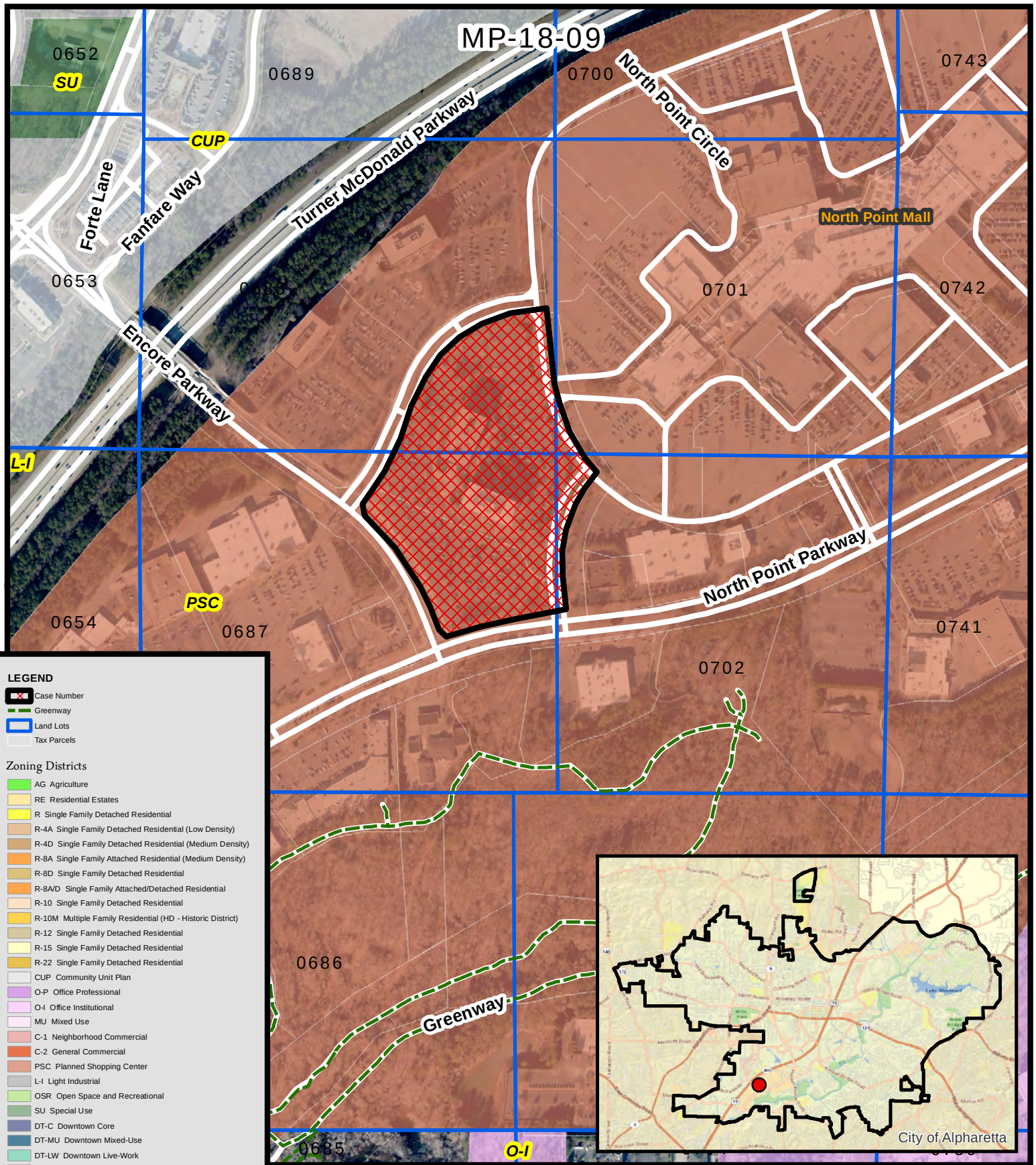
- Business, Manufacturing, Warehousing, Light Industrial
- Central Business District
- Commercial
- Corporate Office
- Downtown Residential Density
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Mixed Use
- Mixed Use Live Work
- Parks, Recreation, Open Space
- Professional Business Office
- Public, Institutional, Education
- Residential Estate
- Very Low Density Residential

Future Land Use Encore Commons/Accesso North Point Center East

MP-18-09
D/LL: 1/2/687, 688,
701, 702
PC: 12/6/18
CC: 12/17/18

Location Map Provided by:
Community Development - GIS



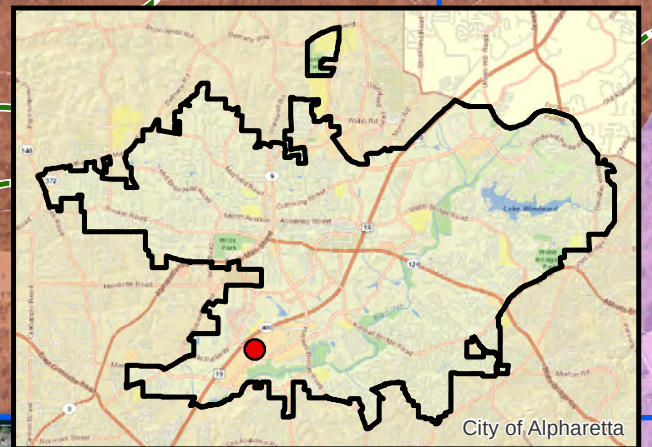


LEGEND

- Case Number
- Greenway
- Land Lots
- Tax Parcels

Zoning Districts

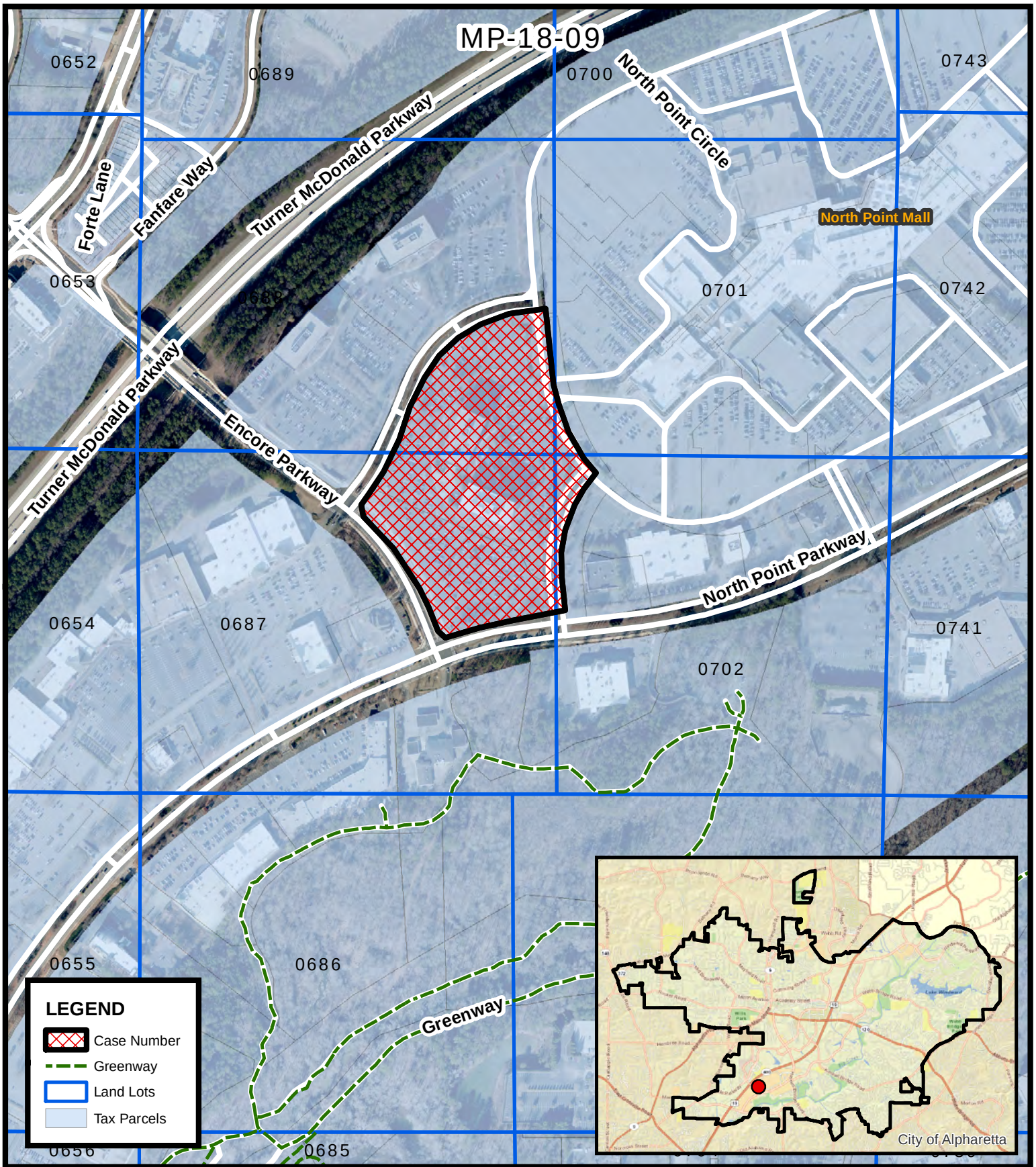
- AG Agriculture
- RE Residential Estates
- R Single Family Detached Residential
- R-4A Single Family Detached Residential (Low Density)
- R-4D Single Family Detached Residential (Medium Density)
- R-8A Single Family Attached Residential (Medium Density)
- R-8D Single Family Detached Residential
- R-8A/D Single Family Attached/Detached Residential
- R-10 Single Family Detached Residential
- R-10M Multiple Family Residential (HD - Historic District)
- R-12 Single Family Detached Residential
- R-15 Single Family Detached Residential
- R-22 Single Family Detached Residential
- CUP Community Unit Plan
- O-P Office Professional
- O-I Office Institutional
- MU Mixed Use
- C-1 Neighborhood Commercial
- C-2 General Commercial
- PSC Planned Shopping Center
- L-I Light Industrial
- OSR Open Space and Recreational
- SU Special Use
- DT-C Downtown Core
- DT-MU Downtown Mixed-Use
- DT-LW Downtown Live-Work
- DT-R Downtown Residential



Zoning Map Encore Commons/Accesso North Point Center East

MP-18-09
D/LL: 1/2/687, 688,
701, 702
PC: 12/6/18
CC: 12/17/18

Location Map Provided by:
Community Development - GIS



Location Map Encore Commons/Accesso North Point Center East

MP-18-09
D/LL: 1/2/687, 688,
701, 702
PC: 12/6/18
CC: 12/17/18

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: MP-18-09 ENLARGE COMMONS / ACCESS

Contact Name: SIDNEY HOWMAN

Telephone: 770-450-7695

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 COMMENTS HAVE BEEN RECEIVED

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. SEE ATTACHMENT

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: _____

SIDNEY H. HOWMAN
PAULSON MITCHELL, INC.

Date: _____

12 Nov 2018

Print Form

EXAMPLE

October 10, 2018

G G P NORTH POINT INC
P.O. BOX 617905
CHICAGO IL 60661-7905

RE: Public Hearing Application - **MP-18-09 Encore Commons/Accesso Partners, LLC**
Encore Parkway & North Point Center East
Alpharetta, Fulton County, Georgia

To whom it may concern:

This letter is to clarify the public hearing information previously sent for MP-18-09 Encore Commons /Accesso Partners, LLC.

Accesso Partners, LLC is requesting a Master Plan Amendment to allow retail and restaurant use with the current MP-91-07 masterplan. There are no other changes requested.

This enclosed packet is to inform you of a proposed Masterplan Amendment to MP-91-07. The Planning Commission meeting is on Thursday, December 6, 2018 at 6:30 p.m. and the City Council meeting is on Monday, December 17, 2018 at 6:30 p.m. The public hearings will take place at the Alpharetta City Hall Council Chambers located at 2 Park Plaza, Alpharetta, Georgia.

The City will hold a Community Zoning Information Meeting on Wednesday, November 14, 2018 from 6:00 p.m. to 7:00 p.m. in the Multi-Purpose Room at City Hall. This meeting is an informal, open house format to allow citizens to view current applications and communicate with Applicants. Staff will be present to answer procedural questions.

The enclosed information has been submitted to the City of Alpharetta as part of the Public Hearing application process. And, as an adjacent property owner you have been provided these documents for your review, and opportunity to comment on the proposed Public Hearing application. The Public Hearing case is **MP-18-09 Encore Commons/Accesso Partners, LLC**. additional information can be reviewed on the city's website, below:

<https://www.alpharetta.ga.us/government/departments/community-development/public-hearings>.

Please provide comments to me by email, telephone or letter to the below address.
Thank you,

Paulson Mitchell, Inc.
Atten: Sidney H. Howman
85-A Mill Street
Roswell GA 30075
770.650.7685
showman@paulsonmitchell.com

Initial _____

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: ENCORE COMMONS - ADDITIONAL DEVELOPMENT

Contact Name: SIDNEY HOWMAN (PAULSON MITCHELL, INC)

Telephone: 770.650.7685

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.

12 261006870466	BRI 1870 NORTH POINT LLC	P O BOX 1368	CARLSBAD CA 92018
12 261006880440	G G P NORTH POINT INC	P.O. BOX 617905	CHICAGO IL 60661-7905
12 261006870458	BRI 1870 NORTH POINT LLC	P O BOX 1368	CARLSBAD CA 92018
12 261007020384	ALPHA Z-BOY PARTNERS LLC	940 EMMETT AVE STE 200	BELMONT CA 94002-3881
12 261006870326	WACHOVIA BANK OF GEORGIA	P.O. BOX 2609	CARLSBAD CA 92018-2609
12 261007020392	HOLLYWOOD CAMARILLO PARTNERS L P	3520 PIEDMONT RD NE SUITE 410	ATLANTA GA 30305
12 261006880341	VON MAUR INC	6565 N BRADY ST	DAVENPORT IA 52805-2054
12 261006880358	GGP NORTH POINT LAND L L C	P.O. BOX 617905	CHICAGO IL 60661-7905
12 261006870292	BLUE VENTURES LLC	12274 CRABAPPLE RD	ALPHARETTA GA 30004
12 261006870482	CITY OF ALPHARETTA THE	2 S MAIN ST	ALPHARETTA GA 30009
12 261006870276	VILLAGE CREATIVE LABS PARTNERS L P	940 EMMETT AVE #200	BELMONT CA 94002-3864
12 261006870490	BRI 1870 NORTH POINT LLC	P O BOX 1368	CARLSBAD CA 92018
12 261006870508	BRI 1870 NORTH POINT LLC	P O BOX 1368	CARLSBAD CA 92018
12 262006550181	CORO NORTH POINT LLC	3715 NORTHSIDE PKWY SUITE 100	ATLANTA GA 30327
12 260007000123	NORTH POINT MALL L P	7 W 7TH ST	CINCINNATI OH 45202
12 261006870474	BRI 1870 NORTH POINT LLC	1140 E HALLANDALE BEACH BLVD	HALLANDALE FL 33009
12 261006870334	MANSELL CROSSING RETAIL LP	P.O. BOX 450233	ATLANTA GA 31145

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.

Notification letters to adjacent property owners will contain contact information (address, email and telephone) of the applicants agent (Paulson Mitchell, Inc.).

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: SIDNEY HOWMAN (PAULSON MITCHELL, INC) Telephone: 770.650.7685

Address: 85-A MILL STREET Suite: 200

City: ROSWELL State: GA Zip: 30075 Fax: 770.650.7684

Mobile Tel: 678.634.5830 Email: SHOWMAN@PAULSONMITCHELL.COM

Subject Property Information:

Address: 100 & 200 NORTHPOINT CENTER EAST, ALPHARETTA GA 30022 Current Zoning: PSC

District: 1st Section: 2nd Land Lot: 687,688,701,702 Parcel ID: _____

Proposed Zoning: PSC Current Use: OFFICE

This Application For *(Check All That Apply):*

- | | | |
|---|---|------------------------------------|
| ☐ Conditional Use | ☒ Master Plan Amendment | ☐ Exception |
| ☐ Rezoning | ☐ Master Plan Review | |
| ☐ Variance | ☐ Public Hearing | |
| ☐ Comprehensive Plan Amendment | ☐ Other <i>(Specify):</i> _____ | |

ENCORE COMMONS/ACCESSO
APPLICANT REQUEST AND INTENT

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

Restaurant and retail commercial.

Applicant's Request (Please itemize the proposal):

This request is to amend MP-07-91 to allow restaurant and retail use.

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

This project proposes redevelopment of approximately 1.4 acres of existing parking lot, directly adjacent to Northpoint Parkway and Encore Parkway. Included in the project is one retail bldg and one restaurant bldg, with outdoor amenities such as dining patios and a pocket park, adjacent to the proposed sidewalk along Northpoint Parkway. Approval of this proposal would facilitate development of a mixed-use site, with proposed uses that are currently present within the PSC district. I

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

Proposed uses are currently present within the PSC district.

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

Surrounding property's uses and value should be unaffected should unaffected, since proposed uses and scale of development are consistent with current developments within the PSC district.

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

Yes, since proposed uses and scale of development are consistent with current developments with the PSC district that are viable businesses.

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

Increase to population is not relative to this project, since residential development is not included. This project consists of proposed retail and restaurant buildings, and with this type of development there will be a general reduction in trips on adjacent roads at peak PM times.

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

Impact to schools and utilities should be minimal, since the development scale is relatively small, and its use is allowed in the PSC district.

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

Green space is incorporated in the form of plazas and a green for dining and community gathering opportunities. Streetscape will be provided that meets LCI requirements and connectivity is high for vehicles, pedestrians, bicycle users and public transit riders. This proposed development, of mixed uses is consistent with the Alpharetta's Future Land use Map.

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

Current site has only office use, and this project's proposed development of retail and restaurant uses will provide additional restaurant and retail options for other mixed-use developments in the NP Activity district.

ENCORE COMMONS/ACCESSO PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Mark Yacovetta (ACCESSO PARTNERS, LLC) Telephone: 678.201.0222

Address: 6243 400 Interstate North Parkway Suite: 1250

City Atlanta State: GA Zip: 30339

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 <u>MASTER PLAN AMENDMENT</u> |

Identify Authorized Applicant:

Name of Authorized Applicant: PAULSON MITCHELL, INC. Telephone: 770-650.7685

Address: 85-A MILL STREET Suite: 200

City ROSWELL State: GA Zip: 30075

So Sworn and Attested:

Owner Signature: _____

Date: _____

Notary: _____

Notary Signature: _____

Date: _____

My commission expires 5-22-23

~~ENCORE COMMONS/ACCESSO~~

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: ACCESSO PARTNERS, LLC

Subject Public Hearing Case: _____

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: _____

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: 9/27/18

ENCORE COMMONS ACCESS 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: ENCORE COMMONS - ADDITIONAL DEVELOPMENT

Contact Name: SIDNEY HOWMAN (PAULSON MITCHELL, INC)

Telephone: 770.650.7685

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.

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12 261006880440	G G P NORTH POINT INC	P.O. BOX 617905	CHICAGO IL 60661-7905
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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

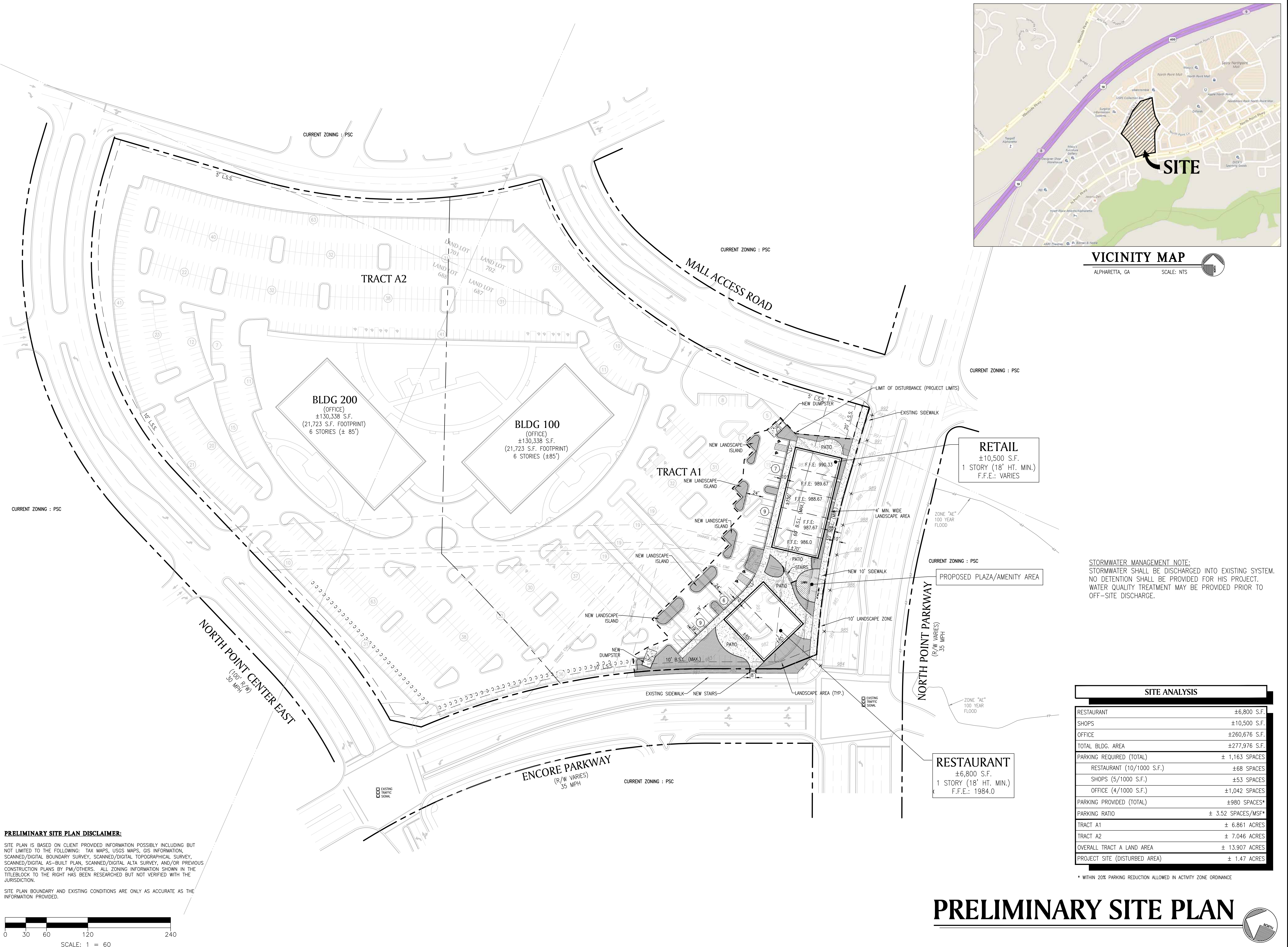


Other (Please Specify) _____

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.

Notification letters to adjacent property owners will contain contact information (address, email and telephone) of the applicants agent (Paulson Mitchell, Inc.).

130712210 Preliminary.dwg 1307122 - PS - Map ARCH FULL BLEED D (14.00 X 36.00 INCHES), SCHEME MASTER, DWG TO PLOT, SD, HWMAN, September 26, 2018, 3:25:29 PM



PRELIMINARY SITE PLAN DISCLAIMER:

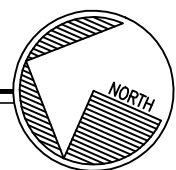
SITE PLAN IS BASED ON CLIENT PROVIDED INFORMATION POSSIBLY INCLUDING BUT NOT LIMITED TO THE FOLLOWING: TAX MAPS, USGS MAPS, GIS INFORMATION, SCANNED/DIGITAL BOUNDARY SURVEY, SCANNED/DIGITAL TOPOGRAPHICAL SURVEY, SCANNED/DIGITAL AS-BUILT PLAN, SCANNED/DIGITAL ALTA SURVEY, AND/OR PREVIOUS CONSTRUCTION PLANS BY PM/OTHERS. ALL ZONING INFORMATION SHOWN IN THE TITLEBLOCK TO THE RIGHT HAS BEEN RESEARCHED BUT NOT VERIFIED WITH THE JURISDICTION.

SITE PLAN BOUNDARY AND EXISTING CONDITIONS ARE ONLY AS ACCURATE AS THE INFORMATION PROVIDED.

SITE ANALYSIS	
RESTAURANT	±6,800 S.F.
SHOPS	±10,500 S.F.
OFFICE	±260,676 S.F.
TOTAL BLDG. AREA	±277,976 S.F.
PARKING REQUIRED (TOTAL)	± 1,163 SPACES
RESTAURANT (10/1000 S.F.)	±68 SPACES
SHOPS (5/1000 S.F.)	±53 SPACES
OFFICE (4/1000 S.F.)	±1,042 SPACES
PARKING PROVIDED (TOTAL)	±980 SPACES*
PARKING RATIO	± 3.52 SPACES/MSF*
TRACT A1	± 6.861 ACRES
TRACT A2	± 7.046 ACRES
OVERALL TRACT A LAND AREA	± 13.907 ACRES
PROJECT SITE (DISTURBED AREA)	± 1.47 ACRES

* WITHIN 20% PARKING REDUCTION ALLOWED IN ACTIVITY ZONE ORDINANCE

PRELIMINARY SITE PLAN



LAND PLANNERS
ENGINEERS • SURVEYORS
TRANSPORTATION
LANDSCAPE ARCHITECTS

85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075

VOICE 770.650.7685
FAX 770.650.7684
www.paulsonmitchell.com

PAULSON MITCHELL
INCORPORATED

PROJECT:
**ENCORE COMMONS
ADDITIONAL
DEVELOPMENT**

LAND LOTS 687, 688, 701, 702
1ST DISTRICT, 2ND SECTION
100 & 200 NORTHPOINT CENTER E.
CITY OF ALPHARETTA
FULTON COUNTY, GA 30022

FOR:
**BRI 1870 NORTH
POINT, LLC**

1870 NORTH POINT PARKWAY,
SUITE 340
ATLANTA, GA 30339
(678) 324-1880

ZONING INFORMATION

ZONING RESEARCH DATE: MARCH 2017

ZONING CLASSIFICATION

JURISDICTION: CITY OF ALPHARETTA

EX. ZONING: PSC (PLANNED SHOPPING CTR.)

PR. ZONING: PSC (PLANNED SHOPPING CTR.)

BUILDING SETBACKS

NORTHPOINT/ENCORE PKWY: 60' MAX.

ENCORE PKW: 10' MAX.

REAR: 15' / 20'

LANDSCAPES STRIPS

NORTHPOINT: 20'

ENCORE PKWY: 10'

REAR: 5'

BUILDING SUMMARY

MAX. BUILDING HT.: 20 STORIES

MAX. BUILDING COVERAGE: 87%

PARKING SUMMARY

OFFICE REQ.: 4 SPACES/1,000 S.F.

RETAIL REQ.: 5 SPACES/1,000 S.F.

RESTAURANT REQ.: 10 SPACES/1,000 S.F.

STANDARD STALL DIMENSIONS: 9' x 19'

COMPACT STALL DIMENSIONS: 8' x 16'

COMPACT STALLS ALLOWED: 20%

MIN. 90°/60° DRIVE WIDTH: 22' / --'

LANDSCAPE REGULATIONS

TREE DENSITY: -- UNITS/ACRE

ISLAND REQ.: 1 ISLAND/8 SPACES

MIN. ISLAND SIZE/WIDTH: 200 S.F. / --'

GREENSPACE %: --%

FEMA MAP

FIRM PANEL #: 13121C 0066F (SEPT. 18, 2013)

DRAWING RECORD

DRAWN BY: --

2017122 - PS-4.dwg 10.01.18

**PRELIMINARY
SITE PLAN**

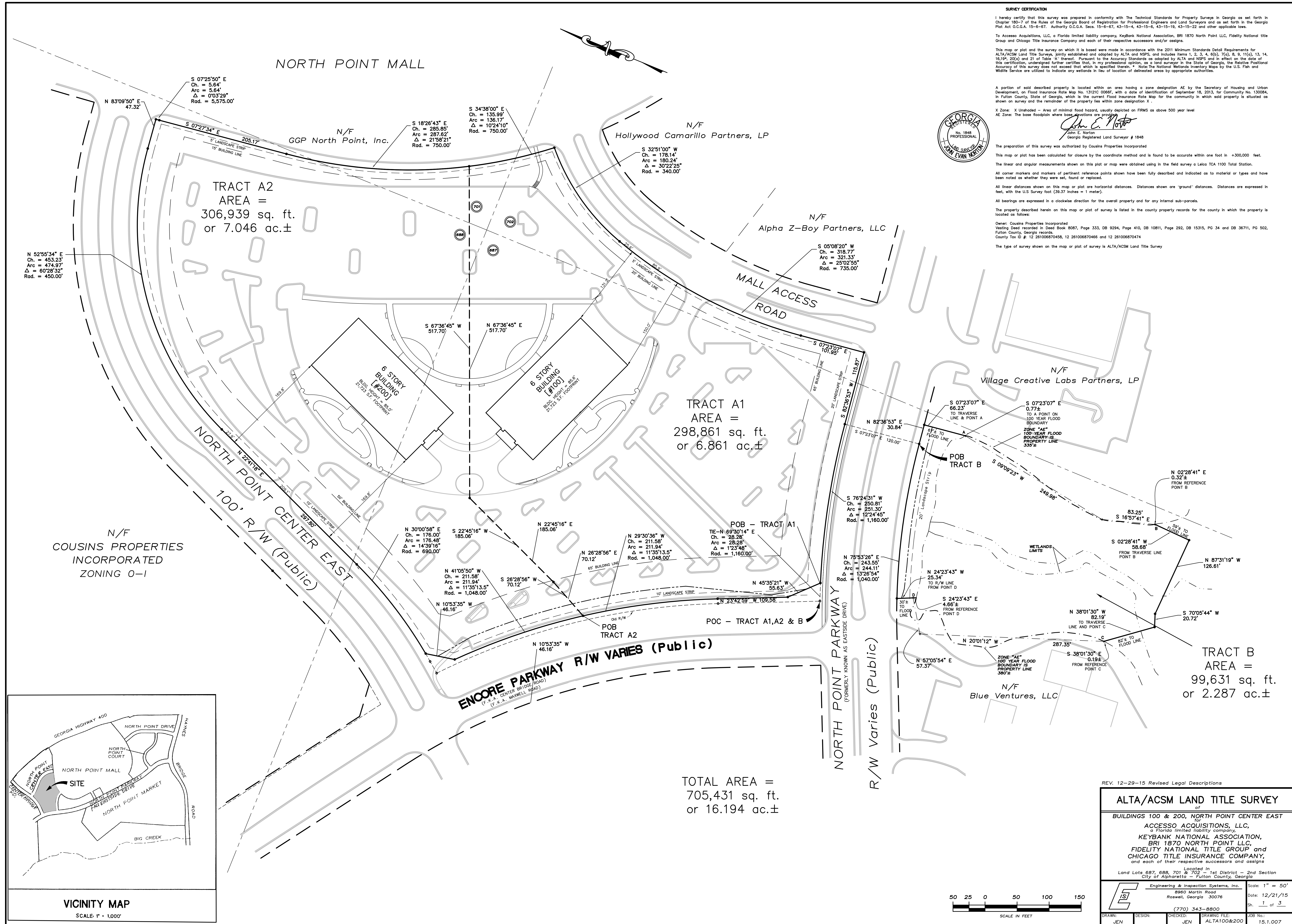
Legal Description
200 North Point Center East (Tract A2)
All that tract or parcel of land lying and being in Land Lots 687, 688 and 701 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:
Commence at a point on the northerly right-of-way line of North Point Parkway (having a varying right-of-way width), said point being located a distance of 28.28 feet along said North Point Parkway right-of-way line from its intersection with the old easterly right-of-way line of Encore Parkway (having a 100 foot right-of-way width), said point also being located a distance of 78.28 feet from the centerline of said Encore Parkway, said point also being the beginning of a chamfer from said North Point Parkway right-of-way line to said new easterly right-of-way line of said Encore Parkway, (having a varying right-of-way width); thence leave said North Point Parkway right-of-way line and run northwesterly along said chamfer along a bearing of North 45 degrees 35 minutes 21 seconds West, a distance of 55.63 feet to a point on said new easterly right-of-way line of Encore Parkway; run thence along said new right-of-way line the following courses and distances: North 23 degrees 42 minutes 59 seconds West, a distance of 109.58 feet to a point; along the arc of a curve to the left (said arc being subtended by a chord bearing North 29 degrees 30 minutes 36 seconds West a chord distance of 211.58 feet and having a radius of 1,048.00 feet) an arc distance of 211.94 feet to a point, and THE TRUE POINT OF BEGINNING; from the TRUE POINT OF BEGINNING as thus established, continue northwesterly along said Encore Parkway right-of-way line along the arc of a curve to the left (said arc being subtended by a chord bearing North 41 degrees 05 minutes 50 seconds West a chord distance of 211.58 feet and having a radius of 1,048.00 feet) an arc distance of 211.94 feet to a point, said point being the beginning of a chamfer; thence, leave the aforesaid new right-of-way line of Encore Parkway and run northwesterly, along said chamfer North 10 degrees 53 minutes 35 seconds West, a distance of 46.16 feet to a point on the southeasterly right-of-way line of North Point Center East (having a right-of-way width of 100 feet); run thence along the southeasterly right-of-way line of North Point Center East the following courses and distances: along the arc of a curve to the left (said arc being subtended by a chord bearing North 30 degrees 00 minutes 58 seconds East, a chord distance of 176.00 feet and having a radius of 690.00 feet) an arc distance of 176.48 feet to a point; North 22 degrees 41 minutes 18 seconds East a distance of 297.80 feet to a point; along the arc of a curve to the right (said arc being subtended by a chord bearing North 52 degrees 55 minutes 34 seconds East, a chord distance of 453.23 feet and having a radius of 450.00 feet) an arc distance of 474.97 feet to a point; North 83 degrees 09 minutes 50 seconds East a distance of 47.32 feet to a point; thence leave the southeasterly right-of-way line of North Point Center East and run along the arc of a curve to the left (said arc being subtended by a chord bearing South 07 degrees 25 minutes 50 seconds East, a chord distance of 5.64 feet and having a radius of 5,575.00 feet) an arc distance of 5.64 feet to a point; run thence South 07 degrees 27 minutes 34 seconds East, a distance of 205.17 feet to a point; run thence along the arc of a curve to the left (said arc being subtended by a chord bearing South 18 degrees 26 minutes 43 seconds East a chord distance of 285.85 feet and having a radius of 750.00 feet) an arc distance of 287.62 feet to a point; run thence South 67 degrees 36 minutes 45 seconds West, a distance of 517.70 feet to a point; run thence South 22 degrees 45 minutes 16 seconds West a distance of 185.06 feet to a point; run thence South 26 degrees 28 minutes 56 seconds West, a distance of 70.12 feet to a point on the easterly right-of-way of Encore Parkway, which point marks the point of beginning; being shown as Tract A2, containing 306,939 square feet or 7.046 acres, more or less.
AND
Tract B
All that tract or parcel of land lying and being in Land Lot 687 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

Commence at a point on the northerly right-of-way line of North Point Parkway (having a varying right-of-way width), said point being located a distance of 28.28 feet along said North Point Parkway right-of-way line from its intersection with the old easterly right-of-way line of Encore Parkway (having a 100 foot right-of-way width), said point also being located a distance of 78.28 feet from the centerline of said Encore Parkway, said point also being the beginning of a chamfer from said North Point Parkway right-of-way line to said new easterly right-of-way line of said Encore Parkway, (having a varying right-of-way width); run thence along the northerly right-of-way line of North Point Parkway along the arc of a curve to the right (said arc being subtended by a chord bearing North 76 degrees 24 minutes 31 seconds West, a chord distance of 250.81 feet and having a radius of 1,160.00 feet) arc distance of 251.30 feet to a point; thence leave the northerly right-of-way line of North Point Parkway and run South 07 degrees 23 minutes 07 seconds East a distance of 120.00 feet to a point on the southerly right-of-way line of North Point Parkway, which point marks the TRUE POINT OF BEGINNING; from said TRUE POINT OF BEGINNING as thus established, run thence along the southerly right-of-way line of North Point Parkway North 82 degrees 36 minutes 53 seconds East a distance of 30.84 feet to a point; thence leave the southerly right-of-way line of North Point Parkway and run South 07 degrees 23 minutes 07 seconds East, a distance of 66.23 feet to a point (hereinafter referred to as "Point A"); continue thence South 07 degrees 23 minutes 07 seconds East, a distance of 0.77 feet, more or less, to a point on the 100 Year Flood Boundary; run thence along said 100 Year Flood Boundary in a generally southerly direction and following the meanderings thereof a distance of 335 feet, more or less, to a point, which point is located North 02 degrees 28 minutes 41 seconds East, a distance of 0.32 feet, more or less, from a reference point (hereinafter referred to as "Point B"); the aforesaid distance along said 100 Year Flood Boundary being traversed by lines from Point A to Point B as follows: South 09 degrees 09 minutes 23 seconds West, a distance of 249.98 feet to a point and South 16 degrees 57 minutes 41 seconds East, a distance of 83.25 feet to Point B; thence leave said 100 Year Flood Boundary and run South 02 degrees 28 minutes 41 seconds West, a distance of 0.32 feet, more or less, to a point (Point B); run thence South 02 degrees 28 minutes 41 seconds West, a distance of 58.68 feet to a point, run thence North 87 degrees 31 minutes 19 seconds West, a distance of 126.61 feet to a point; run thence South 70 degrees 05 minutes 44 seconds West, a distance of 20.72 feet to a point; run thence North 38 degrees 01 minute 30 seconds West, a distance of 82 feet, more or less, to a point on the 100 Year Flood Boundary, which point is located South 38 degrees 01 minute 30 seconds East, a distance of 0.19 feet, more or less, from a reference point (hereinafter referred to as "Point C"); run thence along said 100 Year Flood Boundary in a generally northerly direction and following the meanderings thereof a distance of 380 feet, more or less, to a point, which point is located South 24 degrees 23 minutes 43 seconds East a distance of 4.66 feet, more or less, from a reference point (hereinafter referred to as "Point D"); the aforesaid distance along said 100 Year Flood Boundary being traversed by lines from Point C to Point D as follows: North 20 degrees 01 minute 12 seconds West, a distance of 287.35 feet to a point and North 57 degrees 05 minutes 54 seconds East a distance of 57.37 feet to Point D; thence leave said 100 Year Flood Boundary and run North 24 degrees 23 minutes 43 seconds West a distance of 4.66 feet, more or less, to a point (Point D); continue thence North 24 degrees 23 minutes 43 seconds West a distance of 25.34 feet to a point on the southerly right-of-way line of North Point Parkway; run thence along the southerly right-of-way line of North Point Parkway, along the arc of a curve to the right (said arc being subtended by a chord bearing North 75 degrees 53 minutes 26 seconds East a chord distance of 243.55 feet and having a radius of 1,040.00 feet) an arc distance of 244.11 feet to a point, which point marks the point of beginning; being shown as Tract B containing 99,631 square feet or 2.287 acres, more or less.

- Less and Except:
- a. Qult Claim Deed between Cousins Properties Incorporated, a Georgia corporation to City of Alpharetta, Georgia, a municipal corporation of the State of Georgia, dated November 16, 2012 and recorded December 13, 2012 in Deed Book 52013, Page 570, Fulton County, Georgia records.
- TOGETHER WITH
1. The non-exclusive Retention Pond Easement created by the Declaration of Easements by Cousins Properties Incorporated, dated July 30, 1997, filed for record July 31, 1997, recorded in Deed Book 22900, Page 78 in the Office of the Clerk of the Superior Court of Fulton County, Georgia.
 2. Easement Agreement with Covenants and Restrictions and Restrictions Affecting Land by and between Cousins Properties Incorporated and NorthPoint Mall Limited Partnership, dated February 18, 1992, recorded in Deed Book 15003, Page 51, aforesaid records; as affected by that certain First Amendment to Easement Agreement with Covenants and Restrictions Affecting Land by and between Cousins Properties Incorporated and NorthPoint Mall Limited Partnership, dated November 2, 1992, recorded in Deed Book 15954, Page 25, aforesaid records.
 3. Master Declaration of Covenants and Easements for North Point by and between Cousins Properties Incorporated and Spring/Haynes Associates, dated as of February 22, 1993, recorded in Deed Book 16331, page 207, aforesaid records; as affected by that certain First Amendment to Master Declaration of Covenants and Easements for North Point by Cousins Properties Incorporated, dated as of October 29, 1993, recorded in Deed Book 17304, page 135, aforesaid records; as affected by that certain Second Amendment to Master Declaration of Covenants and Easements for North Point by and between Cousins Properties Incorporated and Dayton Hudson Corporation, dated as of July 16, 1996, recorded in Deed Book 21208, page 257, aforesaid records; as further affected by that certain Property Designation by Cousins Properties Incorporated, dated as of May 31, 1996, recorded in Deed Book 21026, page 180, aforesaid records; as amended by Third Amendment to Master Declaration of Covenants and Easements for North Point dated November 20, 20016, recorded in Deed Book 43924, page 263, Fulton County, Georgia records; as further amended by Fourth Amendment to Master Declaration of Covenants and Easements for North Point by Cousins Properties Incorporated, dated December 11, 2015 and recorded December 11, 2015 in Deed Book 55650, Page 485.

Legal Description
100 North Point Center East (Tract A1)
All that tract or parcel of land lying and being in Land Lots 687, 688, 701 and 702, of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:
Commence at a point on the northerly right-of-way line of North Point Parkway (having a varying right-of-way width), said point being located a distance of 28.28 feet along said North Point Parkway right-of-way line from its intersection with the old easterly right-of-way line of Encore Parkway (having a 100 foot right-of-way width), said point also being located a distance of 78.28 feet from the centerline of said Encore Parkway, said point also being the beginning of a chamfer from said North Point Parkway right-of-way line to said new easterly right-of-way line of said Encore Parkway, (having a varying right-of-way width), and THE TRUE POINT OF BEGINNING; from the TRUE POINT OF BEGINNING as thus established, leave said North Point Parkway right-of-way line and run northwesterly along said chamfer along a bearing of North 45 degrees 35 minutes 21 seconds West, a distance of 55.63 feet to a point on said new easterly right-of-way line of Encore Parkway; run thence along said new right-of-way line the following courses and distances: North 23 degrees 42 minutes 59 seconds West, a distance of 109.58 feet to a point; along the arc of a curve to the left (said arc being subtended by a chord bearing North 29 degrees 30 minutes 36 seconds West a chord distance of 211.58 feet and having a radius of 1,048.00 feet) an arc distance of 211.94 feet to a point; thence, leave said Encore Parkway right-of-way and run North 26 degrees 28 minutes 56 seconds East, a distance of 70.12 feet to a point; run thence North 22 degrees 45 minutes 16 seconds East, a distance of 185.06 feet to a point; run thence North 67 degrees 36 minutes 45 seconds East, a distance of 517.70 feet to a point; run thence along the arc of a curve to the left (said arc being subtended by a chord bearing South 34 degrees 38 minutes 00 seconds East a chord distance of 135.99 feet and having a radius of 750.00 feet) an arc distance of 136.17 feet to a point on the westerly boundary of a Mail Access Road; run thence along the westerly boundary of said Mail Access Road the following courses and distances, along the arc of a curve to the left (said arc being subtended by a chord bearing South 32 degrees 51 minutes 00 seconds West, a chord distance of 178.14 feet and having a radius of 340.00 feet) an arc distance of 180.24 feet to a point; along the arc of a curve to the left (said arc being subtended by a chord bearing South 05 degrees 08 minutes 20 seconds West a chord distance of 318.77 feet and having a radius of 735.00 feet) an arc distance of 321.33 feet to a point, South 07 degrees 23 minutes 07 seconds East a distance of 101.95 feet to a point on the northerly right-of-way line of North Point Parkway; run thence along the northerly right-of-way line of North Point Parkway South 82 degrees 36 minutes 53 seconds West a distance of 115.87 feet to a point; run thence along the arc of a curve to the left (said arc being subtended by a chord bearing South 76 degrees 24 minutes 31 seconds West, a chord distance of 250.81 feet and having a radius of 1,160.00 feet) an arc distance of 251.30 feet to a point, said point being the beginning of a chamfer to the new Encore Parkway, which point marks the point of beginning; being shown as Tract A1, containing 298,561 square feet or 6.861 acres, more or less.
TOGETHER WITH
1. The non-exclusive Retention Pond Easement created by the Declaration of Easements by Cousins Properties Incorporated, dated July 30, 1997, filed for record July 31, 1997, recorded in Deed Book 22900, Page 78 in the Office of the Clerk of the Superior Court of Fulton County, Georgia.
2. Easement Agreement with Covenants and Restrictions and Restrictions Affecting Land by and between Cousins Properties Incorporated and NorthPoint Mall Limited Partnership, dated February 18, 1992, recorded in Deed Book 15003, Page 51, aforesaid records; as affected by that certain First Amendment to Easement Agreement with Covenants and Restrictions Affecting Land by and between Cousins Properties Incorporated and NorthPoint Mall Limited Partnership, dated November 2, 1992, recorded in Deed Book 15954, Page 25, aforesaid records.
3. Master Declaration of Covenants and Easements for North Point by and between Cousins Properties Incorporated and Spring/Haynes Associates, dated as of February 22, 1993, recorded in Deed Book 16331, page 207, aforesaid records; as affected by that certain First Amendment to Master Declaration of Covenants and Easements for North Point by Cousins Properties Incorporated, dated as of October 29, 1993, recorded in Deed Book 17304, page 135, aforesaid records; as affected by that certain Second Amendment to Master Declaration of Covenants and Easements for North Point by and between Cousins Properties Incorporated and Dayton Hudson Corporation, dated as of July 16, 1996, recorded in Deed Book 21208, page 257, aforesaid records; as further affected by that certain Property Designation by Cousins Properties Incorporated, dated as of May 31, 1996, recorded in Deed Book 21026, page 180, aforesaid records; as amended by Third Amendment to Master Declaration of Covenants and Easements for North Point dated November 20, 20016, recorded in Deed Book 43924, page 263, Fulton County, Georgia records; as further amended by Fourth Amendment to Master Declaration of Covenants and Easements for North Point by Cousins Properties Incorporated, dated December 11, 2015 and recorded December 11, 2015 in Deed Book 55650, Page 485.

Legal Description
Overall – Tract A (100/200)
All that tract or parcel of land lying and being in Land Lots 687, 688, 701 and 102, of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:
Commence at a point on the northerly right-of-way line of North Point Parkway (having a varying right-of-way width), said point being located a distance of 28.28 feet along said North Point Parkway right-of-way line from its intersection with the old easterly right-of-way line of Encore Parkway (having a 100 foot right-of-way width), said point also being located a distance of 78.28 feet from the centerline of said Encore Parkway, said point also being the beginning of a chamfer from said North Point Parkway right-of-way line to said new easterly right-of-way line of said Encore Parkway, (having a varying right-of-way width), and THE TRUE POINT OF BEGINNING; from the TRUE POINT OF BEGINNING as thus established, leave said North Point Parkway right-of-way line and run northwesterly along said chamfer along a bearing of North 45 degrees 35 minutes 21 seconds West, a distance of 55.63 feet to a point on said new easterly right-of-way line of Encore Parkway; run thence along said new right-of-way line the following courses and distances: North 23 degrees 42 minutes 59 seconds West, a distance of 109.58 feet to a point; along the arc of a curve to the left (said arc being subtended by a chord bearing North 35 degrees 18 minutes 12 seconds West a chord distance of 421.00 feet and having a radius of 1,048.00 feet) an arc distance of 423.88 feet to a point, said point being the beginning of a chamfer; leave the aforesaid new right-of-way line of Encore Parkway and run northwesterly, along said chamfer North 10 degrees 53 minutes 35 seconds West, a distance of 46.16 feet to a point on the southeasterly right-of-way line of North Point Center East (having a right-of-way width of 100 feet); run thence along the southeasterly right-of-way line of North Point Center East the following courses and distances: along the arc of a curve to the left (said arc being subtended by a chord bearing North 30 degrees 00 minutes 58 seconds East, a chord distance of 176.00 feet and having a radius of 690.00 feet) an arc distance of 176.48 feet to a point; North 22 degrees 41 minutes 18 seconds East a distance of 297.80 feet to a point; along the arc of a curve to the right (said arc being subtended by a chord bearing North 52 degrees 55 minutes 34 seconds East, a chord distance of 453.23 feet and having a radius of 450.00 feet) an arc distance of 474.97 feet to a point; North 83 degrees 09 minutes 50 seconds East a distance of 47.32 feet to a point; thence leave the southeasterly right-of-way line of North Point Center East and run along the arc of a curve to the left (said arc being subtended by a chord bearing South 07 degrees 25 minutes 50 seconds East, a chord distance of 5.64 feet and having a radius of 5,575.00 feet) an arc distance of 5.64 feet to a point; run thence South 07 degrees 27 minutes 34 seconds East, a distance of 205.17 feet to a point; run thence along the arc of a curve to the left (said arc being subtended by a chord bearing South 23 degrees 38 minutes 49 seconds East a chord distance of 418.18 feet and having a radius of 750.00 feet) an arc distance of 423.79 feet to a point on the westerly boundary of a Mail Access Road; run thence along the westerly boundary of said Mail Access Road the following courses and distances, along the arc of a curve to the left (said arc being subtended by a chord bearing South 32 degrees 51 minutes 00 seconds West, a chord distance of 178.14 feet and having a radius of 340.00 feet) an arc distance of 180.24 feet to a point; along the arc of a curve to the left (said arc being subtended by a chord bearing South 05 degrees 08 minutes 20 seconds West a chord distance of 318.77 feet and having a radius of 735.00 feet) an arc distance of 321.33 feet to a point, South 07 degrees 23 minutes 07 seconds East a distance of 101.95 feet to a point on the northerly right-of-way line of North Point Parkway; run thence along the northerly right-of-way line of North Point Parkway the following courses and distances: South 82 degrees 36 minutes 53 seconds West a distance of 115.87 feet to a point; along the arc of a curve to the left (said arc being subtended by a chord bearing South 76 degrees 24 minutes 31 seconds West, a chord distance of 250.81 feet and having a radius of 1,160.00 feet) an arc distance of 251.30 feet to a point, said point being the beginning of a chamfer to the new Encore Parkway, which point marks the point of beginning; being shown as Tract A, containing 605,803 square feet or 13.907 acres, more or less.



Chicago Title Insurance Company
Commitment Number GA-150296, Revised 12/18/2015
Effective Date: November 30, 2015 at 5:00 p.m.

Schedule B-2 Title Exceptions

36. Terms and conditions contained in that certain Easement Agreement with Covenants and Restrictions Affecting Land between Cousins Properties Incorporated and North Point Mall Limited Partnership, dated February 18, 1992, recorded in Deed Book 15003, Page 51, Fulton County, Georgia records, as amended by that certain First Amendment to Easement Agreement with Covenants and Restrictions Affecting Land by and between said parties, dated November 2, 1992, recorded in Deed Book 15954, Page 25, Fulton County, Georgia records, portions of which are shown on the 100/200 Survey (as hereinafter defined). AFFECTS 200 AND TRACT B - PLOTTED ON SURVEY - PORTIONS BLANKET NOT PLOTTABLE
37. Master Declaration of Covenants and Easements for North Point, by and between Cousins Properties Incorporated and Spring/Hoynes Associates, dated February 22, 1993, recorded in Deed Book 16331, Page 207, aforesaid records, as amended by certain First Amendment to Master Declaration of Covenants and Easements for North Point, by Cousins Properties Incorporated, dated October 29, 1993, recorded in Deed Book 17304, Page 135, aforesaid records, as amended by that certain Property Designation by Cousins Properties Incorporated, dated May 31, 1996, recorded in Deed Book 21026, Page 180, aforesaid records, as amended by that certain Second Amendment to Master Declaration of Covenants and Easements for North Point, by Cousins Properties Incorporated, and joined by Dayton Hudson Corporation, dated July 18, 1996, recorded in Deed Book 21238, Page 257, aforesaid records, as amended by Third Amendment to Master Declaration of Covenants and Easements for North Point, dated November 20, 2006, recorded in Deed Book 43924, Page 263, aforesaid records, as further amended by Fourth Amendment to Master Declaration of Covenants and Easements for North Point by Cousins Properties Incorporated, dated December 11, 2015 and recorded December 11, 2015 in Deed Book 55650, Page 485, aforesaid records, portions of which are shown on the 100/200 Survey. AFFECTS 200 AND TRACT B - PLOTTED ON SURVEY - PORTIONS BLANKET NOT PLOTTABLE
38. Easement Agreement for North Point Development by and between Cousins Properties Incorporated and Georgia Power Company, dated December 17, 1993, recorded in Deed Book 17694, Page 326, aforesaid records, and shown on the 100/200 Survey. AFFECTS 200 AND TRACT B - PLOTTED ON SURVEY
39. Easements from Cousins Properties Incorporated to Georgia Power Company as follows:
(a) Dated June 18, 1996, recorded in Deed Book 21381, Page 211, aforesaid records, and shown on the 100/200 Survey. AFFECTS 200 - PLOTTED ON SURVEY
(b) Dated December 9, 1996, recorded in Deed Book 22596, Page 194, aforesaid records, and shown on the 100/200 Survey. AFFECTS 200 - PLOTTED ON SURVEY
(c) Dated August 21, 1995, recorded in Deed Book 22596, Page 303, aforesaid records, and as shown the 333/555 Survey. DOES NOT AFFECT
40. Terms and Conditions of that certain Declaration of Easements by Cousins Properties Incorporated, dated July 30, 1997, recorded in Deed Book 22900, Page 78, aforesaid records, and shown on the 100/200 Survey. AFFECTS 100/200 TRACT A & B - PLOTTED ON SURVEY
41. Easements contained in Right-of-Way Deed from Cousins Properties Incorporated, a Georgia corporation, to the City of Alpharetta, Georgia, a municipal corporation of the State of Georgia, dated August 13, 2014, and recorded September 30, 2014 in Deed Book 54203, Page 40, aforesaid records, and shown on the 333/555 Survey. DOES NOT AFFECT
42. Easements contained in Right-of-Way Deed from Cousins Properties Incorporated, a Georgia corporation, to the City of Alpharetta, Georgia, a municipal corporation of the State of Georgia, dated August 13, 2014, and recorded September 30, 2014 in Deed Book 54203, Page 47, aforesaid records, and shown on the Survey. AFFECTS 200 - PLOTTED ON SURVEY
43. Construction Easements from Cousins Properties Incorporated, a Georgia corporation, to the City of Alpharetta, Georgia, a municipal corporation of the State of Georgia, dated August 13, 2014, and recorded September 30, 2014 in Deed Book 54203, Page 54, aforesaid records, and shown the Survey. AFFECTS TRACT B - PLOTTED ON SURVEY
44. 44 thru 46 intentionally omitted.
47. Terms and conditions of Right of Way Deed between Cousins Properties Incorporated, a Georgia corporation and the City of Alpharetta, a political subdivision of the State of Georgia dated February 22, 1993 and recorded March 31, 1993 in Deed Book 16453, Page 117, aforesaid records, and shown on the Survey. AFFECTS 200 - PLOTTED ON SURVEY
48. Sewer Easement between Cousins Properties Incorporated, a Georgia corporation and Fulton County, a political subdivision of the State of Georgia dated October 15, 1996 and recorded December 9, 1996 in Deed Book 21868, Page 102, aforesaid records, as shown on the 333/555 Survey. DOES NOT AFFECT
49. Intentionally omitted.
50. Reversionary interest of Georgia Department of Transportation as contained in that certain Quitclaim deed from Department of Transportation dated November 1, 1998 and recorded in Deed Book 27351, Page 245, aforesaid records, as shown on the 333/555 Survey. DOES NOT AFFECT
51. 51 - 69 intentionally omitted.
70. Easement from Cousins Properties Incorporated to Georgia Power Company dated August 5, 1988 and recorded in Deed Book 27351, Page 331, aforesaid records, as shown on the 333/555 Survey. DOES NOT AFFECT
71. City of Alpharetta Construction Easement between Cousins Properties Incorporated, a Georgia corporation and City of Alpharetta, Georgia, a municipal corporation of the State of Georgia, dated August 24, 2015, filed and recorded September 10, 2015 in Deed Book 55362, Page 288, aforesaid records, and shown on the 333/555 Survey. DOES NOT AFFECT

NOTE: BLDG. 100 (Tract A1) IS AFFECTED BY TITLE EXCEPTION ITEMS # 36, 37, 38, 39a, 39c, 40, & 43.

RETENTION EASEMENT

LINE	DIRECTION	DISTANCE
REL1	N 55°11'21" W	87.61'
REL2	N 09°24'20" W	30.14'
REL3	N 31°12'28" E	26.53'
REL4	N 66°49'58" E	67.41'
REL5	N 54°41'19" E	43.31'
REL6	N 37°07'31" E	170.29'
REL7	S 61°23'38" E	30.43'
REL8	S 22°41'18" W	139.82'
REL9	S 38°30'29" W	20.94'

CURVE	CHORD	CHORDLEN	LENGTH	DELTA	RADIUS
REC1	N 54°42'56" W	17.22'	17.22'	0°56'48"	1042.00'
REC2	S 30°35'54" W	162.39'	162.90'	15°49'11"	590.00'

SANITARY SEWER EASMENT #1

LINE	DIRECTION	DISTANCE
SSL1	N 22°41'18" E	25.60'
SSL2	S 28°41'24" E	38.88'
SSL3	S 24°53'35" E	283.35'
SSL4	S 24°40'40" E	310.23'
SSL5	S 10°49'58" E	155.82'
SSL6	S 06°45'49" E	41.23'
SSL7	N 06°45'49" W	43.40'
SSL8	N 10°49'58" W	152.68'
SSL9	N 24°40'40" W	307.77'
SSL10	N 24°53'35" W	282.65'
SSL11	N 28°41'12" W	22.23'

CURVE	CHORD	CHORDLEN	LENGTH	DELTA	RADIUS
SSC1	S 75°02'32" W	20.21'	20.21'	0°59'53"	1160.00'

SANITARY SEWER EASMENT #2

LINE	DIRECTION	DISTANCE
SSL12	S 06°45'49" E	54.26'
SSL13	S 04°45'23" E	360.16'
SSL14	S 7°05'44" W	20.72'
SSL15	N 04°45'23" W	365.23'
SSL16	N 06°45'49" W	50.69'

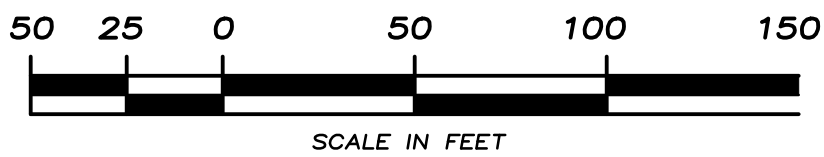
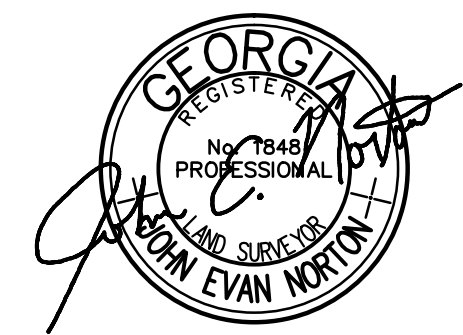
CURVE	CHORD	CHORDLEN	LENGTH	DELTA	RADIUS
SSC2	N 74°05'20" E	20.26'	20.26'	1°06'58"	1040.00'

DRAINAGE EASEMENT #1

LINE	DIRECTION	DISTANCE
DEL1	S 25°12'59" E	567.44'
DEL2	N 72°50'06" W	273.77'
DEL3	N 34°41'06" W	147.90'
DEL4	N 19°14'34" W	34.74'
DEL5	N 28°05'41" W	21.70'
DEL6	S 28°05'41" E	10.43'
DEL7	S 19°14'34" E	35.91'
DEL8	S 34°41'06" E	133.71'
DEL9	S 72°50'06" E	256.79'
DEL10	S 81°40'35" W	177.24'
DEL11	N 81°40'35" E	203.15'
DEL12	S 10°37'38" E	240.55'
DEL13	N 10°51'33" W	248.52'
DEL14	N 24°45'39" W	287.35'
DEL15	N 10°08'51" E	33.12'
DEL16	N 26°58'51" W	312.61'
DEL17	N 32°54'02" E	341.47'
DEL18	S 32°54'02" W	162.02'
DEL19	S 22°41'18" W	157.00'

DRAINAGE EASEMENT #2

LINE	DIRECTION	DISTANCE
DEL20	S 82°36'53" W	48.29'
DEL21	N 58°08'55" E	58.25'
DEL22	S 07°23'07" E	21.97'
DEL23	S 58°08'55" W	5.20'



REV. 12-29-15 Revised Legal Descriptions

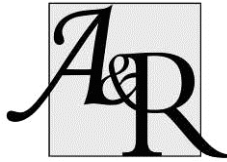
ALTA/ACSM LAND TITLE SURVEY
of

BUILDINGS 100 & 200, NORTH POINT CENTER EAST

ACCESSO ACQUISITIONS, LLC,
a Florida limited liability company,
KEYBANK NATIONAL ASSOCIATION,
BRI 1870 NORTH POINT LLC,
FIDELITY NATIONAL TITLE GROUP and
CHICAGO TITLE INSURANCE COMPANY,
and each of their respective successors and assigns

Located in
Land Lots 687, 688, 701 & 702 - 1st District - 2nd Section
City of Alpharetta - Fulton County, Georgia

	Engineering & Inspection Systems, Inc. 8960 Martin Road Roswell, Georgia 30076	Scale: 1" = 50'
	(770) 343-8800	Date: 12/21/15
DRAWN: JEN	CHECKED: JEN	DRAWING FILE: ALTA100&200
		Sh. 3 of 3
		JOB No.: 15.1.007



A&R Engineering Inc.

2160 Kingston Court, Suite O
Marietta, GA 30067
Tel: (770) 690-9255 Fax: (770) 690-9210
www.areng.com



Memorandum

To: Paulson Mitchell, Inc.
From: Abdul K. Amer, PE, PTOE
Date: September 28, 2018
Subject: Trip Generation Memo for North Point Center East Development

The purpose of this memorandum is to determine the trip generation that will result from the proposed development at North Point Center East office building located in the northeast corner of North Point Parkway and Encore Parkway in Alpharetta, Georgia. The additional development will consist of:

- Shopping Center: 10,500 sf
- Restaurant: 6,800 sf

The development has one full-access driveway on North Point Mall Access Road and one full access on North Point Center East. The location of the development is shown in Figure 1 below.



METHODOLOGY

Trip generation estimates for the proposed project were based on the rates and equations published in the 10th edition of the Institute of Transportation Engineers (ITE) Trip Generation report. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation was based on the following ITE Land Uses: 820 – *Shopping Center* and 931 and *Quality Restaurant*. Due to the nature of the development, pass-by reductions have been applied per ITE standards. The trip generation for the development is shown in Table 1.

MP-18-09
ENCORE COMMONS/ACCESSO

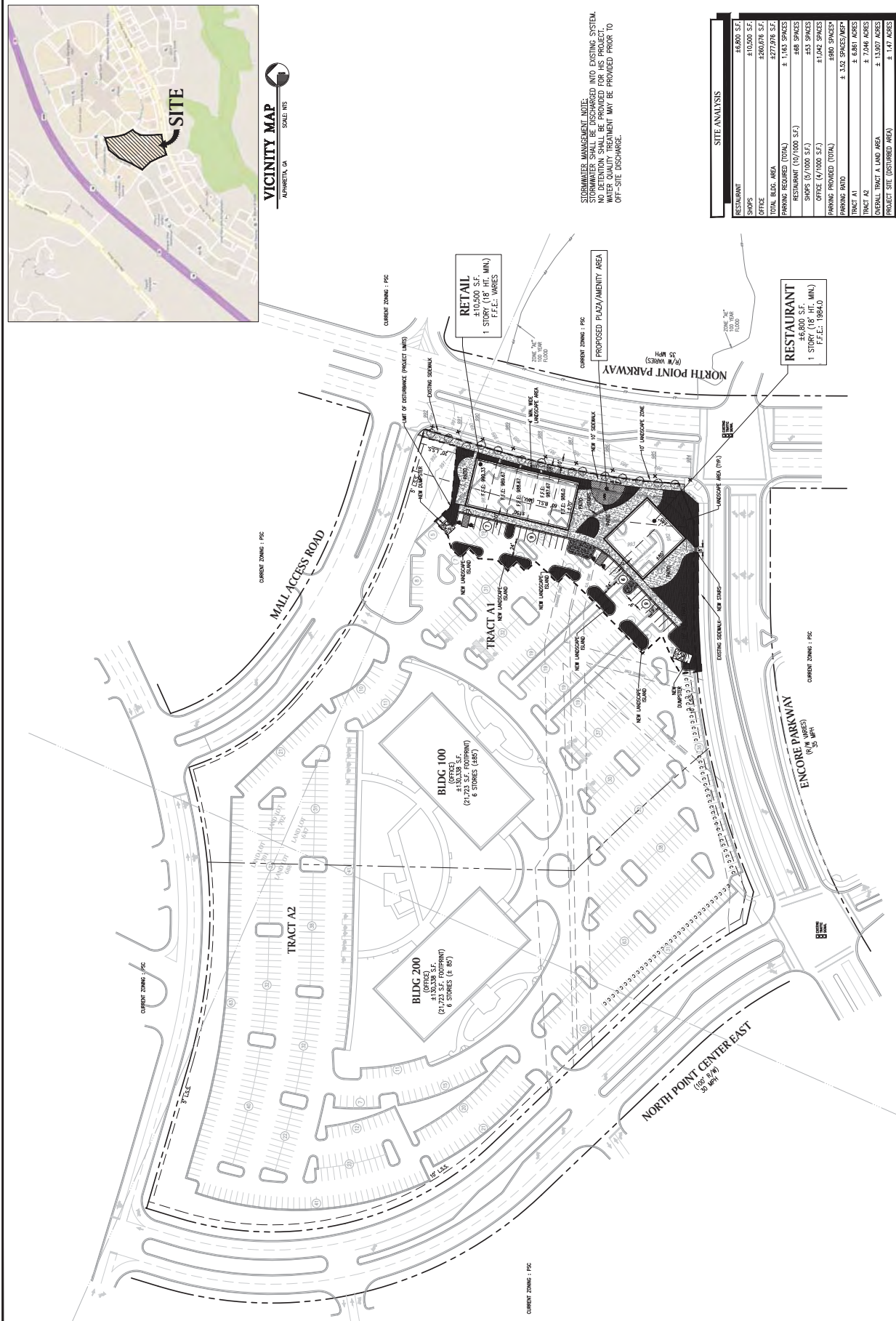
Trip Generation Memo – North Point Center East

Page 2 of 2

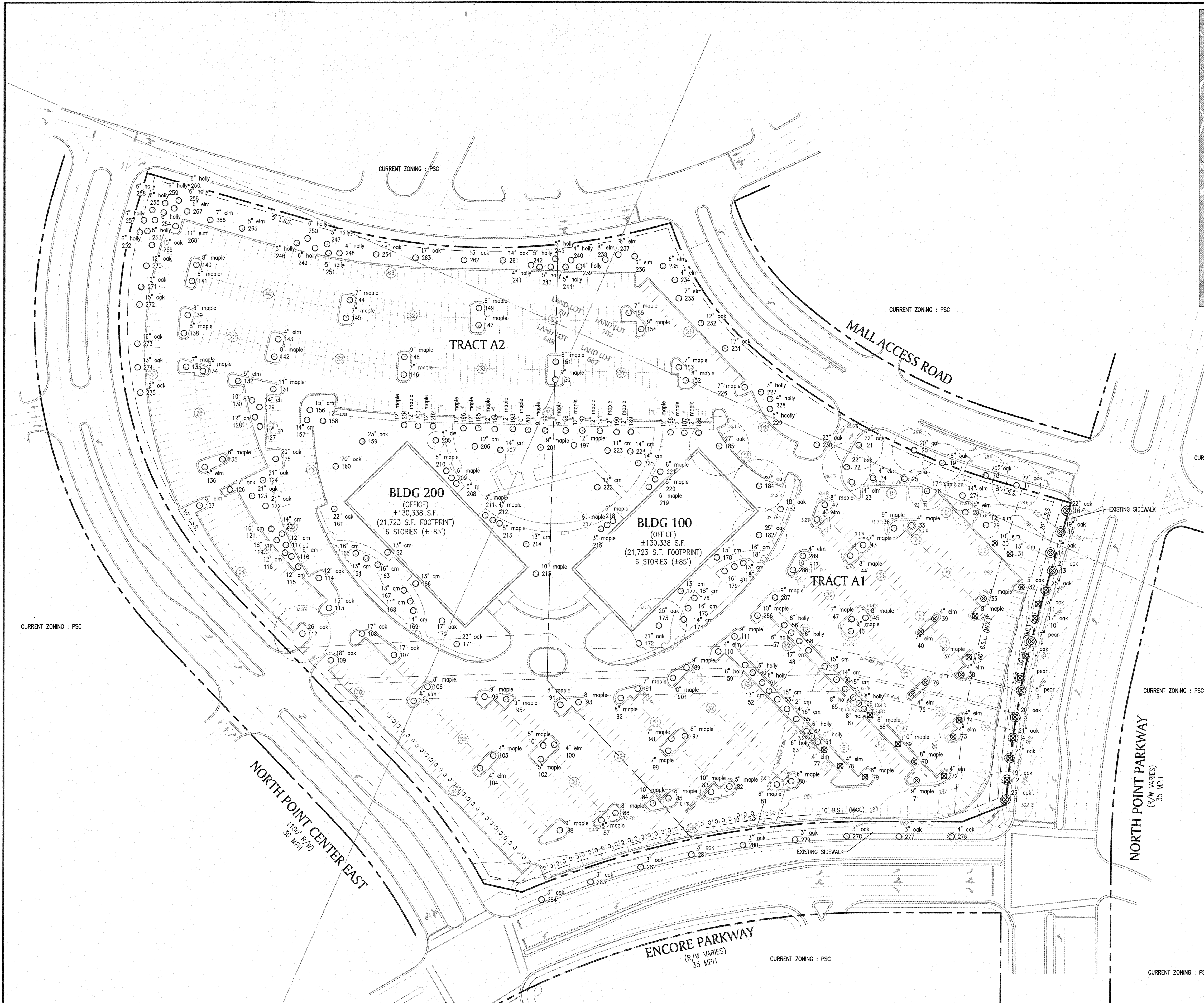
TABLE 1 — TRIP GENERATION								
Land Use	Size	AM Peak Hour			PM Peak Hour			24-Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-way
Shopping Center	10,500 sf	97	60	157	49	54	103	1,298
	<i>Pass-by Trips (0%) 34%</i>	0	0	0	-16	-18	-34	-340
Quality Restaurant	6,800 sf	2	3	5	36	17	53	570
	<i>Pass-by Trips (0%) 43%</i>	0	0	0	-15	-7	-22	-220
Total Trips (without Reductions)		99	63	162	85	71	156	1,868
New External Trips (with Reductions)		99	63	162	54	46	100	1,308

*Daily pass-by reduction estimated to be least of applied PM peak hour pass-by rate or ten times the PM pass-by volume

Appendix



SITE ANALYSIS	
RESTAURANT	14,400 S.F.
SHOP	10,500 S.F.
OFFICE	450,678 S.F.
TOTAL BLDG. AREA	477,978 S.F.
PARKING REQUIRED (TOTAL)	± 1,162 SPACES
RESTAURANT (10/100 S.F.)	146 SPACES
SHOP (17/100 S.F.)	243 SPACES
OFFICE (1/100 S.F.)	± 1,042 SPACES
PARKING PROVIDED (TOTAL)	± 490 SPACES
PARKING RATIO	# 3.52 SPACES/MPF
TRACT A1	± 6,661 ADRES
TRACT A2	± 7,046 ADRES
OVERALL TRACT A LAND AREA	± 13,507 ADRES
PROJECT SITE (DISTURBED) AREA	± 1.4 ADRES

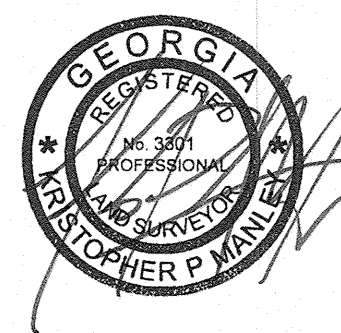


SURVEY DISCLAIMER:

PLAN IS BASED ON CLIENT PROVIDED INFORMATION POSSIBLY INCLUDING BUT NOT LIMITED TO THE FOLLOWING: TAX MAPS, USGS MAPS, GIS INFORMATION, SCANNED/DIGITAL BOUNDARY SURVEY, SCANNED/DIGITAL TOPOGRAPHICAL SURVEY, SCANNED/DIGITAL AS-BUILT PLAN, SCANNED/DIGITAL ALTA SURVEY, AND/OR PREVIOUS CONSTRUCTION PLANS BY PM/OTHERS. ALL ZONING INFORMATION SHOWN IN THE TITLEBLOCK TO THE RIGHT HAS BEEN RESEARCHED BUT NOT VERIFIED WITH THE JURISDICTION.

PLAN BOUNDARY AND EXISTING CONDITIONS ARE ONLY AS ACCURATE AS THE INFORMATION PROVIDED.

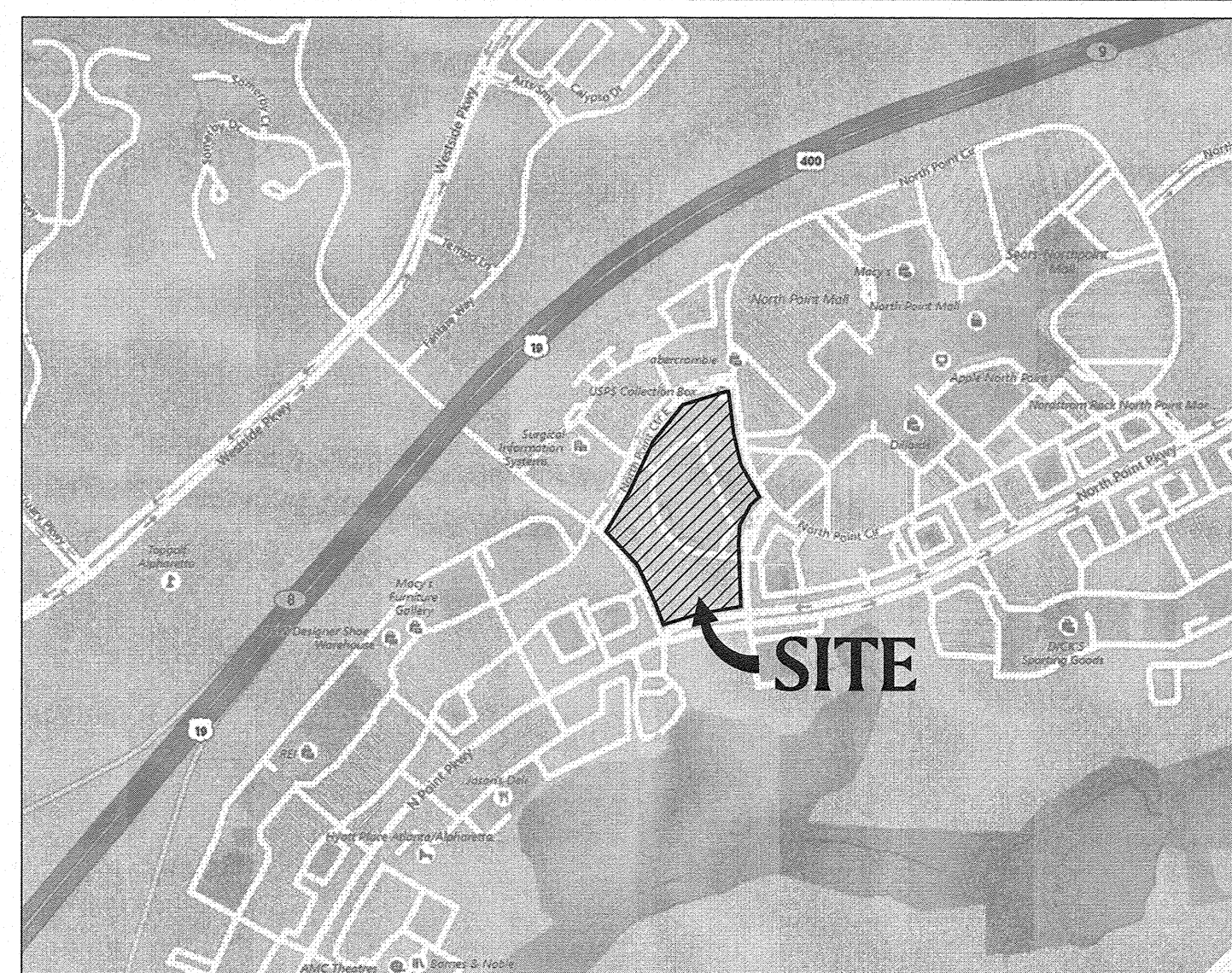
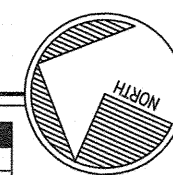
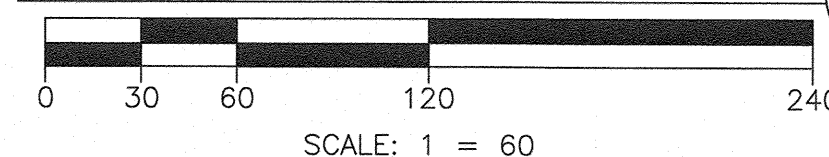
THIS SURVEY WAS PREPARED FOR INFORMATION PURPOSES ONLY AND IS NOT
SUITABLE FOR RECORDING OR TRANSFER OF TITLE



X INDICATES EXISTING TREE TO BE REMOVED

INDICATES CRITICAL ROOT ZONE (RADIUS=DBH X 1.3)

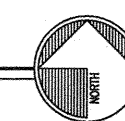
TREE SURVEY



VICINITY MAP

ALPHARETTA, GA

SCALE: NTS



EXISTING TREES

1	26 oak	61	6 holly	121	16 cm	181	16 cm	241	4 holly
2	19 oak	62	6 holly	122	21 oak	182	25 oak	242	5 holly
3	21 oak	63	6 holly	123	21 oak	183	18 oak	243	5 holly
4	21 oak	64	6 holly	124	21 oak	184	24 oak	244	5 holly
5	20 oak	65	8 holly	125	20 oak	185	27 oak	245	5 holly
6	18 pear	66	8 holly	126	17 oak	186	12 maple	246	5 holly
7	11 pear	67	8 holly	127	12 ch	187	12 maple	247	5 holly
8	3 oak	68	6 maple	128	12 ch	188	12 maple	248	4 holly
9	17 pear	69	10 maple	129	14 ch	189	12 maple	249	6 holly
10	17 oak	70	8 maple	130	10 ch	190	12 maple	250	6 holly
11	3 oak	71	9 maple	131	11 maple	191	12 maple	251	5 holly
12	25 oak	72	4 elm	132	5 elm	192	12 maple	252	6 holly
13	21 oak	73	4 elm	133	7 maple	193	12 maple	253	6 holly
14	17 oak	74	4 elm	134	9 maple	194	12 maple	254	6 holly
15	19 oak	75	4 elm	135	6 maple	195	12 maple	255	6 holly
16	22 oak	76	4 elm	136	5 elm	196	12 maple	256	6 holly
17	22 oak	77	4 elm	137	5 elm	197	12 maple	257	6 holly
18	20 oak	78	4 elm	138	8 maple	198	9 maple	258	6 holly
19	18 oak	79	8 maple	139	8 maple	199	9 maple	259	6 holly
20	20 oak	80	6 maple	140	8 maple	200	10 maple	260	6 holly
21	22 oak	81	6 maple	141	6 maple	201	9 maple	261	14 oak
22	22 oak	82	5 maple	142	8 maple	202	12 maple	262	13 oak
23	4 elm	83	10 maple	143	4 elm	203	12 maple	263	17 oak
24	4 elm	84	10 maple	144	7 maple	204	12 maple	264	18 oak
25	4 elm	85	8 maple	145	7 maple	205	8 dw	265	8 elm
26	17 elm	86	8 maple	146	7 maple	206	12 cm	266	7 elm
27	14 elm	87	8 maple	147	7 maple	207	14 cm	267	6 elm
28	12 elm	88	9 maple	148	9 maple	208	5 m	268	11 elm
29	12 elm	89	9 maple	149	6 maple	209	6 maple	269	15 oak
30	10 elm	90	8 maple	150	7 maple	210	6 maple	270	12 oak
31	15 elm	91	7 maple	151	8 maple	211	3 maple	271	13 oak
32	3 oak	92	8 maple	152	8 maple	212	4 maple	272	15 oak
33	8 maple	93	8 maple	153	7 maple	213	5 maple	273	16 oak
34	8 maple	94	8 maple	154	9 maple	214	13 cm	274	13 oak
35	4 maple	95	9 maple	155	7 maple	215	10 maple	275	12 oak
36	9 maple	96	9 maple	156	15 cm	216	3 maple	276	4 oak
37	8 maple	97	8 maple	157	14 cm	217	6 maple	277	3 oak
38	4 elm	98	7 maple	158	12 cm	218	6 maple	278	3 oak
39	4 elm	99	7 maple	159	23 oak	219	6 maple	279	3 oak
40	4 elm	100	4 elm	160	20 oak	220	6 maple	280	3 oak
41	4 elm	101	5 maple	161	22 oak	221	6 maple	281	3 oak
42	8 maple	102	5 maple	162	13 cm	222	13 cm	282	3 oak
43	7 maple	103	4 maple	163	16 cm	223	11 cm	283	3 oak
44	8 maple	104	4 elm	164	13 cm	224	14 cm	284	3 oak
45	8 maple	105	4 elm	165	16 cm	225	14 cm	286	10 oak
46	9 maple	106	8 maple	166	13 cm	226	7 maple	287	9 maple
47	7 maple	107	17 oak	167	13 cm	227	3 holly	288	10 maple
48	17 cm	108	17 oak	168	11 cm	228	4 holly	289	4 elm
49	15 cm	109	18 oak	169	14 cm	229	5 holly		
50	14 cm	110	4 elm	170	17 oak	230	23 oak		
51	15 cm	111	9 maple	171	23 oak	231	17 oak		
52	13 cm	112	26 oak	172	21 oak	232	12 oak		
53	15 cm	113	15 oak	173	25 oak	233	7 elm		
54	12 cm	114	12 oak	174	14 cm	234	4 elm		
55	16 cm	115	12 cm	175	16 cm	235	6 elm		
56	6 holly	116	16 cm	176	18 cm	236	6 elm		
57	6 holly	117	12 cm	177	13 cm	237	6 elm		
58	6 holly	118	12 cm	178	15 cm	238	8 elm		
59	6 holly	119	18 cm	179	16 cm	239	4 holly		
60	6 holly	120	14 cm	180	13 cm	240	4 holly		

ZONING INFORMATION

ZONING RESEARCH DATE: MARCH 2017

ZONING CLASSIFICATION

JURISDICTION: CITY OF ALPHARETTA

EX. ZONING: PSC (PLANNED SHOPPING CTR)

BR ZONING: PSC (PLANNED SHOPPING CTR.)

DRAWING RECORD

DRAWN BY:

2017122 - PS-4.dwg 09.27.18

TREE SURVEY

SHEET

TS-0

**LAND PLANNERS
ENGINEERS • SURVEYORS
TRANSPORTATION
LANDSCAPE ARCHITECTS**

**85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075**

**VOICE 770.650.7685
FAX 770.650.7684
www.paulsonmitchell.com**

PAULSON MITCHELL
INCORPORATED

PROJECT:

**ENCORE COMMONS
ADDITIONAL
DEVELOPMENT**

LAND LOTS 687, 688, 701, 702
1ST DISTRICT, 2ND SECTION
100 & 200 NORTHPOINT CENTER E
CITY OF ALPHARETTA
FULTON COUNTY, GA 30022

FOR:

**BRI 1870 NORTH
POINT, LLC**

1870 NORTH POINT PARKWAY,
SUITE 340
ATLANTA, GA 30339
(678) 324-1880

MP-18-09
ENCORE COMMONS/ACCESSO

460 East Paces Ferry Road, NE
Atlanta, GA 30305

Telephone: 404-351-8929
Fax: 404-351-8902



September 21, 2018
Paulson Mitchell Inc
300 North Point Parkway

I, Christie Bryant with Gunnison Tree Specialists, came out to do a Level 1 Basic Limited Visual Assessment of the trees at 100-300 North Point Parkway on 9-21-2018 by Christie Bryant. I walked or drove past all sides of all the trees.

Conditions levels are Good, Fair, and Poor. If they are dead or have excessive die-back I call them Dying.

Tree Number	Tree Size	Tree Species	Tree Condition
1	26"	LAUREL OAK	GOOD
2	19"	LAUREL OAK	FAIR
3	21"	LAUREL OAK	GOOD
4	21"	LAUREL OAK	FAIR
5	20"	LAUREL OAK	GOOD
6	18"	PEAR	FAIR
7	11"	PEAR	FAIR
8	3"	LAUREL OAK	GOOD
9	17"	PEAR	FAIR
10	17"	LAUREL OAK	FAIR
11	3"	LAUREL OAK	GOOD
12	25"	LAUREL OAK	GOOD
13	21"	LAUREL OAK	GOOD
14	17"	LAUREL OAK	FAIR
15	19"	LAUREL OAK	GOOD
16	22"	LAUREL OAK	GOOD
17	22"	PIN OAK	GOOD
18	20"	PIN OAK	GOOD
19	18"	PIN OAK	GOOD
20	20"	PIN OAK	GOOD
21	22"	WILLOW OAK	GOOD
22	22"	WILLOW OAK	GOOD
23	4"	ELM	GOOD
24	4"	ELM	GOOD

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25	4"	ELM	GOOD
26	17'	ELM	GOOD
27	14"	ELM	GOOD
28	12"	ELM	GOOD
29	12"	ELM	GOOD
30	10"	ELM	GOOD
31	15"	ELM	GOOD
32	3"	OAK	DYING
33	8"	MAPLE	GOOD
34	8"	MAPLE	FAIR
35	4"	MAPLE	GOOD
36	9"	MAPLE	GOOD
37	8"	MAPLE	GOOD
38	4"	ELM	GOOD
39	4"	ELM	GOOD
40	4"	ELM	GOOD
41	4"	ELM	GOOD
42	8"	MAPLE	FAIR
43	7"	MAPLE	FAIR
44	8"	MAPLE	POOR
45	8"	MAPLE	FAIR
46	9"	MAPLE	FAIR
47	7"	MAPLE	POOR
48	17"	HOLLY	GOOD
49	15"	HOLLY	GOOD
50	14"	HOLLY	GOOD
51	15"	HOLLY	GOOD
52	13"	HOLLY	GOOD
53	15"	HOLLY	GOOD
54	12"	HOLLY	GOOD
55	16"	HOLLY	GOOD
56	6"	HOLLY	GOOD
57	6"	HOLLY	GOOD
58	6"	HOLLY	GOOD
59	6"	HOLLY	GOOD
60	6"	HOLLY	GOOD

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61	6"	HOLLY	GOOD
62	6"	HOLLY	GOOD
63	6"	HOLLY	GOOD
64	6"	HOLLY	GOOD
65	8"	HOLLY	GOOD
66	8"	HOLLY	GOOD
67	8"	HOLLY	GOOD
68	6"	MAPLE	GOOD
69	10"	MAPLE	GOOD
70	8"	MAPLE	FAIR
71	9"	MAPLE	GOOD
72	4"	ELM	GOOD
73	4"	ELM	GOOD
74	4"	ELM	GOOD
75	4"	ELM	GOOD
76	4"	ELM	GOOD
77	4"	ELM	GOOD
78	4"	ELM	GOOD
79	8"	MAPLE	FAIR
80	6"	MAPLE	FAIR
81	6"	MAPLE	FAIR
82	5"	MAPLE	GOOD
83	10"	MAPLE	GOOD
84	10"	MAPLE	GOOD
85	8"	MAPLE	GOOD
86	8"	MAPLE	FAIR
87	8"	MAPLE	GOOD
88	9"	MAPLE	GOOD
89	9"	MAPLE	GOOD
90	8"	MAPLE	GOOD
91	7"	MAPLE	GOOD
92	8"	MAPLE	GOOD
93	8"	MAPLE	FAIR
94	8"	MAPLE	GOOD
95	9"	MAPLE	GOOD
96	9"	MAPLE	GOOD

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97	8"	MAPLE	GOOD
98	7"	MAPLE	GOOD
99	7"	MAPLE	GOOD
100	4"	ELM	GOOD
101	5"	MAPLE	GOOD
102	5"	MAPLE	GOOD
103	4"	MAPLE	GOOD
104	4"	ELM	GOOD
105	4"	ELM	GOOD
106	8"	MAPLE	GOOD
107	17"	WILLOW OAK	GOOD
108	17"	WILLOW OAK	GOOD
109	18"	WILLOW OAK	GOOD
110	4"	ELM	GOOD
111	15"	WILLOW OAK	GOOD
112	26"	WILLOW OAK	GOOD
113	15"	WILLOW OAK	GOOD
114	12"	WILLOW OAK	GOOD
115	12"	CRAPE MYRTLE	GOOD
116	16"	CRAPE MYRTLE	GOOD
117	12"	CRAPE MYRTLE	GOOD
118	12"	CRAPE MYRTLE	GOOD
119	18"	CRAPE MYRTLE	GOOD
120	14"	CRAPE MYRTLE	GOOD
121	16"	CRAPE MYRTLE	GOOD
122	21"	LAUREL OAK	GOOD
123	21"	WILLOW OAK	GOOD
124	21"	WILLOW OAK	GOOD
125	20"	LAUREL OAK	FAIR
126	17"	WILLOW OAK	GOOD
127	12"	CHERRY	GOOD
128	12"	CHERRY	GOOD
129	14"	CHERRY	GOOD
130	10"	CHERRY	GOOD
131	11"	MAPLE	GOOD
132	5"	ELM	GOOD

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133	7"	MAPLE	GOOD
134	9"	MAPLE	GOOD
135	6"	MAPLE	GOOD
136	5"	MAPLE	GOOD
137	5"	ELM	GOOD
138	8"	MAPLE	GOOD
139	8"	MAPLE	GOOD
140	8"	MAPLE	GOOD
141	6"	MAPLE	GOOD
142	8"	MAPLE	GOOD
143	4"	ELM	GOOD
144	7"	MAPLE	GOOD
145	7"	MAPLE	GOOD
146	7"	MAPLE	GOOD
147	7"	MAPLE	FAIR
148	9"	MAPLE	GOOD
149	6"	MAPLE	GOOD
150	7"	MAPLE	GOOD
151	8"	MAPLE	GOOD
152	8"	MAPLE	GOOD
153	7"	MAPLE	FAIR
154	9"	MAPLE	GOOD
155	7"	MAPLE	FAIR
156	9"	CRAPE MYRTLE	GOOD
157	14"	CRAPE MYRTLE	GOOD
158	12"	CRAPE MYRTLE	GOOD
159	23"	WILLOW OAK	GOOD
160	20"	WILLOW OAK	GOOD
161	22"	WILLOW OAK	GOOD
162	13"	CRAPE MYRTLE	GOOD
163	16"	CRAPE MYRTLE	GOOD
164	13"	CRAPE MYRTLE	GOOD
165	16"	CRAPE MYRTLE	GOOD
166	13"	CRAPE MYRTLE	GOOD
167	13"	CRAPE MYRTLE	GOOD
168	11"	CRAPE MYRTLE	GOOD

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169	14"	CRAPE MYRTLE	GOOD
170	17"	WILLOW OAK	GOOD
171	23"	WILLOW OAK	GOOD
172	21"	WILLOW OAK	GOOD
173	25"	WILLOW OAK	GOOD
174	14"	CRAPE MYRTLE	GOOD
175	16"	CRAPE MYRTLE	GOOD
176	18"	CRAPE MYRTLE	GOOD
177	13"	CRAPE MYRTLE	GOOD
178	15"	CRAPE MYRTLE	GOOD
179	16"	CRAPE MYRTLE	GOOD
180	13"	CRAPE MYRTLE	GOOD
181	16"	CRAPE MYRTLE	GOOD
182	25"	WILLOW OAK	GOOD
183	18"	WILLOW OAK	GOOD
184	24"	WILLOW OAK	GOOD
185	27"	WILLOW OAK	GOOD
186	12"	MAPLE	GOOD
187	12"	MAPLE	FAIR
188	12"	MAPLE	FAIR
189	12"	MAPLE	GOOD
190	12"	MAPLE	GOOD
191	12"	MAPLE	POOR
192	12"	MAPLE	GOOD
193	12"	MAPLE	GOOD
194	12"	MAPLE	GOOD
195	12"	MAPLE	GOOD
196	12"	MAPLE	GOOD
197	12"	MAPLE	GOOD
198	9"	MAPLE	GOOD
199	9"	MAPLE	GOOD
200	10"	MAPLE	GOOD
201	9"	MAPLE	GOOD
202	12"	MAPLE	FAIR
203	12"	MAPLE	FAIR
204	12"	MAPLE	GOOD

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205	8"	DOGWOOD	GOOD
206	12"	CRAPE MYRTLE	GOOD
207	14"	CRAPE MYRTLE	GOOD
208	5"	JAPANESE MAPLE	GOOD
209	6"	JAPANESE MAPLE	GOOD
210	6"	JAPANESE MAPLE	GOOD
211	3"	JAPANESE MAPLE	GOOD
212	4"	JAPANESE MAPLE	GOOD
213	5"	JAPANESE MAPLE	GOOD
214	13"	CRAPE MYRTLE	GOOD
215	10"	JAPANESE MAPLE	GOOD
216	3"	JAPANESE MAPLE	GOOD
217	6"	JAPANESE MAPLE	GOOD
218	6"	JAPANESE MAPLE	GOOD
219	6"	JAPANESE MAPLE	GOOD
220	6"	JAPANESE MAPLE	GOOD
221	6"	JAPANESE MAPLE	GOOD
222	13"	CRAPE MYRTLE	GOOD
223	11"	CRAPE MYRTLE	GOOD
224	14"	CRAPE MYRTLE	GOOD
225	14"	CRAPE MYRTLE	GOOD
226	7"	MAPLE	POOR
227	3"	HOLLY	GOOD
228	4"	HOLLY	GOOD
229	5"	HOLLY	GOOD
230	23"	WILLOW OAK	GOOD
231	17"	PIN OAK	GOOD
232	12"	PIN OAK	FAIR
233	7"	ELM	GOOD
234	4"	ELM	GOOD
235	7"	MAPLE	FAIR
236	6"	ELM	GOOD
237	6"	ELM	FAIR
238	8"	ELM	GOOD
239	4"	HOLLY	GOOD
240	4"	HOLLY	GOOD

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241	4"	HOLLY	GOOD
242	5"	HOLLY	GOOD
243	5"	HOLLY	GOOD
244	7"	MAPLE	GOOD
245	5"	HOLLY	GOOD
246	5"	HOLLY	GOOD
247	5"	HOLLY	GOOD
248	4"	HOLLY	GOOD
249	6"	HOLLY	GOOD
250	6"	HOLLY	GOOD
251	5"	HOLLY	GOOD
252	6"	HOLLY	GOOD
253	6"	HOLLY	GOOD
254	6"	HOLLY	GOOD
255	6"	HOLLY	GOOD
256	6"	HOLLY	GOOD
257	6"	HOLLY	GOOD
258	6"	HOLLY	GOOD
259	6"	HOLLY	GOOD
260	6"	HOLLY	GOOD
261	14"	PIN OAK	GOOD
262	13"	PIN OAK	GOOD
263	17"	PIN OAK	GOOD
264	18"	PIN OAK	GOOD
265	8"	ELM	GOOD
266	7"	ELM	GOOD
267	6"	ELM	FAIR
268	11"	ELM	GOOD
269	15"	LAUREL OAK	GOOD
270	12"	LAUREL OAK	GOOD
271	13"	LAUREL OAK	FAIR
272	15"	LAUREL OAK	GOOD
273	16"	LAUREL OAK	FAIR
274	12"	LAUREL OAK	GOOD
275	12"	LAUREL OAK	GOOD
276	4"	PIN OAK	GOOD

ENCORE COMMONS/ACCESSO

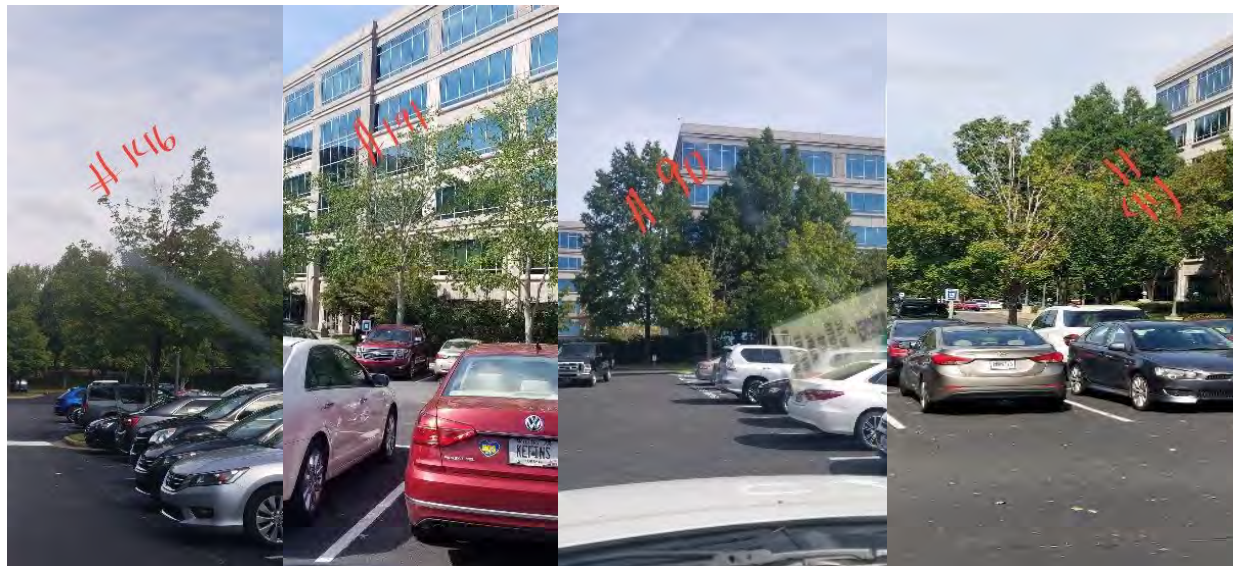
460 East Paces Ferry Road, NE
Atlanta, GA 30305

Telephone: 404-351-8929
Fax: 404-351-8902



277	3"	PIN OAK	GOOD
278	3"	PIN OAK	GOOD
279	3"	PIN OAK	GOOD
280	3"	PIN OAK	GOOD
281	3"	PIN OAK	GOOD
282	3"	PIN OAK	GOOD
283	3"	PIN OAK	GOOD
284	3"	PIN OAK	GOOD
285	Number skipped		
286	10"	MAPLE	GOOD
287	9"	MAPLE	GOOD
288	10"	MAPLE	GOOD
289	4"	ELM	GOOD

My photos of the 3 fair Bradford Pears did not turn out .They are invasive and should not be an issue.



MP-18-09

ENCORE COMMONS/ACCESSO

460 East Paces Ferry Road, NE
Atlanta, GA 30305

Telephone: 404-351-8929

Fax: 404-351-8902



Christie Bryant

404-558-8806 Cell
ISA Arborist SO-6310A
Georgia Cert. Landscape Prof.
GA Pesticide License Cat. 24 Tree and Ornamental



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: MP-18-10 NOTTING HILL OF ALPHARETTA

PLANNING COMMISSION: DECEMBER 6, 2018

CITY COUNCIL: DECEMBER 17, 2018

II. RECOMMENDATION:

Deny MP-18-10 Notting Hill of Alpharetta

IF APPROVAL is considered, the following condition are recommended:

1. The site, consisting of approximately 2.82 acres, shall be developed substantially similar to plan prepared by AEC, dated 11/27/2018, 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. To the extent of any conflict between these conditions and prior Master Plan conditions, these conditions shall control.
2. Old Milton Holdings Master Plan residential density shall be limited to no more than 7.41 du/acre.
3. Building setbacks shall be: 30' on Thompson Street, 10' on Park Street, and 5' internal property lines.
4. Thompson Street and Park Street shall generally be improved as follows: 36' half width right-of-way to incorporate 8' sidewalk (concrete with brick paver banding), 6' planting area, 8' on-street parking, and 10' travel lane, with final approval by Staff. Park Street streetscape shall be modified to include the Alpha Loop. Final streetscape shall match the approved streetscape standards and include decorative pedestrian lighting as approved by Staff.
5. Roadways with on-street parking shall incorporate curb extensions at intersections.
6. Townhomes shall accommodate 3.75 parking spaces per unit within a garage, driveway, off-street parking areas and/or on-street parking adjacent to the subject site. Guest parking areas and garage doors shall be screened from the public right-of-way. Residential driveways used to meet parking requirements shall be a minimum 18' from garage to alley.
7. Open/green space shall be equal to or more than the open/green space provided on the 1/22/2017 plan, which is approximately 1.5 acres.
8. Linear Park shall be developed along Thompson Street with a minimum 30' width and including an 8' sidewalk and improved greenspace, as approved by Staff. Linear park shall include stacked stone, brick or granite wall, with under ledge lighting, between residential buildings and linear park with final approval by Staff. Seating areas/benches, street furniture and a public art pedestal shall be provided as approved by Staff. Applicant shall provide a permanent easement to the City for the linear park and area shall be maintained by the HOA.
9. Linear Park and amenity areas shall include a mix of trees, shrubs, and ground covers of varying heights, textures and colors, as approved by Staff.
10. Development shall not be gated.
11. Architecture and materials shall be substantially similar to submitted renderings, except for modifications required to comply with these conditions and Downtown Consultant/Staff comments, and in compliance with the Downtown Code, subject to Staff approval. 4-sided architecture and materials shall be required.
12. Thompson Street units shall include courtyards with low decorative walls between linear park and unit.
13. Developer shall construct a 10' concrete, accessible multi-use trail (Alpha Loop) along Park Street, with final alignment/design/materials approved by Staff and construction completed prior to the first CO. Alpha Loop shall be placed within the public right-of-way or a permanent easement shall be provided. A minimum 5' planting strip shall be provided between Park Street and the Alpha Loop. Alpha Loop shall including seating/gathering areas, lighting (pedestrian and bollards), landscape and hardscape. Wayfinding signage shall be placed at key locations along the trail. Alpha Loop improvements shall be eligible for impact fee credits, as approved by Staff. Alpha Loop shall maintain a minimum 20' setback from residential buildings, as approved by Staff.
14. Minimum 5' heavily planted landscape strip shall be required adjacent to the property to the west and south and shall be expanded up to 15', where possible.
15. All buildings shall have connectivity to the public sidewalk system.
16. Pedestrian-scale lighting shall be provided throughout the development.
17. Fencing visible from the public right-of-way shall be decorative, as approved by Staff. Unfinished wood fences and decks shall not be visible from the street.
18. Developer shall save the following trees: #170 (38" Water Oak) OR #179 (24" Magnolia) and 16" Magnolia.

19. Developer shall identify locations with significant tree groupings and incorporate those groupings into the final site plan, as approved by Staff.
20. 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.
21. Corner of Thompson and Park Street shall be heavily landscaped, including a decorative wall and focal point feature, as approved by Staff.
22. Decorative paver aprons shall be required at each project driveway, as approved by Staff.
23. Landscape, hardscape, fences and walls shall compliment materials used in Phase I of the Master Plan. A detailed landscape plan shall be required, subject to approval by Staff.
24. Developer shall provide easement to allow for a future connection between the property and the Post Office property through the East-West street/driveway.
25. Widths/lengths of fire department access road shall comply with Appendix D – Fire Apparatus Access Roads.
26. Streets less than 24' wide shall be marked "No Parking".
27. Overhead utilities shall be placed underground.
28. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.

III. REPORT IN BRIEF:

The applicant, Notting Hill of Alpharetta, LLC, is requesting a master plan amendment to the Old Milton Holdings Master Plan to allow for the construction of 63 'For-Sale' townhome units on 2.82 acres designated Phase II of the Old Milton Holdings Master Plan. The subject property was previously approved for 42 'For-Sale' stacked flat condominium units. The property is located on the southwest corner of Park Street and Thompson Street.

DISCUSSION

The submitted request, if approved, will allow for the construction of 63 'For-Sale' townhomes on 2.82 acres designated Phase II of the Old Milton Holdings Master Plan. The proposed overall residential density for the Old Milton Holdings Master Plan is 7.41 dwelling units per acre. The property is currently approved for 42 'For-Sale' stacked flat condominium units. The property is located on the southwest corner of Park Street and Thompson Street.

Properties surrounding the subject property are zoned MU (Mixed Use) to the east, DT-LW (Downtown Live-Work) to the north, and O-I (Office-Institutional) and O-P (Office-Professional) to the west. Surrounding properties include the Old Milton Holdings development (The Foundry) to the east, Thompson Street Investments (Edward Andrews Homes) to the north, US Post Office and office buildings to the west and the WellStar medical office building is under construction to the south. The subject property and surrounding properties have a future land use designation of Mixed Use Live Work, which allows the proposed use.

Phase II of the Old Milton Holdings Master Plan is the 5.68-acre property on the west side of Park Street, which consists of the applicant's property, as well as the WellStar medical office site currently under construction. The Master Plan was originally approved on March 30, 2015 as a mixed-use development. Stacked flats were approved on the portion of the 5.68-acre property fronting Old Milton Parkway. The remaining property was rezoned to DT-LW on March 28, 2016 to allow seven (7) 'For-Sale' townhome units and ten (10) single-family detached homes. Phase II of the Master Plan was amended again in early 2017 to allow 42 stacked flats and a 40,000 square foot office building, which resulted in a 31-unit reduction in the overall number of residential units. The table below reflects the original and current approvals, as well as the applicant's proposal and net change to the Old Milton Holdings Master Plan.

Old Milton Holdings Master Plan

	Original Master Plan	Current Master Plan	Proposed Master Plan	Net Change
Acreage	21.07 ac	23.89 ac	23.89 ac	
Residential	21 SFD 111 TH 54 Stacked Flats	25 SFD 89 TH 42 Stacked Flats	25 SFD 152 TH	-42 Stacked Flats +63 Townhomes
Density	8.83 du/ac	6.53 du/ac	7.41 du/ac	+0.88 du/ac

The Downtown Master Plan 5-Year market demand study reflects a 'For-Sale' townhome demand potential of 185 – 210 units. The demand analysis is intended to be a measure of market viability, not a prediction or recommendation for Downtown development. As shown in the tables below, a total of 269 'For-Sale' townhome units have been approved in the four (4) years since the 2015 Downtown Master Plan update.

Downtown Overlay – Residential Approvals since the 2015 Downtown Master Plan Update

Development Name	Type	Acres	Density
Southerton/Aycock	10 SFD	1.23 acres	8.1 units/acre
City Center	42 SFD, 168 For-Rent	25 acres	8.0 units/acre
Midwick	17 SFD, 23 TH	5.85 acres	6.8 units/acre
Old Milton Holdings/Notting Hill	25 SFD, 89 TH, 42 Condo (High)	23.89 acres	6.5 units/acre
Thompson Street Flats (Kairos)	24 Condo (High)	2.39 acres	10.0 units/acre
Thompson St/Burnett Circle	43 TH	5.72 acres	7.5 units/acre
Lehigh Homes	9 SFD	3.1 acres	2.9 units/acre
Teasley Place	24 Condo (High)	2.2 acres	10.9 units/acre
East of Main	60 SFD, 42 TH	13.87 acres	7.35 units/acre
West of Main*	23 TH	2.39 acres	9.6 units/acre
Twelve on Canton	12 SFD	5.46 acres	2.2 units/acre
Perling – S. Main/Devore	58 SFD, 80 Condo (Mid)	12.91 acres	10.7 units/acre
Tiffany Square	22 SFD	3.26 acres	6.75 units/acre
Chelsea Walk	49 TH	7.04 acres	7.0 units/acre
Taylor Morrison Cumming Street	58 SFD	11.7 acres	4.96 units/acre
Villa Magnolia	26 SFD	3.53 acres	7.37 units/acre

*Approved prior to Downtown Master Plan update, but conditions of zoning amended in 2017.

Residential Type	Number Approved
Single-Family Detached	339 units
Townhome	269 units
Condominium (Entry – Mid)	80 units
Condominium (High-End)	90 units
For-Rent	168 units
TOTAL	946 units (82% For-Sale/18% For-Rent)

SITE PLAN

The submitted site plan depicts 63 townhome units in 14, three (3) story buildings. Townhomes are depicted along Thompson Street, as well as, south of the alley and a grouping of townhome buildings fronting greenspace at the southwest corner of the property. Townhome buildings are proposed to be served by alleys. As shown in the graphics below, the approved site plan depicts stacked flat buildings oriented to greenspace along Thompson Street. The applicant provided an open/green space analysis of the existing

and proposed site plans, which shows that the open/green space will remain the same at 1.23 acres. However, the applicant's analysis did not count open/green areas on the current approved plan that were counted on the proposed plan. Therefore, the applicant's proposed site plan would likely have less open/green space than the previously approved site plan.

Approved Site Plan



Proposed Site Plan



Two (2) project driveways provide access to the site from Thompson Street and Park Street. Eight-foot (8') sidewalks are depicted along Thompson Street and Park Street. Minimum building setbacks are depicted to be 30' on Thompson Street, 10' on Park Street and 5' – 10' on internal property lines.

Townhomes (2+ bedrooms) require (2) parking space per unit, plus 0.15 parking spaces per unit for guests. All units are proposed to have a tandem, 2-car garage; however, only Units 27 – 48 have minimum 18' driveways to accommodate additional parking for guests. Units 1 – 26 have driveways that are five-feet (5') or less and Units 49 – 63 do not have driveways. A total of 15 guest spaces are provided within the development and another 23 on-street, parallel parking spaces are provided on Thompson Street and Park Street. Including on-street parking and guest spaces, a total of 38 excess parking spaces would be available for guests of the 63 townhome units. City Council recently approved a townhome and condominium development on Haynes Bridge Road at Devore Road, which provided 3.75 parking spaces per unit. If approval is considered, a condition is recommended requiring 3.75 parking spaces per unit.

A 30' wide linear park (civic area) is depicted along Thompson Street and includes a sidewalk and greenspace. It is recommended that the linear park include improvements such as seating areas, decorative pedestrian lighting and public art pedestals. A 10' landscape strip is provided along Park Street and adjacent to the adjacent WellStar site to the south.

There are several specimen trees on the property, consisting of a mixture of Pines, Oaks, Poplars, Sweet Gums and Magnolias. Previous master plan conditions required a Pecan tree to be saved at the corner of Old Milton Parkway and Park Street on the WellStar site. The proposed site plan does not depict any tree saves. If approved, the developer should save two (2) Magnolias near the corner of Thompson Street and Park Street or a 37" Water Oak in the southwest corner of the site.

BUILDING ELEVATIONS

The Old Milton Holdings Master Plan includes conditions of zoning related to residential architecture, materials, details and orientation of buildings. Residential buildings on the subject property should comply with the Master Plan conditions below and/or comply with the Downtown Code with respect to building architecture, materials and design.

28. Residential architecture shall be representative of southern classic style. Commercial and office shall be European or English style as in picture shown as exhibit A. All uses and/or buildings shall coordinate architecture. Design Review Board shall review townhomes, stacked flats and retail/restaurant and office building architecture. Site and landscape plan for commercial portion shall also require Design Review Board approval.

30. Buildings along Old Milton Parkway, Thompson Street, Westside Parkway and Park Street shall face those streets to the greatest extent possible with garages located to the rear of the buildings. In cases where the side of the building faces those streets, the sides shall be designed to have the appearance of facing those streets. There shall be no visible rear yards along Old Milton Parkway.

As depicted in the building elevations below, the 3-story townhome buildings are proposed in the Italianate architectural style, consisting of brick with a flat roof and balconies and porches. According to the applicant, townhome units are proposed to be 16' wide. Since the side and rear of units will likely be visible from Thompson Street and Park Street, it is recommended that buildings have 4-sided architecture and materials.



Building elevations were reviewed by the City's Downtown Consultant, who had the following comments:

- Revised elevations look much better. Need to develop authentic details.

- Rendering too simplistic and not conducive to showing historic masonry details (see example below)



TRAFFIC

The applicant submitted trip generation figures for the proposed project. As shown in the table below, the proposed use would generate 64 PM Peak Hour trips.

USE	PROGRAM TOTAL S.F.	AM Peak Factor	Total AM Peak	PM Peak Factor	Total PM Peak	Total Trips Per Day Factor	Total Trips Per Day
Retail	0 s.f.	1.03	0	3.74	0	42.92	0
Restaurant	0 s.f.	14.62	0	19.38	0	130.34	0
Office	0 s.f.	1.56	0	1.49	0	11.01	0
Hotel	0 rooms	0.64	0	0.74	0	8.92	0
Mini-Warehouse	0 s.f.	0.28	0	0.29	0	2.50	0
Residential (Senior)	0 units	0.21	0	0.23	0	3.48	0
Residential (Multi-Family)	0 units	0.44	0	0.54	0	5.86	0
Residential (Single-Family)	63 units	0.77	49	1.02	64	9.57	603
Totals			49		64		603

SCHOOLS

Residential development is known to increase school enrollment. Fulton County calculated the potential maximum number of children who may live on the property by using the Fulton County Schools standard calculation to identify the number of children that a residential development will generate. The following chart outlines these figures:

FULTON COUNTY SCHOOLS – 63 Townhome Units

School	Single Family Average #
Manning Oaks Elementary School	3 to 13 students
Hopewell Middle School	1 to 4 students
Alpharetta High School	4 to 12 students
TOTAL	8 to 29 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 8 – 29 school age children. It was previously determined that the 42 Stacked Flats would generate approximately 3 – 11 school age children. Numbers provided by Fulton County Schools show that all three (3) schools are currently over capacity.

CONCURRENCES

City Staff has reviewed the applicant's proposal and finds that it could generally support the request for master plan amendment. The proposal would result in a use that is consistent with the Comprehensive Land Use Plan designation of the property and the proposed residential density (7.41 dwelling units/acre) is less than the original Old Milton Holdings Master Plan density, which was 8.83 dwelling units/acre. However, Staff has concerns that the proposed site plan has less open/green space than the previously-approved plan. In addition, the site plan does not reflect any tree save areas and parking appears to be insufficient. If these items were addressed Staff could support the change in product. If approved, conditions are recommended requiring sufficient parking, tree save areas and an equivalent amount of open/green space.

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. According to the applicant's public participation report, no comments have been received.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on November 14, 2018. There were no public comments reflected on the sign-in sheet.

IV. ATTACHMENTS:

- Site Plan
- Elevations

Exhibit E

PC CONDITIONS ONLY IF APPROVAL IS CONSIDERED IN WORD

IF APPROVAL is considered, the following condition are recommended:

1. The site, consisting of approximately 2.82 acres, shall be developed substantially similar to plan prepared by AEC, dated 11/29/2018, 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. To the extent of any conflict between these conditions and prior Master Plan conditions, these conditions shall control.
2. Old Milton Holdings Master Plan residential density shall be limited to no more than 7.41 du/acre.
3. Building setbacks shall be: 30' on Thompson Street, 10' on Park Street, and 5' internal property lines.
4. Thompson Street and Park Street shall generally be improved as follows: 36' half width right-of-way to incorporate 8' sidewalk (concrete with brick paver banding), 6' planting area, 8' on-street parking, and 10' travel lane, with final approval by Staff. Park Street streetscape shall be modified to include the Alpha Loop. Final streetscape shall match the approved streetscape standards and include decorative pedestrian lighting as approved by Staff.
5. Roadways with on-street parking shall incorporate curb extensions at intersections.
6. Guest parking areas and garage doors shall be screened from the public right-of-way. Residential driveways used to meet parking requirements shall be a minimum 18' from garage to alley.
7. Open/green space shall be equal to or more than the open/green space provided on the 1/22/2017 plan, which is approximately 1.43 acres.
8. Linear Park shall be developed along Thompson Street with a minimum 30' width and including an 8' sidewalk and improved greenspace, as approved by Staff. Linear park shall include stacked stone, brick or granite columns with under ledge lighting, hedges and landscaping between residential buildings and linear park. Seating areas/benches, street furniture and a public art pedestal shall be provided as approved by Staff. The linear park shall be maintained by the HOA.
9. Linear Park and amenity areas shall include a mix of trees, shrubs, and ground covers of varying heights, textures and colors, as approved by Staff.
10. Development shall not be gated.
11. Architecture and materials shall be substantially similar to submitted renderings, except for modifications required to comply with these conditions and Downtown Consultant/Staff comments, and in compliance with the Downtown Code, 4-sided architecture and materials shall be required.
12. Developer shall construct an 8' concrete, accessible multi-use trail (Alpha Loop) along Park Street, with final alignment/design/materials approved by Staff and construction completed prior to the first CO. Alpha Loop shall be placed within the public right-of-way or a permanent easement shall be provided. A minimum 5' planting strip shall be provided between Park Street and the Alpha Loop. On street parking may be located within the 5' planting strip area. Alpha Loop shall include lighting (pedestrian and bollards), landscape and hardscape. A wayfinding sign shall be placed at a key location along the trail. Alpha Loop improvements shall be eligible for impact fee credits, as approved by Staff. Alpha Loop shall maintain a minimum 10' setback from residential buildings.

Deleted: 7

Deleted: Townhomes shall accommodate 3.75 parking spaces per unit within a garage, driveway, off-street parking areas and/or on-street parking adjacent to the subject site.

Deleted: 5

Deleted: wall,

Deleted: with final approval by Staff.

Deleted: Applicant shall provide a permanent easement to the City for t

Deleted: and area

Deleted: , subject to Staff approval

Deleted: <#>Thompson Street units shall include courtyards with low decorative walls between linear park and unit.¶

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Deleted: <#>, as approved by Staff

PC CONDITIONS ONLY IF APPROVAL IS CONSIDERED IN WORD

13. Minimum 5' heavily planted landscape strip shall be required adjacent to the property to the west and south and shall be expanded up to 15', where possible.
14. All buildings shall have connectivity to the public sidewalk system.
15. Pedestrian-scale lighting shall be provided throughout the development.
16. Fencing visible from the public right-of-way shall be decorative, as approved by Staff. Unfinished wood fences and decks shall not be visible from the street.
17. ~~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.~~
18. Corner of Thompson and Park Street shall be heavily landscaped, including a decorative wall and focal point feature, as approved by Staff.
19. Decorative paver aprons shall be required at each project driveway, as approved by Staff.
20. Landscape, hardscape, fences and walls shall compliment materials used in Phase I of the Master Plan. A detailed landscape plan shall be required, subject to approval by Staff.
21. Developer shall provide easement to allow for a future connection between the property and the Post Office property through the East-West street/driveway.
22. Widths/lengths of fire department access road shall comply with Appendix D – Fire Apparatus Access Roads.
23. Streets less than 24' wide shall be marked "No Parking".
24. ~~New~~ utilities shall be placed underground.
25. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.

Deleted: <#>Developer shall save the following trees: #170 (38" Water Oak) OR #179 (24" Magnolia) and 16" Magnolia.¶
 <#>Developer shall identify locations with significant tree groupings and incorporate those groupings into the final site plan, as approved by Staff.¶

Deleted: Overhead

Staff's Response to Applicant Proposed IF APPROVAL IS CONSIDERED Conditions

Good afternoon Planning Commissioners.

Please find attached supplemental information provided by the applicant for the Notting Hill item. Staff has reviewed the applicant's condition markups (Exhibit E attached) and we are okay with the following changes:

1. Okay with change to date.
7. Okay with change to acreage.
8. Okay with proposed changes, except keep 'with final approval by Staff' and keep 'Applicant shall provide a permanent easement to the City for the linear park and area shall be maintained by the HOA.'
12. Okay with deleting this item.
13. Okay with changes, except keep 'seating' and 'as approved by Staff'. Staff recommended that the 2nd to last sentence should be amended to state, "Alpha Loop improvements, outside of required 6' sidewalk, shall be eligible for impact fee credits, as approved by Staff."
27. Okay with change, but recommend adding a sentence that states, "10' landscape strip on Park Street shall be exclusive of overhead utilities and utility easements."

12/5/2018

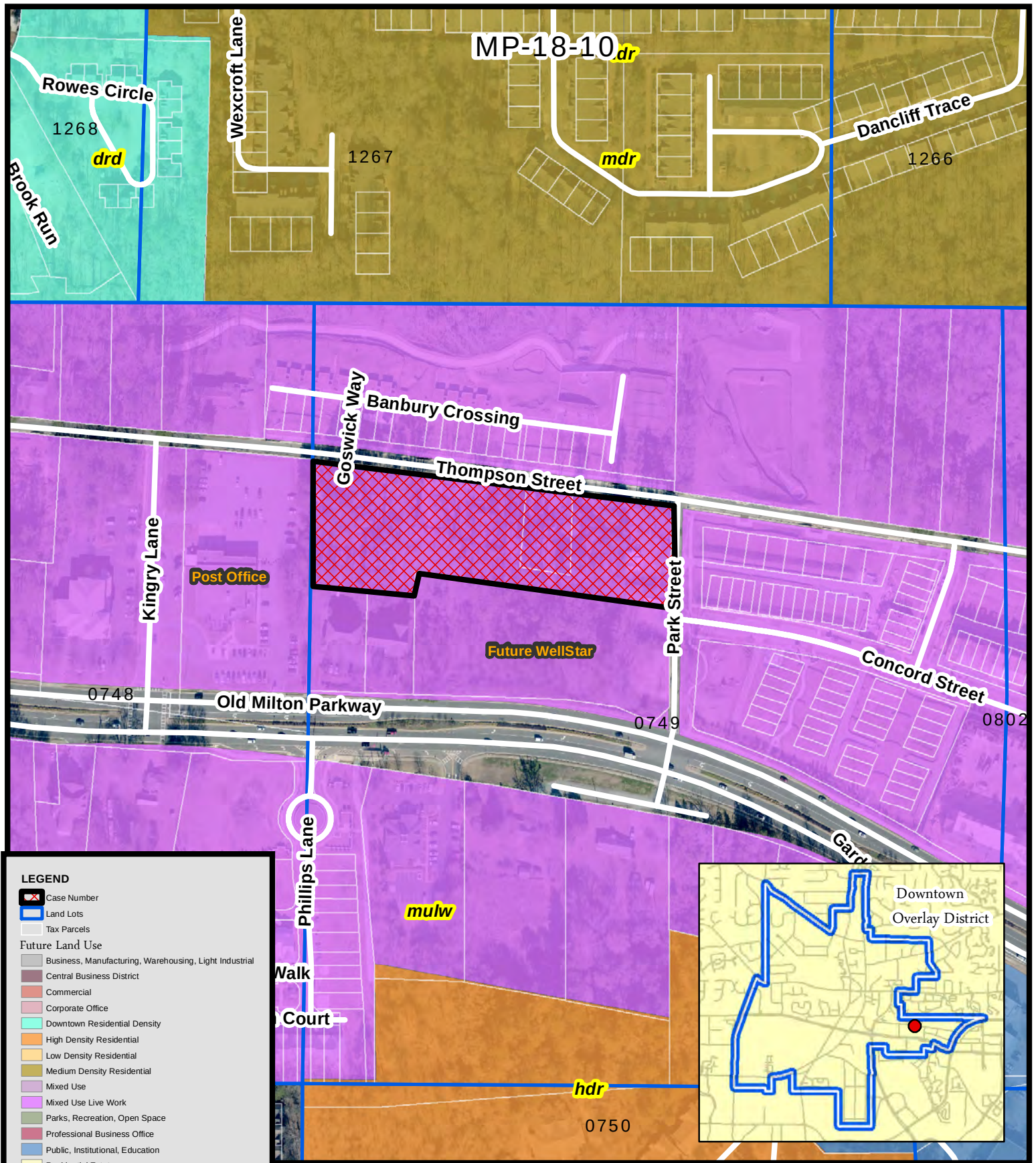


Aerial Map
Notting Hill of Alpha LLC
Thompson Street

MP-18-10
D/LL: 1/2/749
PC Date: 12/06/18
CC Date: 12/17/18

Location Map Provided by:
Community Development - GIS



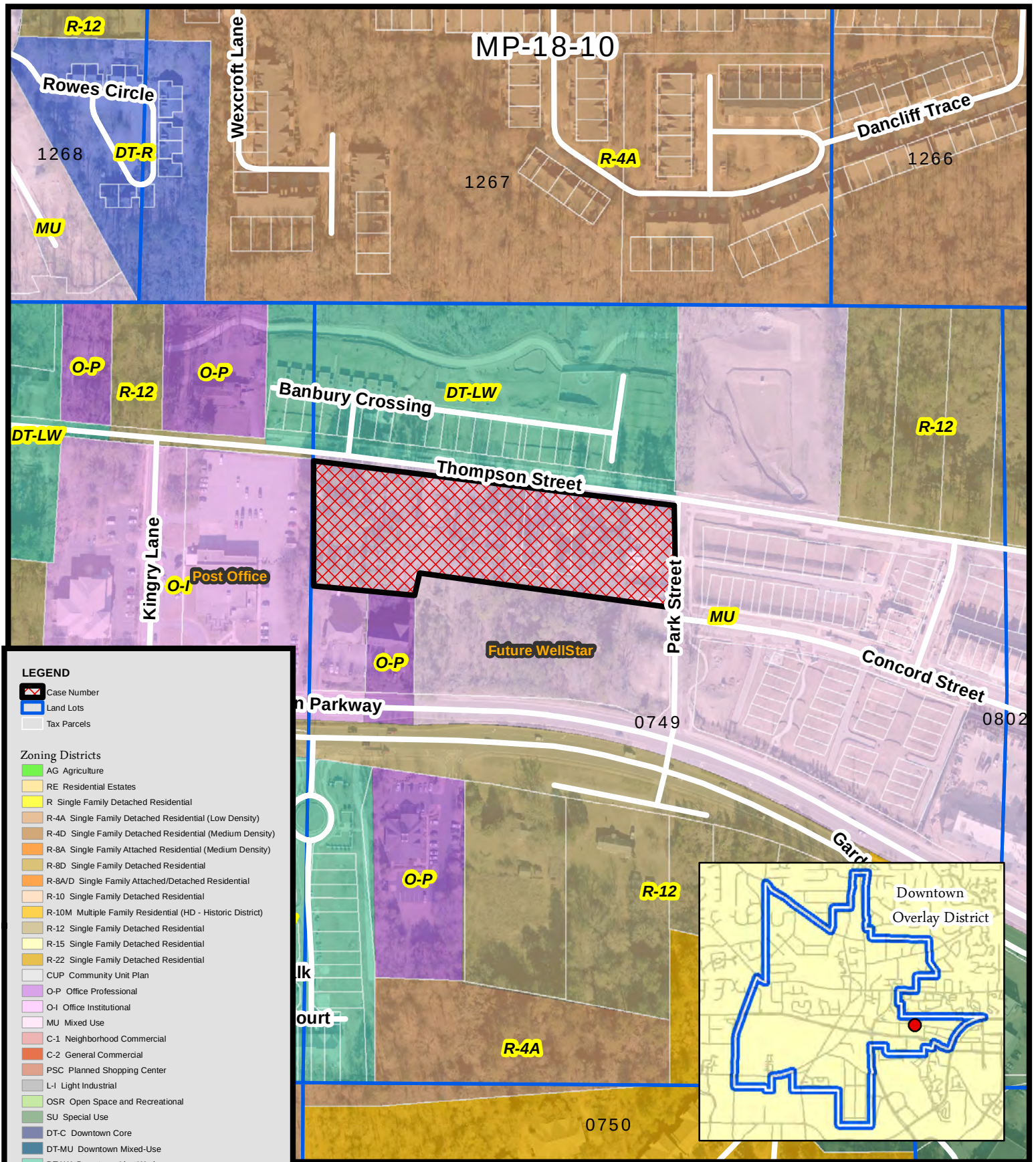


Future Land Use
Notting Hill of Alpha LLC
Thompson Street

MP-18-10
D/LL: 1/2/749
PC Date: 12/06/18
CC Date: 12/17/18

Location Map Provided by:
Community Development - GIS



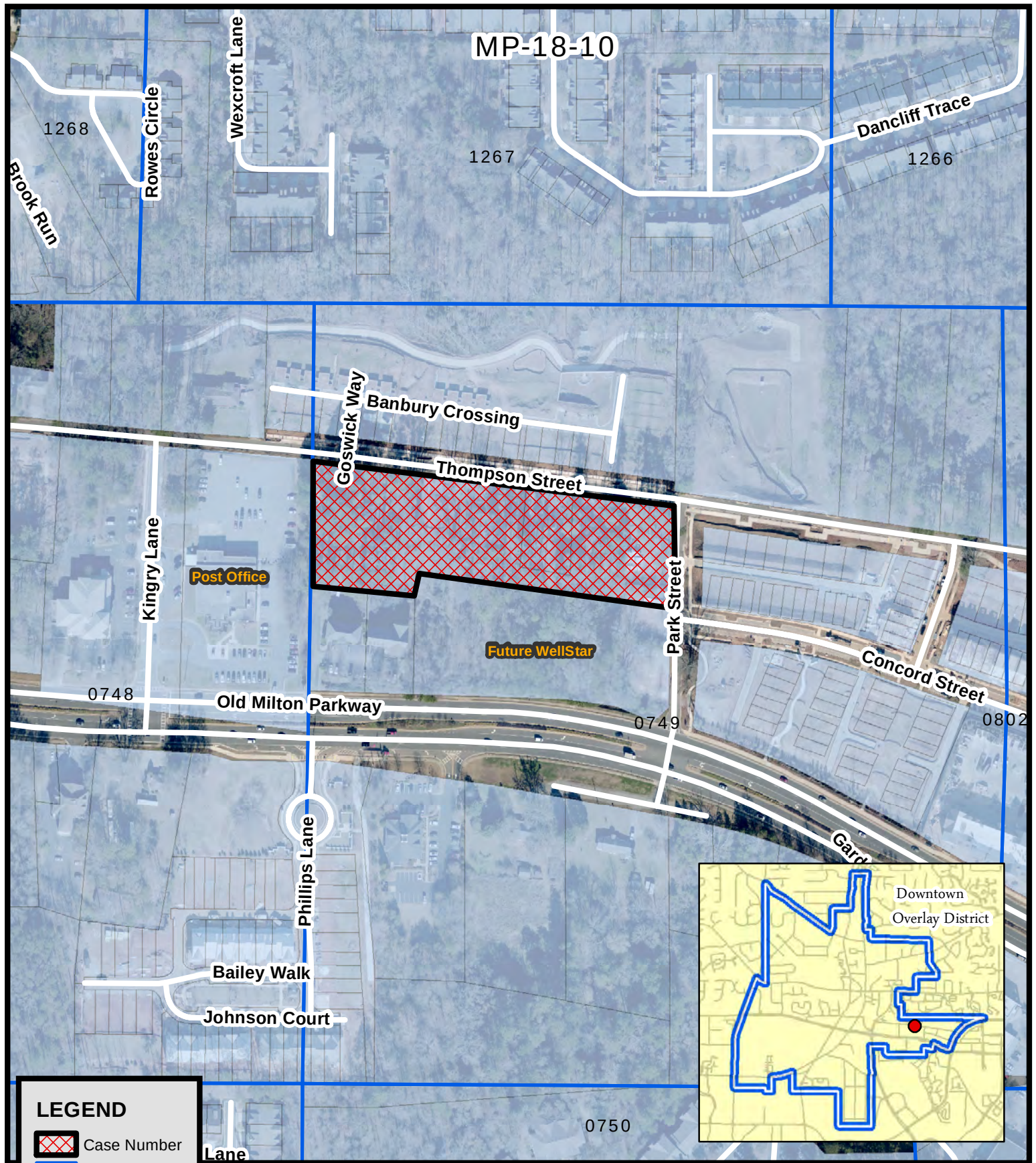


Zoning Map Notting Hill of Alpha LLC Thompson Street

MP-18-10
D/LL: 1/2/749
PC Date: 12/06/18
CC Date: 12/17/18

Location Map Provided by:
Community Development - GIS





Location Map
Notting Hill of Alpha LLC
Thompson Street

MP-18-10
D/LL: 1/2/749
PC Date: 12/06/18
CC Date: 12/17/18

Location Map Provided by:
Community Development - GIS





Julie L. Sellers
404.665.1242

Email:
jsellers@pftlegal.com

December 5, 2018

VIA EMAIL AND U.S. MAIL

Alpharetta Planning Commission
c/o Kathi Cook, Director of Community Development
City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

Re: Notting Hill of Alpharetta, LLC; MP-18-10

Dear Planning Commissioners:

We look forward to presenting the master plan modification application to you on Thursday. In the interest of time, we wanted to provide you with the background information about the existing mixed-use development and address the three areas of concerns raised by the staff report.

Property History:

In 2015, the City approved a Mixed-Use zoning for 21 acres at the corner of Old Milton Parkway and Westside Parkway. The original approval provided 21 single family homes, 111 townhomes, and 54 stacked flats (8.82 units/acres), a commercial/retail center at the corner, and a portion of the Alpha Loop in a park with a pond on the north side of Thompson. The commercial development is now fully constructed and known as Liberty Park Village and a portion of the residential development is under construction as the Foundry. A copy of the original site plan is attached as Exhibit A.

In 2016, the owner was able to acquire additional property on Thompson Street and requested a modification to add the additional property, move the stacked flats from Old Milton to Thompson Street, and add a medical office building on Old Milton. This application was generally referred to as Phase II. The Thompson Street parcels present topographical challenges and the original plan did not include any trees saved on the Phase II plans. During the process, the applicant agreed to redesign the plans and save a cluster of trees at the corner of Old Milton Parkway and Park. The Phase II modification approved 42 stacked flats on Thompson Street. The approved site plan is attached as Exhibit B.

Requested Modifications/Proposed Site Plan:

Due to the construction cost and the presale obligations for construction financing, the current site plan for stacked flats is not economically viable. The overall master plan as currently approved is attached as Exhibit C. The highlighted portion of the site plan reflects the property proposed to change from stacked flats to townhomes. We have requested a modification to those



zoning conditions that specified the stacked flats. The townhome site plan is attached as Exhibit D.

The approval of this modification will allow for the construction of quality homes that will fit into the "missing middle" price point that is lacking in Alpharetta. These townhomes are 16' feet in width and will provide a more financially feasible option for the thousands of employees that travel to Alpharetta for their careers but live outside the City. There are currently 95,180 jobs within 3 miles of Avalon. From these 95,180 jobs, 88,160 of those employed are currently living outside of the 3 mile radius from Avalon and only 27,000 people live within those 3 miles. The builder, Edward Andrews Homes, is currently constructing Midwick on the north side of Thompson Street directly across from these proposed townhomes.

The staff report acknowledges general support for this application and highlighted three areas of concern (1) green space, (2) tree save areas, and (3) parking.

Green space: After further discussion with the staff and the comparison between the currently approved stacked flats site plan and the proposed townhome plan, the amount of green space is equal on both plans.

Tree save: The tree save area is the same tree save area for the currently approved plans (corner of Old Milton and Park). If the stacked flats were economically viable to construct, no trees would be saved on the property fronting Thompson Street and the same is true for the proposed site plan. Thus, there is no difference between the already approved plans and this request. One area of change is the new request to install the Alpha Loop connection along Park Street. The Applicant is agreeable to provide the connection as set forth in the revised conditions attached as Exhibit E. The landscaping of the Linear Park, Alpha Loop connection, and the other green space will add trees and attractive landscaping to enhance the overall Mixed-Use development.

Parking: The staff report refers to a recent City Council approval of 3.75 parking spaces per unit. The minimum parking requirement for the townhomes under the UDC is roughly 2.15 spaces/unit or 136 spaces for the 63 townhomes. The site plan reflects 164 parking spaces on the townhome parcel or adjacent. Because this is a portion of the overall Mixed-Use Development, parking should be considered in the context of the spaces in the overall development. There are 671 residential parking spaces in the overall mixed use project or 3.8125 spaces per residential unit. In addition, the commercial center has excess parking (108 required/ 227 provided). This development is ideally situated as a walkable location convenient to both City Center and Avalon where residents can live and easily walk to their offices in the general area.

We provided the above information to the City's Planning Department after the staff report was prepared. The owner and the builder have been instrumental in transforming this section of the City and look forward to working with you and the City's staff to continue those efforts. The need

Alpharetta Planning Commission
December 5, 2018
Page 3

for quality homes with a more attainable price is critical for any successful and vibrant city. Thank you in advance for your time and we look forward to seeing you Thursday.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Julie L. Sellers', with a long horizontal flourish extending to the right.

Julie L. Sellers
Doug Dillard

Enclosures

12/5/18

EXHIBIT A
PREVIOUSLY APPROVED SITE PLAN 2015

Exhibit A

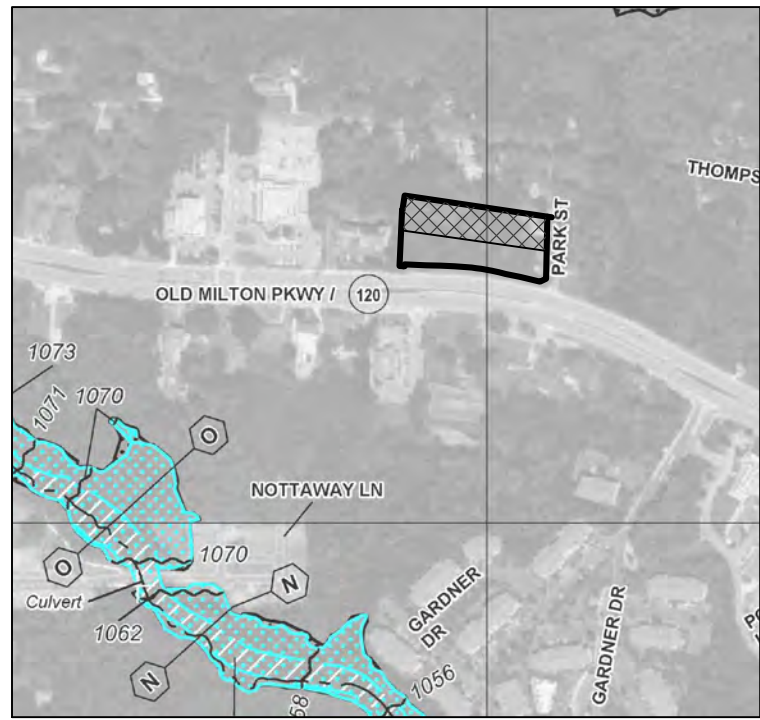
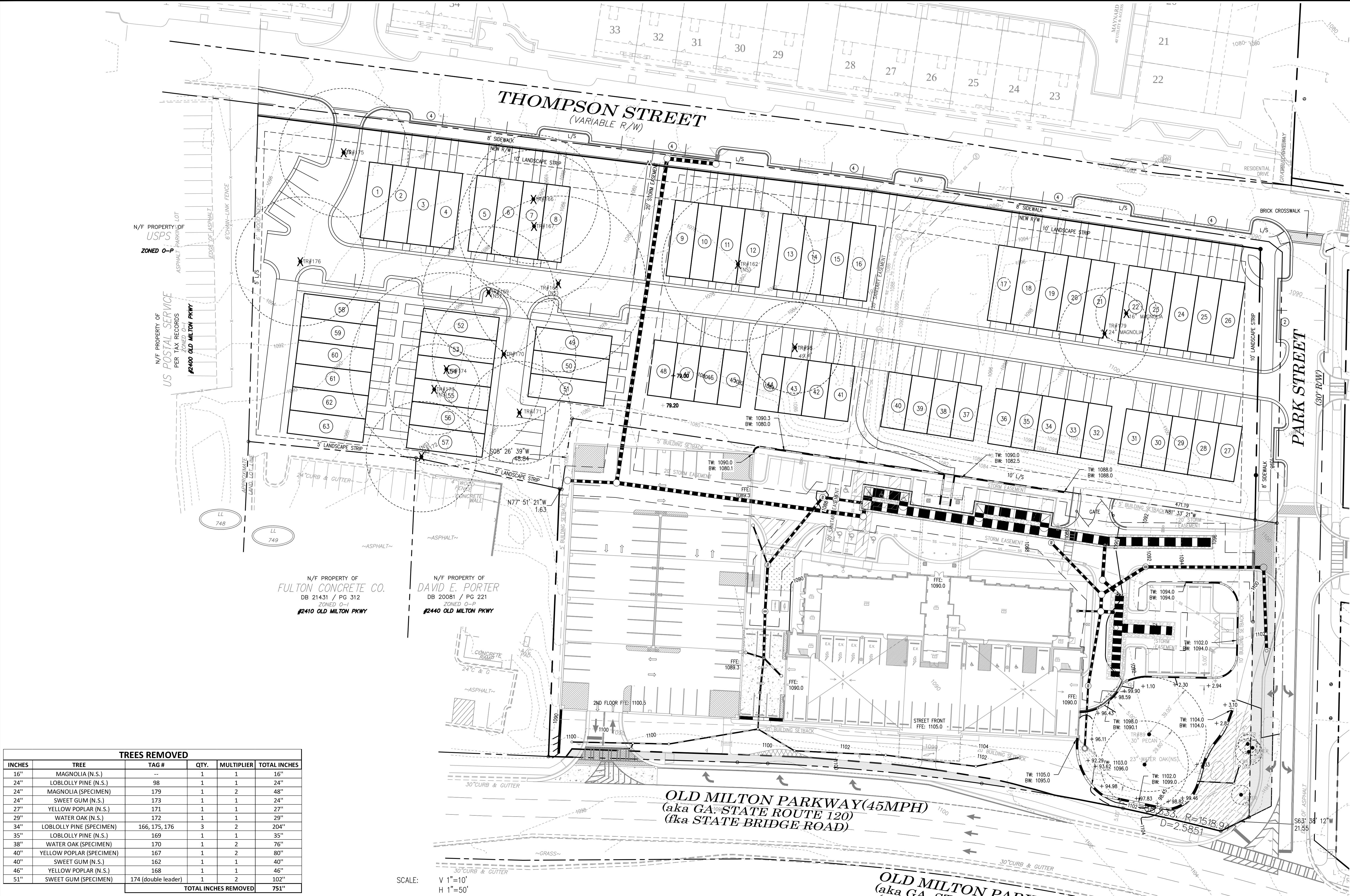
Development Summary

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



11.28.18

Exhibit “B”



FEMA MAP
N.T.S.
The survey indicates that this property does not lie within a flood hazard zone as identified on F.I.R.M. Community Panel No.'s 13121C0058F for Fulton County, Georgia - dated 09-18-2013 as published by the Federal Emergency Management Agency - Federal Hazard Insurance Administration.

SITE DATA	
Land Lot:	749 & 802, 1st District, 2nd Section
Existing Zoning:	MU
Proposed Zoning:	MU
Setbacks:	
Front: 0'	
Side: 0'	
Rear: 0'	
Existing Use:	Residential
Proposed Use:	Single Family Lots: 25 Townhomes: 88 Residential Townhomes: 63 TOTAL UNITS: 176 Total Density: 7.36 un/ac
Proposed Acreage:	Original Zoning: 21.067 Added: 2.822 ac. Total: 23.889 ac. Open/Green Space: 1.23 ac.
Commercial:	Retail/Rest: 25,000 Office: 48,000

TREES REMOVED					
INCHES	TREE	TAG #	QTY.	MULTIPLIER	TOTAL INCHES
16"	MAGNOLIA (N.S.)	--	1	1	16"
24"	LOBLOLLY PINE (N.S.)	98	1	1	24"
24"	MAGNOLIA (SPECIMEN)	179	1	2	48"
24"	SWEET GUM (N.S.)	173	1	1	24"
27"	YELLOW POPLAR (N.S.)	171	1	1	27"
29"	WATER OAK (N.S.)	172	1	1	29"
34"	LOBLOLLY PINE (SPECIMEN)	166, 175, 176	3	2	204"
35"	LOBLOLLY PINE (N.S.)	169	1	1	35"
38"	WATER OAK (SPECIMEN)	170	1	2	76"
40"	YELLOW POPLAR (SPECIMEN)	167	1	2	80"
40"	SWEET GUM (N.S.)	162	1	1	40"
46"	YELLOW POPLAR (N.S.)	168	1	1	46"
51"	SWEET GUM (SPECIMEN)	174 (double leader)	1	2	102"
TOTAL INCHES REMOVED					751"

SCALE: V 1"=10'
H 1"=50'

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50 Warm Springs Circle
Roswell - Georgia • 30075
(770) 641-1942 • www.aecatd.com

NORTH

300

0

30

60

PRELIMINARY TREE
REMOVAL PLAN

NOTTING HILL
ALPHARETTA, FULTON COUNTY GEORGIA

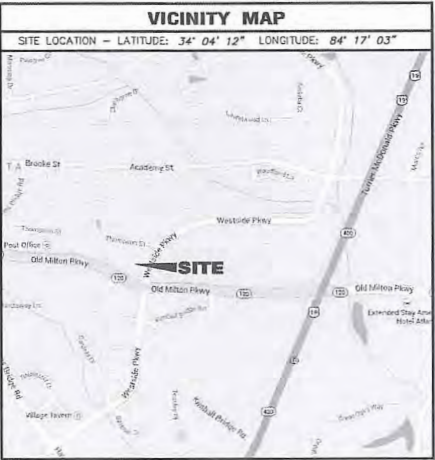
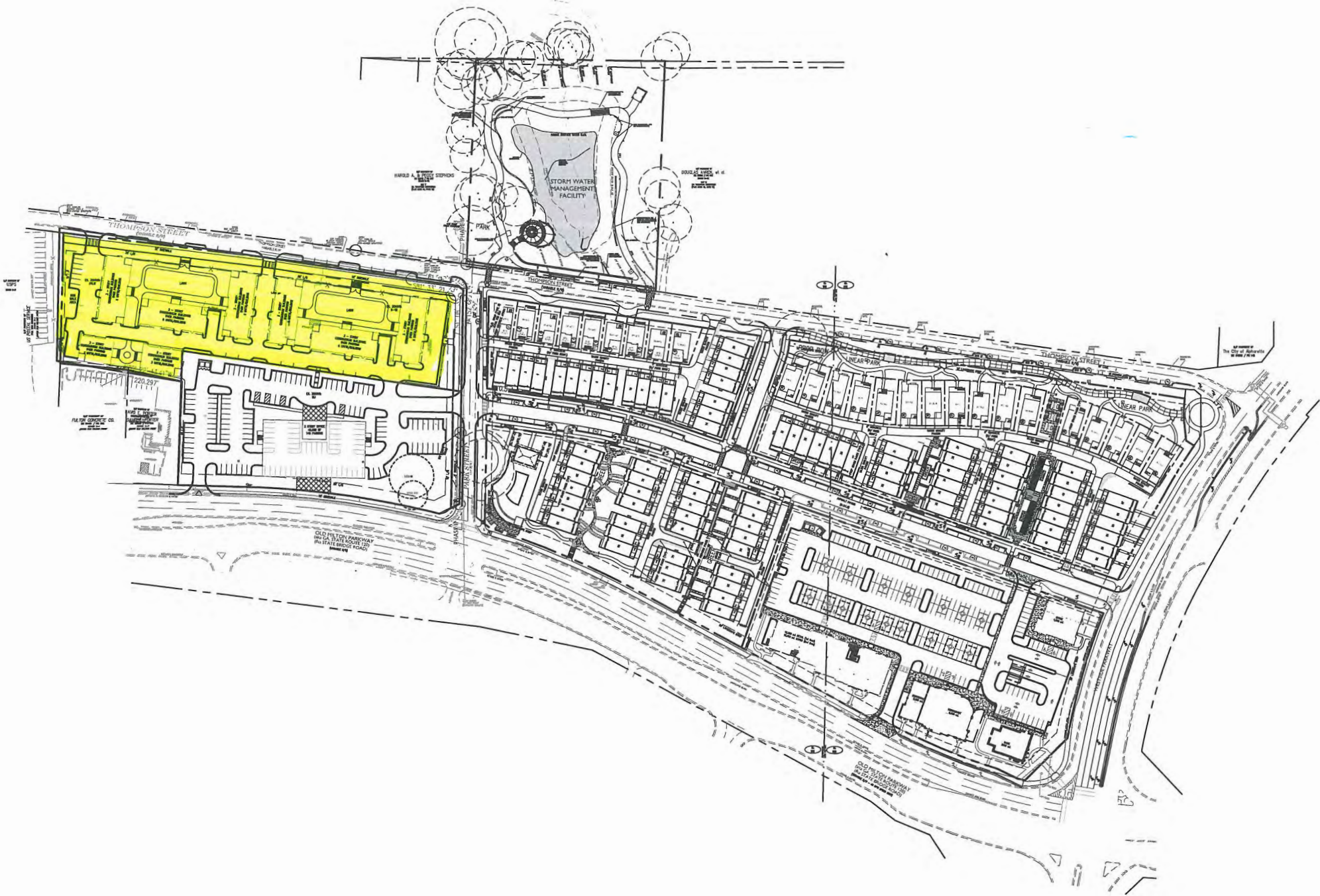


PROJECT INFORMATION	
PROJECT NO.:	18-4219
DATE:	October 1, 2018, November 27, 2018
SCALE:	1" = 30'
FILE NAME:	18-4219 P05alt
DESIGN/DRAWN:	slr/sch

12/5/18

EXHIBIT C
OVERALL MASTER PLAN

Exhibit C



Property Owner/ Applicant

Old Milton Holdings, LLC
5100 Peachtree Parkway, Suite 200
Norcross, GA 30092

PROJECT INFORMATION

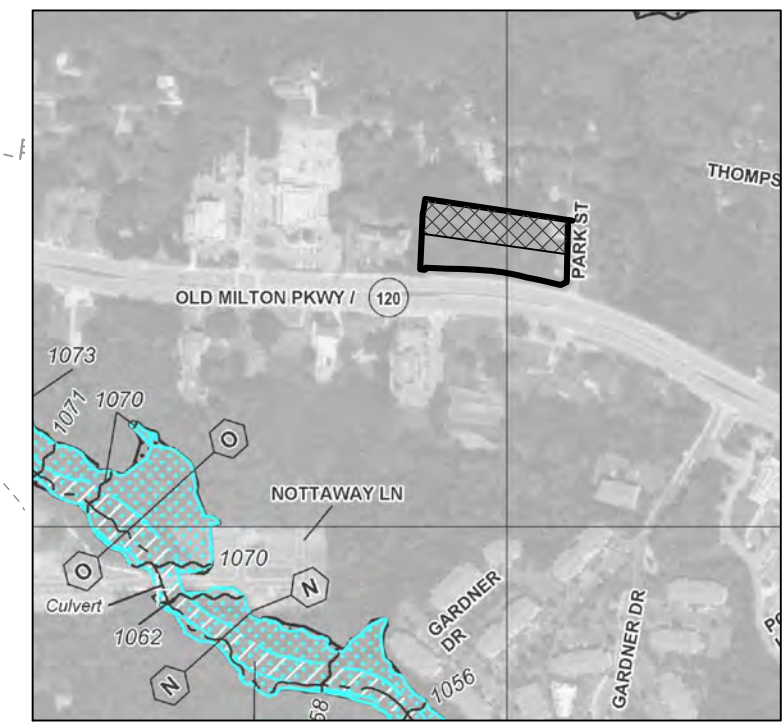
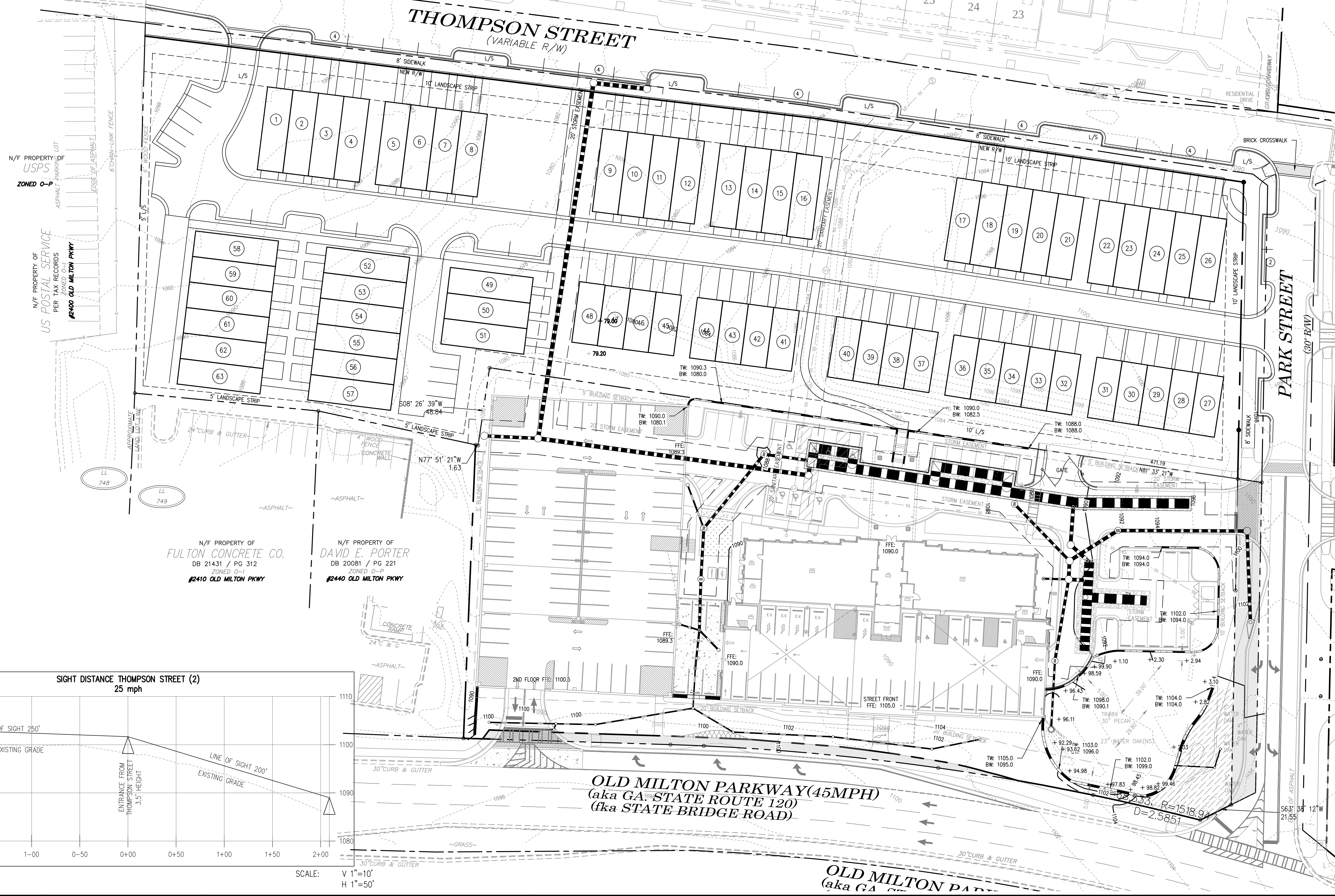
PROJECT NO.: 15-3749
DATE: 9-1-16, REV.: 1-4-17
SCALE: 1" = 200'
FILE NAME: 15-3749A08.dwg
DESIGN/DRAWN: SLR/MDA



OVERALL MASTER PLAN

EAST VILLAGE
Alpharetta, Georgia

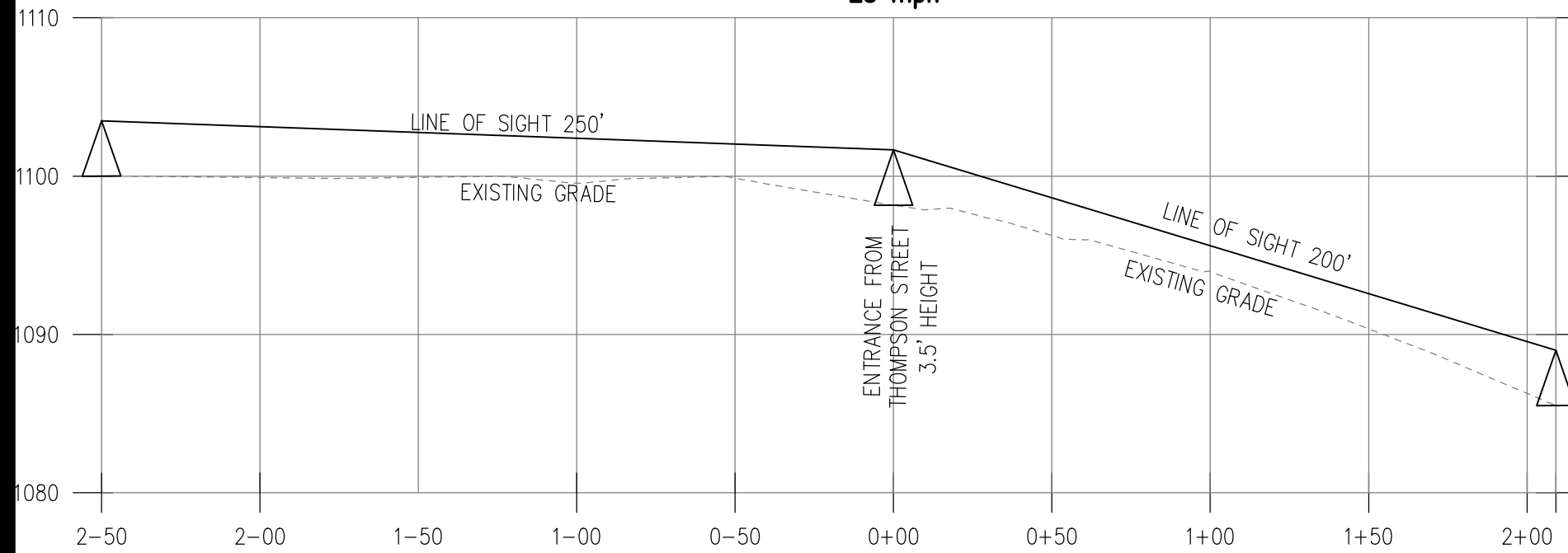
Exhibit D

**FEMA MAP**
N.T.S.

The survey indicates that this property does not lie within a flood hazard zone as identified on FIRM. Community Panel No. 51312C0058F for Fulton County, Georgia - dated 09-18-2013 as published by the Federal Emergency Management Agency - Federal Hazard Insurance Administration.

SITE DATA

Land Lot:	749 & 802, 1st District, 2nd Section
Existing Zoning:	MU
Proposed Zoning:	MU
Setbacks:	
Front: 0'	
Side: 0'	
Rear: 0'	
Existing Use:	Residential
Proposed Use:	Single Family Lots: 25 Townhomes: 88 Residential Townhomes: 63 Townhomes: 176 Total Density: 7.36 un/ac
Residential Parking:	3 Bedroom Units- 35 2 Bedroom Units- 28 2.0 Parking x 63 = 126 Parking 1.5 x 63 = 94.5 Parking TOTAL REQD= 136 Parking
Parking Provided:	126
Resident Spaces:	126
Guest Spaces:	15
Thompson/ Park Street:	23
TOTAL PARKING:	164
Proposed Acreage:	Original Zoning: 21.067 Added: 2.822 ac. Total: 23.889 ac. Open/Green Space: 1.23 ac.
Commercial:	Retail/Rest: 25,000 Office: 48,000

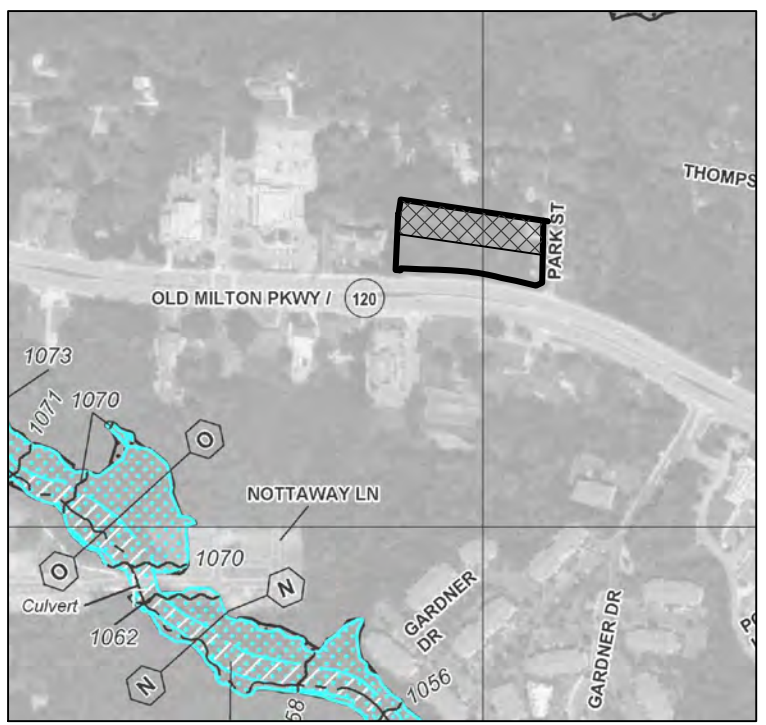
SIGHT DISTANCE THOMPSON STREET (2)
25 mphSCALE: V 1"=10'
H 1"=50'**PRELIMINARY SITE PLAN**

NOTTING HILL

ALPHARETTA, FULTON COUNTY GEORGIA

PROJECT INFORMATION

PROJECT NO.:	18-4219
DATE:	October 1, 2018, November 29, 2018
SCALE:	1" = 30'
FILE NAME:	18-4219 P05alt
DESIGN/DRAWN:	slr/sch

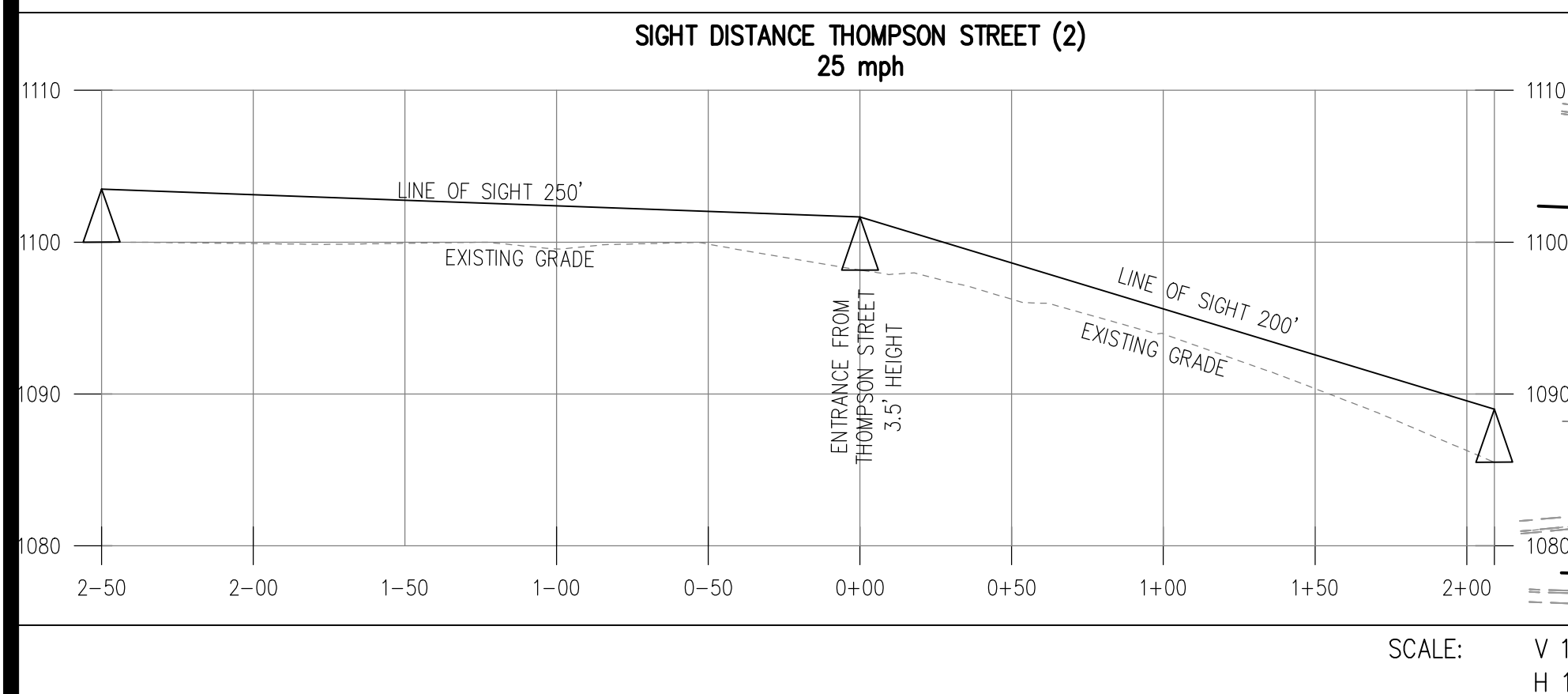
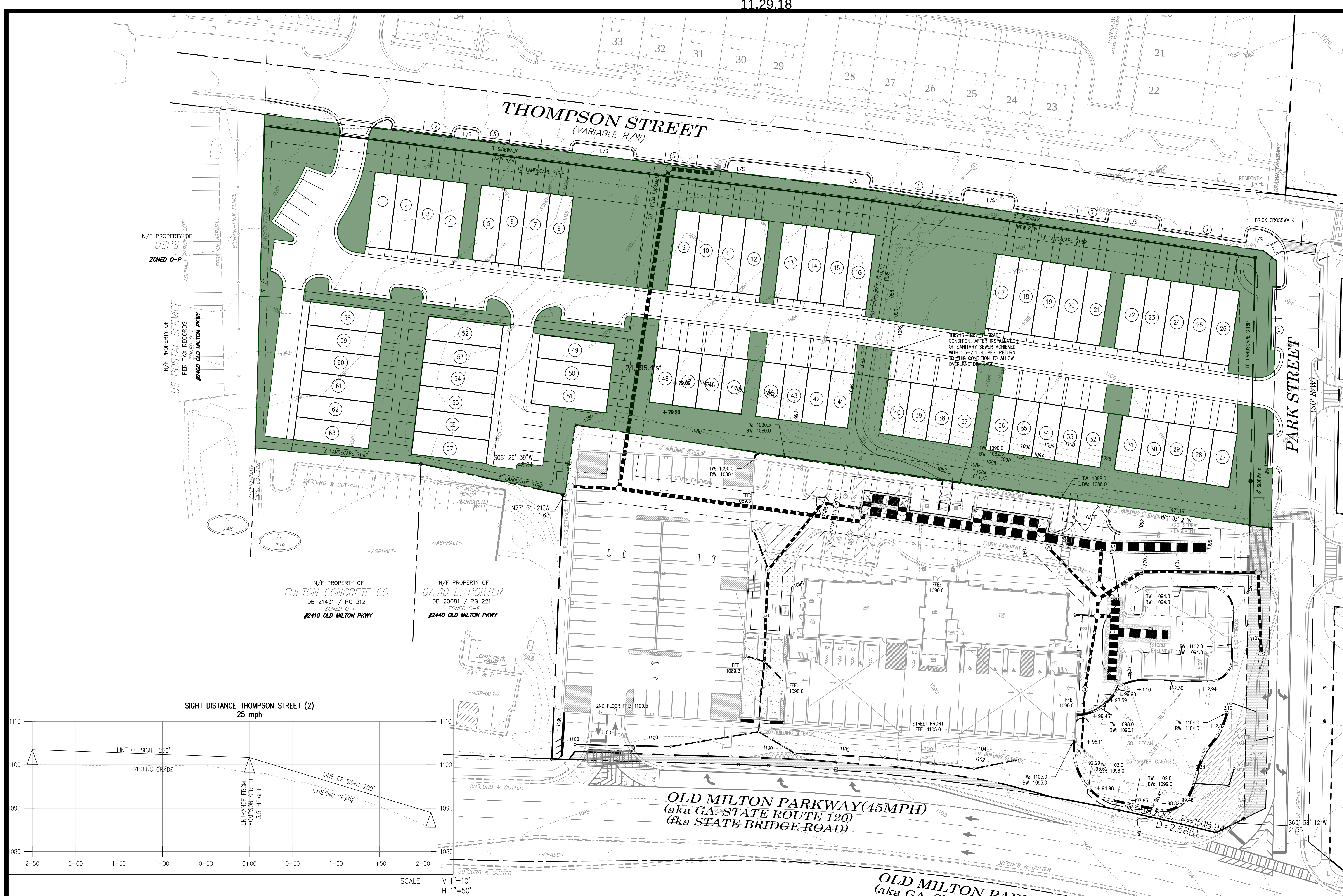


FEMA MAP

N.T.S.
The survey indicates that this property does not lie within a flood hazard zone as identified on F.I.R.M. Community Panel No. 13121C0058F for Fulton County, Georgia - dated 09-18-2013 as published by the Federal Emergency Management Agency - Federal Hazard Insurance Administration.

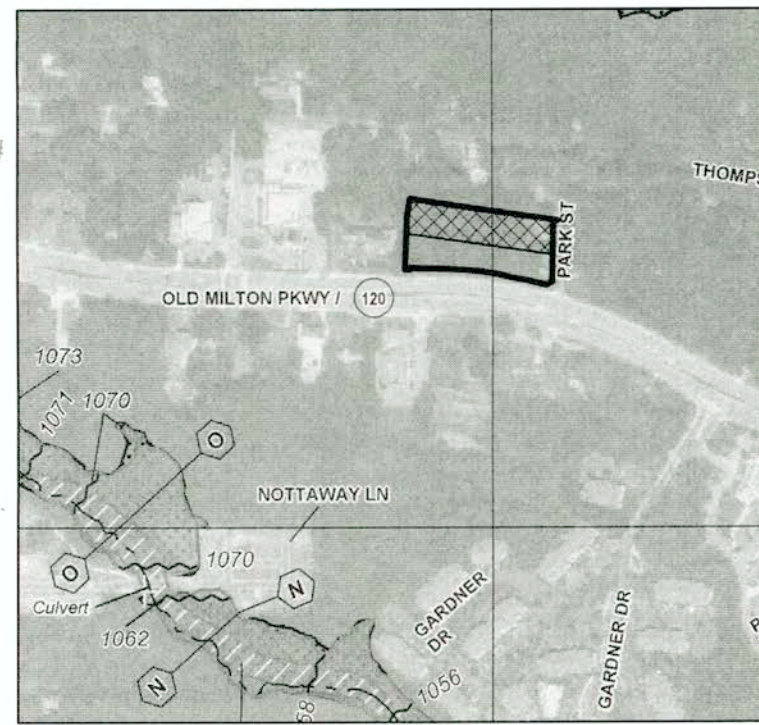
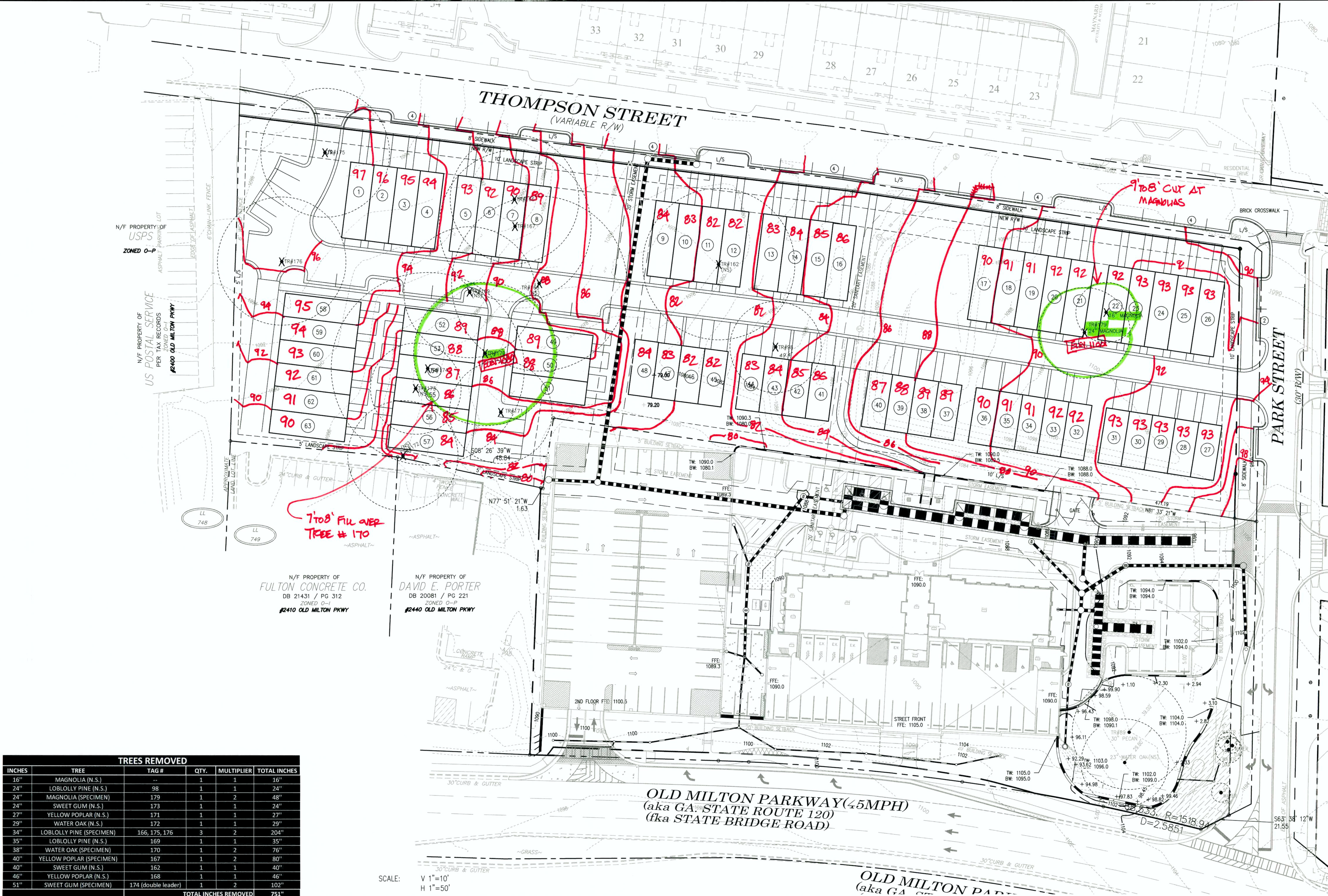
SITE DATA

Land Lot:	749 & 802, 1st District, 2nd Section
Existing Zoning:	MU
Proposed Zoning:	MU
Existing Use:	Residential
Proposed Use:	Residential Townhomes
	Single Family Lots: 25
	Townhomes: 88
	Residential Townhomes: 63
	Townhomes: 176 Total
	Density: 7.36 un/ac
Proposed Acreage:	Original Zoning: 21.067
	Added: 2.822 ac.
	Total: 23.889 ac.
	Open/Green Space: 1.23 ac.
Commercial:	Retail/Rest: 25,000
	Office: 48,000



PROJECT INFORMATION

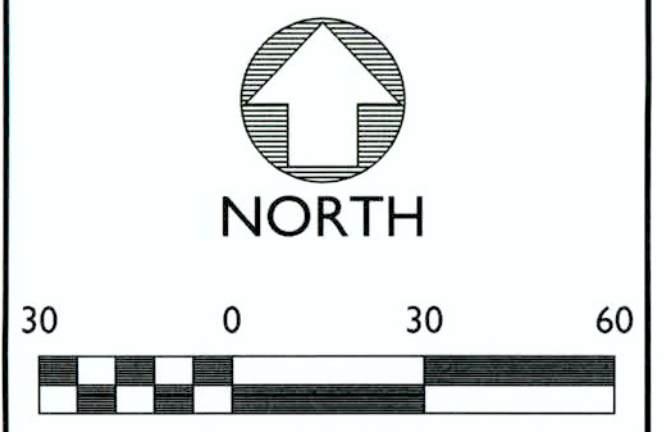
PROJECT NO.:	18-4219
DATE:	October 1, 2018, November 26, 2018
SCALE:	1" = 30'
FILE NAME:	18-4219 P05alt
DESIGN/DRAWN:	slr/sch



FEMA MAP
N.T.S.
The survey indicates that this property does not lie within a flood hazard zone as identified on F.I.R.M. Community Panel No. 13121C0058F for Fulton County, Georgia - dated 09-18-2013 as published by the Federal Emergency Management Agency - Federal Hazard Insurance Administration.

SITE DATA	
Land Lot:	749 & 802, 1st District, 2nd Section
Existing Zoning:	MU
Proposed Zoning:	MU
Setbacks:	Front: 0' Side: 0' Rear: 0'
Existing Use:	Residential
Proposed Use:	Single Family Lots: 25 Townhomes: 88 Residential Townhomes: 63 TOTAL UNITS: 176 Total Density: 7.36 un/ac
Residential Parking:	3 Bedroom Units- 35 2 Bedroom Units- 28 2.0 Parking x 63 = 126 Parking .15 x 63 = 10 Parking TOTAL REQD= 136 Parking
Parking Provided:	Resident Spaces: 126 Guest Spaces: 15 Thompson/ Park Street: 23 TOTAL PARKING: 164
Proposed Acreage:	Original Zoning: 21.067 Added: 2.822 ac. Total: 23.889 ac. Open/Green Space: 1.23 ac.
Commercial:	Retail/Rest: 25,000 Office: 48,000

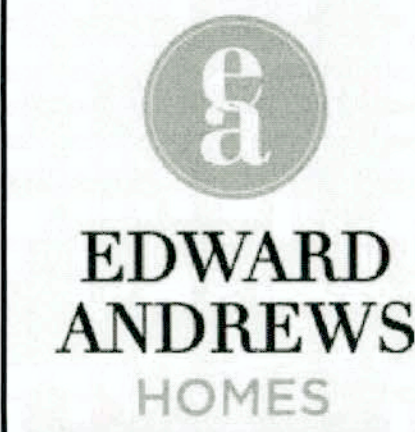
TREES REMOVED					
INCHES	TREE	TAG #	QTY.	MULTIPLIER	TOTAL INCHES
16"	MAGNOLIA (N.S.)	--	1	1	16"
24"	LOBLOLLY PINE (N.S.)	98	1	1	24"
24"	MAGNOLIA (SPECIMEN)	179	1	2	48"
24"	SWEET GUM (N.S.)	173	1	1	24"
27"	YELLOW POPLAR (N.S.)	171	1	1	27"
29"	WATER OAK (N.S.)	172	1	1	29"
34"	LOBLOLLY PINE (SPECIMEN)	166, 175, 176	3	2	204"
35"	LOBLOLLY PINE (N.S.)	169	1	1	35"
38"	WATER OAK (SPECIMEN)	170	1	2	76"
40"	YELLOW POPLAR (SPECIMEN)	167	1	2	80"
40"	SWEET GUM (N.S.)	162	1	1	40"
46"	YELLOW POPLAR (N.S.)	168	1	1	46"
51"	SWEET GUM (SPECIMEN)	174 (double leader)	1	2	102"
TOTAL INCHES REMOVED					751"



PRELIMINARY TREE
REMOVAL PLAN
With GRADING

NOTTING HILL

ALPHARETTA, FULTON COUNTY GEORGIA



PROJECT INFORMATION	
PROJECT NO.:	18-4219
DATE:	October 1, 2018, November 27, 2018
SCALE:	1" = 30'
FILE NAME:	18-4219 P05alt
DESIGN/DRAWN:	slr/sch

12/4/18

Overall Parking for Notting Hill/Foundry

Parking Spaces Notting Hill/ Foundry/ On Street

Foundry

Garage	226
Driveway	190
On Street- to be dedicated to City	
Foundry/Liberty Park	83
Pond Park	8
<u>Total Parking Spaces</u>	<u>507</u>

Notting Hill

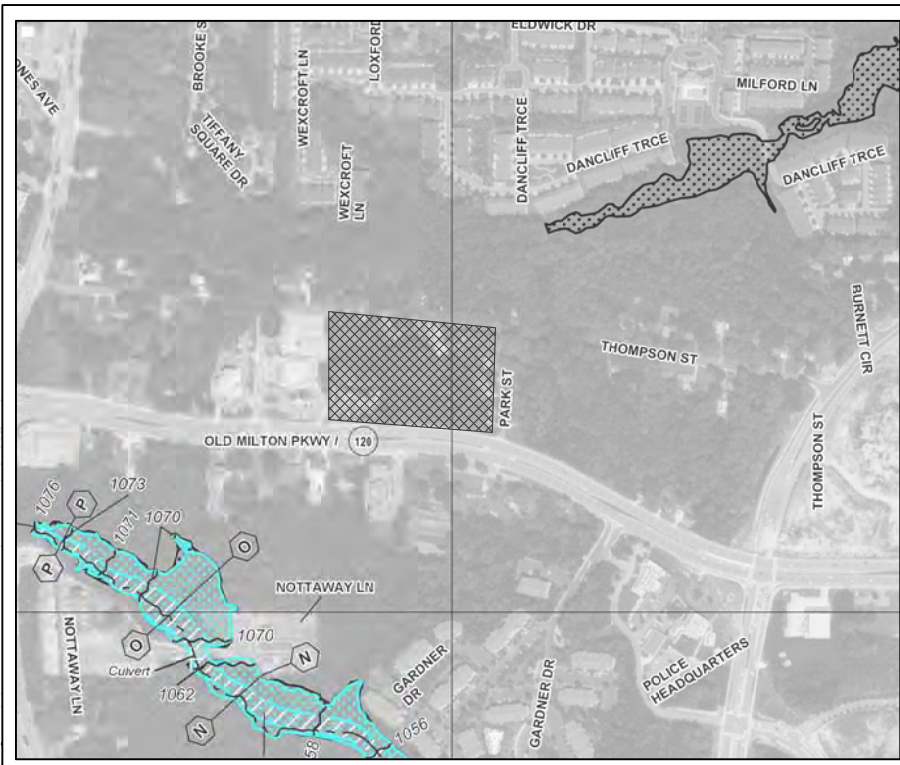
Garage	
Diveway	
On Street	
<u>Total Parking Spaces</u>	<u>164</u>

Total Residential Parking Spaces 671

Units

Foundry	
Single Family	25
Townhomes	88
Notting Hill	
Townhomes	63
<u>Total units</u>	<u>176</u>

Residential Parking Spaces per Unit 3.8125



FEMA MAP
N.T.S.

The survey indicates that this property does not lie within a flood hazard zone as identified on F.I.R.M. Community Panel No. 13121C0058F for Fulton County, Georgia, dated 09-18-2013 as published by the Federal Emergency Management Agency - Federal Hazard Insurance Administration.

SITE DATA

Land Lot:	749 & 802, 1st District, 2nd Section
Existing Zoning:	MU, R-12, DTLW
Setbacks:	Front: 0'
Side: 0'	Rear: 0'
Proposed Use:	Residential, Commercial, Office
Residential Buildings:	Single Family Lots: 25 Min. Single Family Lot Size: 3,200 sf Townhomes: 89 Stacked Flats: 42 OVERALL Total - 156 Density - 6.53 un/ac PH II Total - 42 Stacked Flats Density 7.40 un/ac
Proposed Acreage:	Original Zoning: 21.067 Added: 2.822 Total: 23.889 Ac
Commercial:	Retail/Rest: 25,000 Office: 52,000

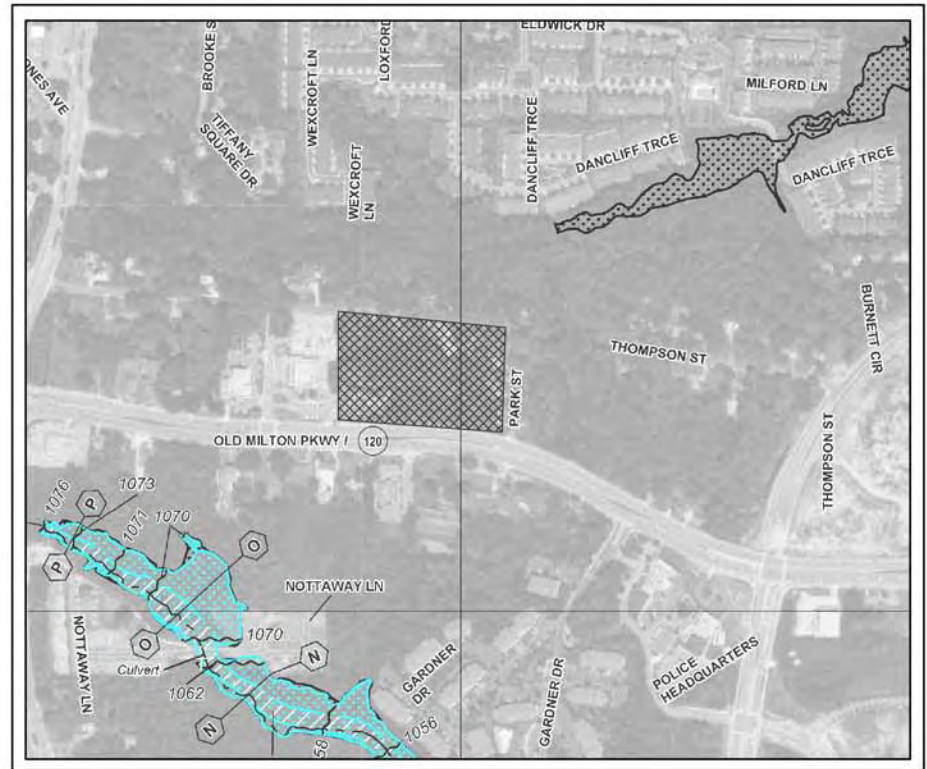
Property Owner/ Applicant

Old Milton Holdings, LLC
5100 Peachtree Parkway, Suite 200
Norcross, GA 30092

12/5/18

EXHIBIT B
APPROVED ZONING SITE PLAN 1.22.17

Exhibit B



FEMA MAP
N.T.S.

The survey indicates that this property does not lie within a flood hazard zone as identified on F.I.R.M. Community Panel No.'s 13121C0058F for Fulton County, Georgia - dated 09-18-2013 as published by the Federal Emergency Management Agency - Federal Hazard Insurance Administration.

SITE DATA

Land Lot:	749 & 802, 1st District, 2nd Section
Existing Zoning:	MU, R-12, DTLW
Setbacks:	
Front:	0'
Side:	0'
Rear:	0'
Proposed Use:	Residential, Commercial, Office
Residential Buildings:	Single Family Lots: 25 Min. Single Family Lot Size: 3,200 sf Townhomes: 89 Stacked Flats: 42
Proposed Acreage:	OVERALL Total - 156 Density - 6.53 un/ac PH II Total - 42 Stacked Flats Density 7.40 un/ac
Original Zoning:	21.067
Added:	2.822
Total:	23.889 Ac
Commercial:	
Retail/Rest:	25,000
Office:	52,000

Property Owner/ Applicant

Old Milton Holdings, LLC
5100 Peachtree Parkway, Suite 200
Norcross, GA 30092

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NORTH

30 0 30 60

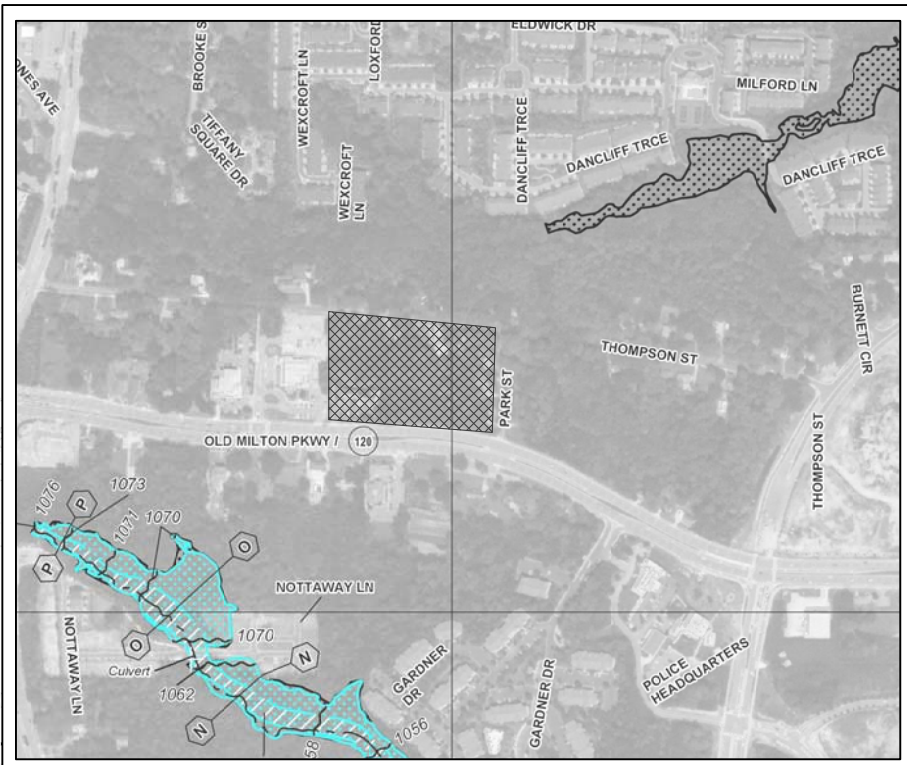
PRELIMINARY SITE PLAN

NOTTING HILL
Alpharetta , Georgia

PROJECT INFORMATION
PROJECT NO.: 15-3749
DATE: 9-1-16, REV: 1-22-2017
SCALE: 1" = 30'
FILE NAME: 15-3749conc12.dwg
DESIGN/DRAWN: SLR/MDA

11.28.18

Exhibit “C”



FEMA MAP
N.T.S.

The survey indicates that this property does not lie within a flood hazard zone as identified on F.I.R.M. Community Panel No.'s 13121C0058F for Fulton County, Georgia - dated 09-18-2013 as published by the Federal Emergency Management Agency - Federal Hazard Insurance Administration.

SITE DATA

Land Lot:	749 & 802, 1st District, 2nd Section
Existing Zoning:	MU, R-12, DTLW
Setbacks:	Front: 0'
	Side: 0'
	Rear: 0'
Proposed Use:	Residential, Commercial, Office
Residential Buildings	Single Family Lots: 25
	Min. Single Family Lot Size: 3,200 sf
	Townhomes: 89
	Stacked Flats: 42
	OVERALL Total - 156 Density - 6.53 un/ac
	PH II Total - 42 Stacked Flats Density 7.40 un/ac
Proposed Acreage:	Original Zoning: 21.067
	Added: 2.822
	Total: 23.889 Ac
Commerical:	Retail/Rest: 25,000
	Office: 52,000

Property Owner/ Applicant

Old Milton Holdings, LLC
5100 Peachtree Parkway, Suite 200
Norcross, GA 30092

AEC

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Roswell Georgia 30075
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NORTH

30060

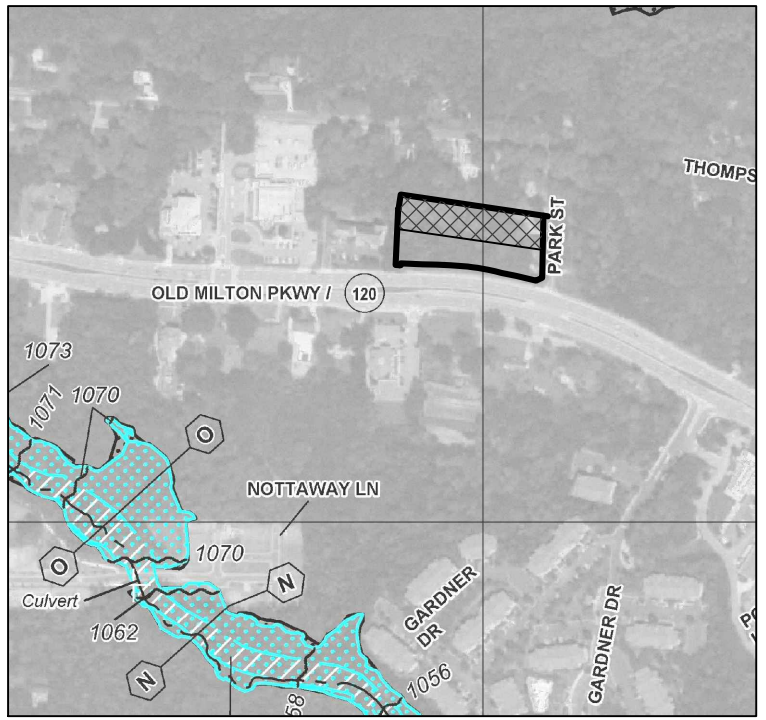
03060

OPEN/GREEN SPACE
ANALYSIS
(1.23 ac.)

NOTTING HILL

Alpharetta , Georgia

PROJECT INFORMATION
PROJECT NO.: 15-3749
DATE: 9-1-16, REV: 1-18-17
SCALE: 1" = 30'
FILE NAME: 15-3749a08.dwg
DESIGN/DRAWN: SLR/MDA



FEMA MAP
N.T.S.
The survey indicates that this property does not lie within a flood hazard zone as identified on F.I.R.M. Community Panel No. 13121C0058F for Fulton County, Georgia - dated 09-18-2013 as published by the Federal Emergency Management Agency - Federal Hazard Insurance Administration.

SITE DATA	
Land Lot:	749 & 802, 1st District, 2nd Section
Existing Zoning:	MU
Proposed Zoning:	MU
Existing Use:	Residential
Proposed Use:	Single Family Lots: 25 Townhomes: 88 Residential Townhomes: 63 Townhomes: 176 Total TOTAL UNITS: 176 Total Density: 7.36 un/ac
Proposed Acreage:	Original Zoning: 21.067 Added: 2.822 ac. Total: 23.889 ac. Open/Green Space: 1.23 ac.
Commerical:	Retail/Rest: 25,000 Office: 48,000

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NORTH

30 0 30 60

OPEN/GREEN SPACE
ANALYSIS
(1.23 ac.)

NOTTING HILL

ALPHARETTA, FULTON COUNTY GEORGIA

EDWARD
ANDREWS
HOMES

PROJECT INFORMATION

PROJECT NO.:	18-4219
DATE:	October 1, 2018, November 26, 2018
SCALE:	1" = 30'
FILE NAME:	18-4219 P05alt
DESIGN/DRAWN:	slr/sch

11.28.18

Exhibit “D”

11.28.18

FILE COPY

Taras Landscape Consulting, LLC
2470 Kingscliff Dr NE
Atlanta, GA 30345
404-861-2719

August 21, 2015

Mr. Bob Cheeley
Butler Wooten Cheeley & Peak LLP
2719 Buford Highway
Atlanta, GA 30324

Re: East Village Specimen Tree Survey - 5 Additional lots on Thompson Street

Mr. Cheeley,

This specimen tree survey includes the 5 additional residential and commercial lots on Thompson Street (145,155,165,175,185 Thompson Street). This is a continuation of the Old Milton Assemblage Specimen Tree Survey now referred to as East Village.

These lots are characterized by large forest grown trees. There were no measurable understory trees present on site.

There are 9 trees already on the survey that were previously trees outside the boundary on the original Old Milton Assemblage. These trees have the same previous tree survey numbers. These are trees # 94 – 102. Of these trees, #98 and #101 no longer meet size specifications of specimen trees.

There were an additional 17 new trees of specimen size. Of these, 6 had significant defects that should disqualify them from specimen trees, which means there are 11 new Specimen trees in this area. Each of the 6 trees with defects have pictures attached. Table 1 lists the specimen trees.

Please contact me if you have any questions or need any additional information.

Sincerely,

Chris Taras
ISA Certified Arborist #304

11.28.18

East Village Specimen Tree Survey - Additional 5 lots on Thompson Street
(Formerly Old Milton Assemblage)

Tree #	Diameter (inches)	Common Name	Latin Name	Notes
<i>Trees 94 - 102 were previously outside boundary</i>				
94	53"	Water Oak	Quercus nigra	Previously Boundary line tree
95	27"	Yellow Poplar	Liriodendron tulipifera	Previously Outside Boundary
96	24"	Sweetgum	Liquidambar styraciflua	Previously Outside Boundary
97	25"	Sweetgum	Liquidambar styraciflua	Previously Outside Boundary
98	24"	Loblolly Pine	Pinus taeda	NOT SPECIMEN - Does not meet size
99	38"	Yellow Poplar	Liriodendron tulipifera	Previously Outside Boundary
100	35"	Southern Red Oak	Quercus falcata	Previously Outside Boundary
101	13"	Southern Magnolia	Magnolia grandiflora	NOT SPECIMEN - Does not meet size
102	28"	Water Oak	Quercus nigra	Previously Outside Boundary
<i>Trees 161 - 178 are newly surveyed</i>				
161	26"	Southern Red Oak	Quercus falcata	
162	40"	Double leader Sweetgum	Liquidambar styraciflua	NOT SPECIMEN - Much included bark - picture
163	34"	Sweetgum	Liquidambar styraciflua	
164	25"	Sweetgum	Liquidambar styraciflua	
165	25"	Sweetgum	Liquidambar styraciflua	
166	34"	Loblolly Pine	Pinus taeda	
167	40"	Yellow Poplar	Liriodendron tulipifera	
168	46"	Yellow Poplar	Liriodendron tulipifera	NOT SPECIMEN - Major root rot - Picture
169	35"	Double leader Loblolly Pine	Pinus taeda	NOT SPECIMEN - 8' included Bark - Picture
170	38"	Water Oak	Quercus nigra	
171	27"	Yellow Poplar	Liriodendron tulipifera	
172	29"	Water Oak	Quercus nigra	NOT SPECIMEN - Severe lean - Picture
173	24"	Sweetgum	Liquidambar styraciflua	NOT SPECIMEN - Hollow - Picture
174	51"	Double leader Sweetgum	Liquidambar styraciflua	
175	34"	Loblolly Pine	Pinus taeda	
176	34"	Loblolly Pine	Pinus taeda	
177	31"	Sweetgum	Liquidambar styraciflua	NOT SPECIMEN - Decay in branch stub - Picture
178	32"	Loblolly Pine	Pinus taeda	Outside Boundary

11.28.18

#162

11.28.18

#168

11.28.18

169

11.28.18

#172

11.28.18

#173

11.28.18

#177

11.28.18

Taras Landscape Consulting, LLC
2470 Kingscliff Dr NE
Atlanta, GA 30345
404-861-2719

Mr. Bob Cheeley
Cheeley Law Group
299 South Main Street
Suite A
Alpharetta, GA 30009

November 22, 2016

RE: Second Supplemental Specimen Tree Survey for Turner and Avren parcels in Notting Hill with the additional tree evaluation criteria.

Dear Mr. Cheeley,

We completed a second inspection of the trees on the Turner lot located at 145 Park Street and the Avren lot located at 195 Thompson Street. There were still no understory specimen trees of merit on either lot. The majority of the over story trees on these lots make up a stand of old growth loblolly pines that are not desirable to save.

There was one specimen tree based on the original survey – Tree # 179. This tree is a low forked southern magnolia of overall good health and has a pleasing aesthetic appearance. Based on the new criteria from the city arborist there was one more "Tree of Quality". This tree is also a magnolia approximately 25 feet from the previously mentioned tree. This second magnolia is labeled as tree #180 and is a 16" Southern Magnolia. This tree will need to be added to the tree survey. Both tree #179 and #180 are of good quality and overall health. Please let me know if you need any additional information.

Regards,

Chris Taras
ISA Certified Arborist # SO-304

Master Tree List for +/- 5.75 Acres

Tree #	Diameter (inches)	Common Name	Latin Name	Notes
85	36"	Water Oak	Quercus nigra	
86	29"	Sweetgum	Liquidambar styraciflua	
87	33"	Water Oak	Quercus nigra	
88	33"	Short Leaf Pine	Pinus echinata	
89	30"	Pecan	Carya illinoensis	Forked above measurement
90	26"	Water Oak	Quercus nigra	
91	36"	Yellow Poplar	Liriodendron tulipifera	
92	27"	Sweetgum	Liquidambar styraciflua	
93	36"	Sweetgum	Liquidambar styraciflua	
94	53"	Water Oak	Quercus nigra	Previously Boundary line tree
95	27"	Yellow Poplar	Liriodendron tulipifera	Previously Outside Boundary
96	24"	Sweetgum	Liquidambar styraciflua	Previously Outside Boundary
97	25"	Sweetgum	Liquidambar styraciflua	Previously Outside Boundary
98	24"	Loblolly Pine	Pinus taeda	NOT SPECIMEN - Does not meet size
99	38"	Yellow Poplar	Liriodendron tulipifera	Previously Outside Boundary
100	35"	Southern Red Oak	Quercus falcata	Previously Outside Boundary
101	13"	Southern Magnolia	Magnolia grandiflora	NOT SPECIMEN - Does not meet size
102	28"	Water Oak	Quercus nigra	Previously Outside Boundary
103	36"	Water Oak	Quercus nigra	Outside boundary - Critical root zone radius 46.8'
104	44"	Water Oak	Quercus nigra	Triple leader trunk
161	26"	Southern Red Oak	Quercus falcata	
162	40"	Double leader Sweetgum	Liquidambar styraciflua	NOT SPECIMEN - Much included bark - picture
163	34"	Sweetgum	Liquidambar styraciflua	
164	25"	Sweetgum	Liquidambar styraciflua	
165	25"	Sweetgum	Liquidambar styraciflua	
166	34"	Loblolly Pine	Pinus taeda	
167	40"	Yellow Poplar	Liriodendron tulipifera	
168	46"	Yellow Poplar	Liriodendron tulipifera	NOT SPECIMEN - Major root rot - Picture
169	35"	Double leader Loblolly Pine	Pinus taeda	NOT SPECIMEN - 8' included Bark - Picture

170	38"	Water Oak	Quercus nigra	
171	27"	Yellow Poplar	Liriodendron tulipifera	
172	29"	Water Oak	Quercus nigra	NOT SPECIMEN - Severe lean - Picture
173	24"	Sweetgum	Liquidambar styraciflua	NOT SPECIMEN - Hollow - Picture
174	51"	Double leader Sweetgum	Liquidambar styraciflua	
175	34"	Loblolly Pine	Pinus taeda	
176	34"	Loblolly Pine	Pinus taeda	
177	31"	Sweetgum	Liquidambar styraciflua	NOT SPECIMEN - Decay in branch stub - Picture
178	32"	Loblolly Pine	Pinus taeda	Outside Boundary
179	24"	Southern Magnolia--Forked	Magnolia grandiflora	Forked--condition good
180	16"	Southern Magnolia	Magnolia grandiflora	"Tree of Good Quality"--good overall health

11.28.18

Architectural Styling

Notting Hill Residential

Edward Andrews Homes

The proposed townhome elevations will each have a consistent combination of details and massing components representing the characteristics of a vernacular and simplified version of an Italianate Brownstone. The community will have a symmetrical street-facing orientation centered around two main courtyards.

The community of townhomes will feature heavily fenestrated end units that face and surround the multiple courtyards and green spaces.

The materials will be composed of the following building materials:

- 4-sides brick
- Wood I-beam arch spans
- Heavy wood and brick framed windows
- Brick parapet rooflines of front and sides

The materials are applied to each building consistently to contribute and characterize the personality of the whole community with slight variations in brick color and window style.

The massing and roof forms of the townhome buildings are symmetrical, using precise window placement and stacking. Windows are typically 2 panes over 2.

With inset front stoops and the second floor front porches are important features of each building and townhome. The porches encourage an enhanced lifestyle as an outdoor living area for these future residents of Alpharetta. Per the Alpharetta Downtown Code, the porches are a minimum of 6' depth and range from 50% to 100% of the width of the building façade for each townhome.

THOMPSON ROAD - NOTTINGHILL TOMNHOMES SITE PLAN



THOMPSON STREET - NOTTINGHILL TOMNHOMES

4 Unit Building - Thompson Street Facing Elevation (Units 1-26)

COURTYARD SIDE ELEVATION



9 ft.

10 ft.

9 ft.

Thompson Street Elevation



9 ft.

10 ft.

9 ft.

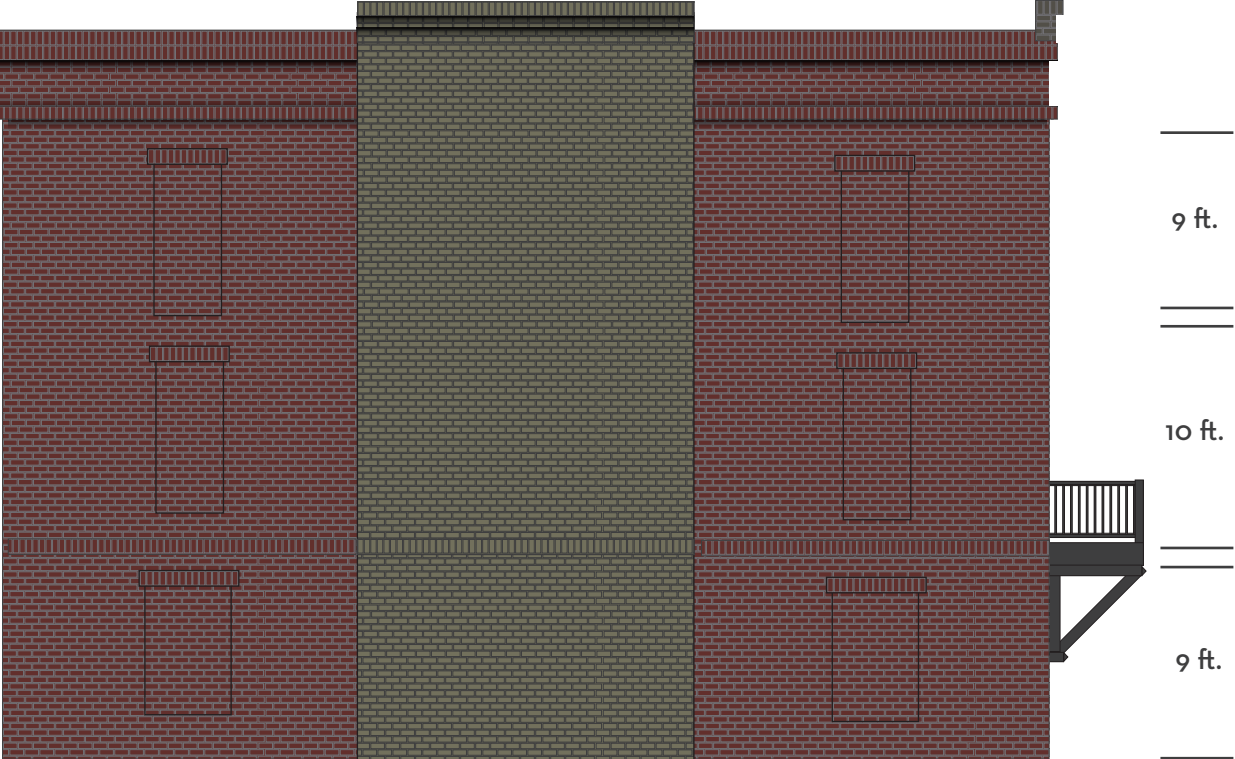
Courtyard Side Elevation

THOMPSON STREET - NOTTINGHILL TOMNHOMES

4 Unit Building Alley Facing (Units 1-26)



Alley Elevation



Greenspace Side Elevation

THOMPSON ROAD - NOTTINGHILL TOMNHOMES SITE PLAN



THOMPSON STREET - NOTTINGHILL TOMNHOMES

4 Unit Building Street/Alley Facing (Units 27-48)



Alley Elevation



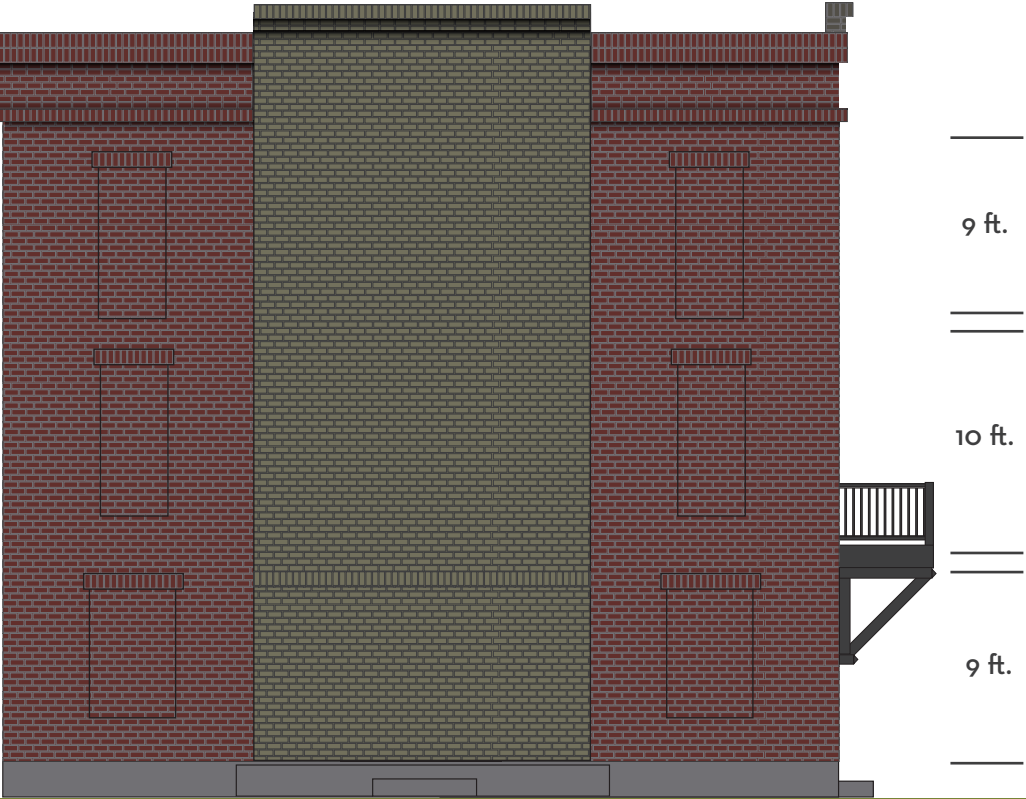
Courtyard Side Elevation

THOMPSON STREET - NOTTINGHILL TOMNHOMES

4 Unit Building - Back Lot Facing Elevation (Units 27-48)



South Facing Elevation



Greenspace Side Elevation

THOMPSON ROAD - NOTTINGHILL TOMNHOMES SITE PLAN



THOMPSON STREET - NOTTINGHILL TOMNHOMES

4 Unit Building - Thompson Street Facing Elevation (Units 49-58)



Courtyard Elevation



North Facing Elevation

THOMPSON STREET - NOTTINGHILL TOMNHOMES

4 Unit Building Alley Facing (Units 49-58)



Alley Elevation



South Facing Elevation



Julie L. Sellers
404.665.1242

Email:
jsellers@pftlegal.com

November 5, 2018

VIA EMAIL AND U.S. MAIL

Michael Woodman
City of Alpharetta
Community Development Department
2 Park Plaza
Alpharetta, GA 30009

**Re: Notting Hill of Alpharetta, LLC
Case No.: MP-18-10**

Dear Mchael:

In connection with the above-referenced matter, enclosed please find copies of the Citizen Participation Form - Part B, Applicant's Notice Letter to Adjacent Property Owners and Certificate of Mailing. Please feel free to contact me if you have any questions.

Thank you.

Sincerely,



Julie L. Sellers

Enclosures



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: Thompson Street/Park Street/Old Milton Parkway Master Plan Amendment

Contact Name: Julie L. Sellers Telephone: (404) 665-1242

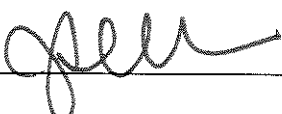
Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.

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: 11.5.18

Print Form

**Notting Hill of Alpharetta, LLC c/o Julie L. Sellers
Pursley Friese Torgrimson
Promenade, Suite 1200
1230 Peachtree Street NE
Atlanta, GA 30309**

November 1, 2018

Dear Property Owner:

This letter is to inform you that a Zoning Application has been submitted to the City of Alpharetta on land located within 500 feet of your property. Please be advised of the following information pertaining to the Application and public hearings:

CASE NUMBER: MP-18-10

APPLICANT NAME: Notting Hill of Alpharetta, LLC

REQUEST: Modification to Zoning Conditions approved in zoning case MP-16-14/Z-16-15

STREET LOCATION: 145 Thompson Street, 155 Thompson Street, 165 Thompson Street, 175 Thompson Street, 185 Thompson Street, 195 Thompson Street, 145 Park Street, 157 Park Street, 179 Park Street, 2460 Old Milton Parkway and 2450 Old Milton Parkway

PROPOSED DEVELOPMENT: 66 Townhomes in place of currently approved stacked flats

COMMUNITY ZONING MEETING

November 14, 2018

6:00pm – 7:00pm

PLANNING COMMISSION HEARING

December 6, 2018

6:30pm

CITY COUNCIL HEARING

December 17, 2018

6:30pm

PUBLIC HEARING LOCATION

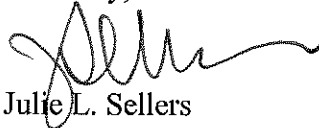
Alpharetta City Hall, Council Chambers

2 Park Plaza

Alpharetta, Georgia 30009

If you have questions about the zoning application, please contact Julie L. Sellers at (404) 665-1242 or jsellers@pftlegal.com.

Sincerely,



Julie L. Sellers



Name and Address of Sender		Check type of mail or service ☐ Adult Signature Required ☐ Priority Mail Express ☐ Adult Signature Restricted Delivery ☐ Registered Mail ☐ Certified Mail ☐ Return Receipt for Merchandise ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation ☐ Collect on Delivery (COD) ☐ Signature Confirmation Restricted Delivery ☐ Insured Mail ☐ Priority Mail	Affix Stamp Here (for additional copies of this receipt). Postmark with Date of Receipt.													
USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee		
1.	BLACKWATER VENTURES LLC 306 CHAMPIONS CT WOODSTOCK, GA 30188															
2.																
3.	JAMES T & CATHERINE G JONES 2305 DINSMORE RD ALPHARETTA, GA 30004															
4.	NARDEN KALDANI & HAMID R KAHVAZADEH 145 THOMPSON ST ALPHARETTA, GA 30004															
5.																
6.	ACADEMY PARK NEIGHBORHOOD ASSOCIATION INC 12102 DANCLIFF TRC ALPHARETTA, GA 30009															
7.																
8.	ROBERT D CHEELEY 5100 PEACHTREE PKWY STE 200 NORCROSS, GA 30092															
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)														



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USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee		
1.	LESLIE MOSS RHONDA MOSS 112 THOMPSON ST ALPHARETTA, GA 30004															
2.	CRP EAH TS LLC 2303 CUMBERLAND PKWY SE ATLANTA, GA 30339															
3.	DOUGLAS AVREN ET AL 205 HEMBREE PARK TER ROSWELL, GA 30076															
4.	LISA & BOB CHEELEY FOUNDATION INC 5100 PEACHTREE PKWY STE 200 NORCROSS, GA 30092															
5.	CHARLES E CHESTER 2465 OLD MILTON PKWY ALPHARETTA, GA 30004															
6.																
7.																
8.																
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USPS Tracking/Article Number		Addressee (Name, Street, City, State, & ZIP Code™)		Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee	
1.		JBGL ATLANTA DEVELOPMENT LLC 2805 DALLAS PKWY SUITE 400 PLANO, TX 75093				e - if Registered and over \$50,000 in value											
2.																	
3.		UNITED STATES POSTAL SERVICE 1735 NORTH BROWN RD SUITE 200 LAWRENCEVILLE, GA 30043-8153															
4.		SCOTT L GILKEY 2095 WILLSHIRE GLN ALPHARETTA, GA 30009															
5.																	
6.		OLD MILTON LEASING ENTERPRISES LLC & NORRIS PROPERTY HOLDINGS LLC 1645 EVERSEDGE DR ALPHARETTA, GA 30004															
7.																	
8.		THE MARSH BUNDY KING 2012 TRUST PO BOX 20096 ATLANTA, GA 30325															
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USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee		
1.	GLUCK PROPERTIES LLC 2455 OLD MILTON PKWY ALPHARETTA, GA 30004															
2.																
3.	PULTE HOME CORPORATION 2475 NORTHWIND PKWY STE 600 ALPHARETTA, GA 30009															
4.																
5.	NOTTING HILL OF ALPHARETTA LLC 5100 PEACHTREE PKWY STE 200 NORCROSS, GA 30092															
6.	OLD MILTON HOLDINGS LLC 5100 PEACHTREE PKWY SUITE 200 NORCROSS, GA 30092															
7.																
8.	DONNA KAY LUMSDEN 12502 WEXCROFT LANE UNIT 283 ALPHARETTA, GA 30009															
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USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee	
1.	GREGORY W & KATHLEEN M COMSTOCK 12300 DANCLIFF TRCE ALPHARETTA GA 30009														
2.															
3.															
4.	BONNIE J GUSKI 12310 DANCLIFF TRC ALPHARETTA GA 30009														
5.	THOMAS J CAMPBELL & ROBERT E KOWALSKI 12320 DANCLIFF TRCE ALPHARETTA GA 30009														
6.															
7.															
8.	DAVID A & NANCY S MEEKER 12330 DANCLIFF TRCE ALPHARETTA GA 30009-8710														
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)													



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USPS Tracking/Article Number		Addressee (Name, Street, City, State, & ZIP Code™)		Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee			
1.		LINDA DICKERSON GLEITER 12500 WEXCROFT LN ALPHARETTA, GA 30004				50,000 in value													
2.																			
3.		ROBERT STEVENS & DEBORAH CONNELL 12280 DANCLIFF TRCE ALPHARETTA, GA 30009										very							
4.		DAVID E PORTER 376 AIR ACRES WAY WOODSTOCK, GA 30188-2910																	
5.																			
6.																			
7.																			
8.																			
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of receiving employee)															

SECOND AMENDMENT TO MASTER PLAN APPLICATION

CITY OF ALPHARETTA, GEORGIA

IN RE:)
)
NOTTING HILL OF ALPHARETTA, LLP,) Application No. MP-18-10
Applicant,)
)
)

COMES NOW the Applicant, NOTTING HILL OF ALPHARETTA, LLP and respectfully requests that the above-referenced Applications be amended as follows:

1.

By incorporating the Site Plan attached as Exhibit "A" in lieu of the Site Plan filed with the First Amendment Application on November 16, 2018.

2.

By incorporating the Tree Removal Plan attached as Exhibit "B".

3.

By incorporating the Open Space/Green Space Analysis Plans attached as Exhibit "C".

4.

By incorporating the Tree Survey/Arborist Reports attached as Exhibit "D".

5.

By incorporating the following revisions to the First Amended Letter of Intent:

As reflected on the tree removal plan, the removed trees are substantially similar to the tree removal plan for the stacked flat proposed development. As this townhome development is part of the overall Mixed-Use development, the prior master plan was approved saving multiple trees at the southeast corner of the WellStar medical office building site rather than the Thompson Street residential site.

WHEREFORE, the Applicant respectfully requests that this Second Amendment be filed; that the Application be amended in accordance with this Second Amendment; and that the Applicant has such other and further relief as is just and proper under the circumstances.

Respectfully submitted,

PURSLEY FRIESE TORGRIMSON

A handwritten signature in blue ink, appearing to read 'Julie L. Sellers', with a stylized, flowing script.

Julie L. Sellers

Attorney for Applicant

First Amendment To Letter of Intent and Review Criteria

City of Alpharetta Zoning Modification Application

Applicant: Notting Hill of Alpharetta, LLC

MP-18-10

Property:

+/- 5.75 acres of Land

Located in

Land Lots 749 and 802, 2nd Section, 1st District, Fulton County

Submitted for Applicant by:

Julie L. Sellers

G. Douglas Dillard

R. Baxter Russell

PURSLEY FRIESE TORGRIMSON

1230 Peachtree Street, Suite 1200

Atlanta, Georgia 30309

(404) 665-1242

jsellers@pftlegal.com

This is the first amendment to the Application requesting approval of a modification of current conditions for the second phase of the Old Milton mixed use development. Specifically, approval is requested to change the 42 stacked flats to 63 townhomes and related modifications. The Application originally requested approval for 66 townhomes and the number of units has been reduced to 63. The proposed townhomes will compliment the overall Mixed-Use development originally approved by City Council on March 27, 2015 (Z-14-11) for approximately 21 acres on the 2500 block of Old Milton Parkway.

This Application seeks to modify the conditions approved in 2017 and does not modify the conditions of zoning approved for the remaining property included in the 2015 zoning case CLUP-14-07/ Z-14-11/V-14-26 east of Park Street.

MU Review Criteria

As set forth in the City's Code, the Mixed Use zoning district is intended to allow for a development of a mix of uses within the framework on a master plan. The review criteria for Mixed Use remain essentially the same as the initial approval as the modification of the conditions to allow for townhomes instead of the stacked flats continues to provide a residential component, just in a different form. The Mixed Use development includes: Liberty Village, a retail and office development; newly constructed residential community known as Foundry; a medical office building under construction; and the vacant subject property which has always been designated on the master plan for residential development.

The Mixed Use Review criteria was satisfied by the previously adopted master plan. The criteria includes the following:

1. Retail at ground level – Liberty Village includes retail on the ground level such as salon, restaurants, and bank.
2. Pedestrian connectivity to all uses – The Mixed Use development includes pedestrian connectivity from the residential uses to the commercial and medical office uses through sidewalks.

3. Large parking areas below grade, in decks or screened – The parking throughout the Mixed Use development is screened with landscaping. The parking in the Notting Hill townhome portion of the development will be in the garage and some guest parking. The driveways are intentionally short in length to prevent parking the driveway.
4. Accommodation for public transportation – The street network and connectivity to both Old Milton Parkway and Westside Parkway allow for public transportation and will continue to provide such opportunities with the modification from stacked flats to townhomes.
5. Buildings that face or appear to face public roadways – the Liberty Village buildings and the medical office buildings face Old Milton Parkway. The Notting Hill townhomes will face Thompson Street.
6. Appearance standards for buildings and structured parking – The Notting Hill townhomes will comply with the design criteria set forth in the Alpharetta Downtown Design guidelines and will compliments the appearance of the Mixed Use development.
7. Limitations on uninterrupted building elevations – The Notting Hill townhomes provide breaks in the building for greenspace to avoid a building wall appearance. The number of connected units in Notting Hill is fewer than the townhomes at Foundry.
8. Creation of vistas and view corridors within development – The site plan reflects a landscaped vista along Thompson Street. Other vistas are incorporated through the Mixed Use Development.
9. Focal point features at – The corner of Park Street and Thompson has a designated space for a focal point feature. Other focal point features can also be found in the development.
10. Incorporation of natural site features – The Notting Hill site is relatively devoid of any particular features. However, the Mixed Use development included the property on the north side of Thompson utilized as a park.

11. Block lengths conducive to pedestrian traffic – The block lengths remain unchanged with this application and the overall development is pedestrian friendly and easily walkable.
12. Detention and retention facilities to be aesthetically pleasing – The townhomes will utilize the same detention as the rest of the Mixed Use development which was incorporated into the park on Thompson Street.
13. Creative methods for stormwater management to provide additional open space – The park space incorporating the detention pond was the creative method employed by this Mixed Use development for stormwater management.
14. Attractive and usable street furniture in public spaces – The townhome community will incorporate street furniture in compliance with the Alpharetta Downtown Design Guidelines and compatible with the furniture used in the Mixed Use development.
15. Emphasis on a high quality landscape plan – The Mixed Use development includes significant landscaping, especially prominent is the landscaping along the public right of ways.
16. Number of office jobs internally captured on-site – Similar to the approved stacked flats, the townhomes will not include office jobs but will provide housing for the nearby offices, including the offices in Liberty Village in the Mixed Use development.

Sincerely,

PURSLEY FRIESE TORGRIMSON

A handwritten signature in black ink, appearing to read 'Julie L. Sellers', with a long horizontal flourish extending to the right.

Julie L. Sellers
G. Douglas Dillard
R Baxter Russell

11/19/18

Traffic

USE	PROGRAM TOTAL S.F.		AM Peak Factor	Total AM Peak	PM Peak Factor	Total PM Peak	Total Trips Per Day Factor	Total Trips Per Day
Retail	0	s.f.	1.03	0	3.74	0	42.92	0
Restaurant	0	s.f.	14.62	0	19.38	0	130.34	0
Office	0	s.f.	1.56	0	1.49	0	11.01	0
Hotel	0	rooms	0.64	0	0.74	0	8.92	0
Mini-Warehouse	0	s.f.	0.28	0	0.29	0	2.50	0
Residential (Senior)	0	units	0.21	0	0.23	0	3.48	0
Residential (Multi-Family)	0	units	0.44	0	0.54	0	5.86	0
Residential (Single-Family)	63	units	0.77	49	1.02	64	9.57	603
Totals				49		64		603

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: Notting Hill of Alpharetta c/o Julie L. Sellers Telephone: (404) 665-1242

Address: 1230 Peachtree Street NE Suite: Suite 1200

City: Atlanta State: GA Zip: 30309 Fax: _____

Mobile Tel: _____ Email: jsellers@pftlegal.com

Subject Property Information:

Address: See attached list. Current Zoning: MU

District: 1 Section: 2 Land Lot: 749 Parcel ID: See attached list.

Proposed Zoning: MU Current Use: Residential; Undeveloped

This Application For *(Check All That Apply):*

- | | | |
|---|---|------------------------------------|
| ☐ Conditional Use | ☒ Master Plan Amendment | ☐ Exception |
| ☐ Rezoning | ☐ Master Plan Review | |
| ☐ Variance | ☐ Public Hearing | |
| ☐ Comprehensive Plan Amendment | ☐ Other <i>(Specify):</i> _____ | |

APPLICANT REQUEST AND INTENT

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

Please see attached.

Applicant's Request (Please itemize the proposal):

Please see attached.

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

Please see attached.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Notting Hill of Alpharetta

Telephone:

Address: 5100 Peachtree Parkway

Suite: Suite 200

City Norcross

State: GA

Zip: 30092

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 Exception |

Identify Authorized Applicant:

Name of Authorized Applicant: Notting Hill of Alpharetta c/o Julie L. Sellers

Telephone: (404) 665-1242

Address: 1230 Peachtree Street NE

Suite: Suite 1200

City Atlanta

State: GA

Zip: 30309

So Sworn and Attested:

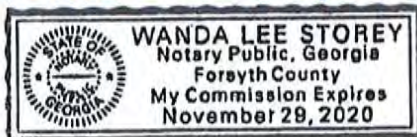
Owner Signature:

Date:

Notary:

Notary Signature:

Date:



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: Notting Hill of Alpharetta, LLC

Subject Public Hearing Case: Thompson Street/Park Street/Old Milton Parkway Rezoning

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: None

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: [Signature]

Date: 9/25/18

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: Notting Hill of Alpharetta, LLC c/o Julie L. Sellers

Subject Public Hearing Case: Thompson Street/Park Street/Old Milton Parkway Rezoning

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 has 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: 10-1-18

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

Please see attached.

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

Please see attached.

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

Please see attached.

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

Please see attached.

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

Please see attached.

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

Please see attached.

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

Please see attached.

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: Thompson Street/Park Street/Old Milton Parkway Master Plan Amendment

Contact Name: Julie L. Sellers Telephone: (404) 665-1242

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.

Please see attached.

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.

A letter will be mailed to adjacent and nearby property owners with information about the zoning proposal. Neighbors are welcome to contact Julie Sellers if they have any questions or if they would like additional information about the project.

Letter of Intent and Review Criteria

City of Alpharetta Zoning Modification Application

Applicant: Notting Hill of Alpharetta, LLC

Property:

+/- 5.75 acres of Land

Located in

Land Lots 749 and 802, 2nd Section, 1st District, Fulton County

Submitted for Applicant by:

Julie L. Sellers

G. Douglas Dillard

R. Baxter Russell

PURSLEY FRIESE TORGRIMSON

1230 Peachtree Street, Suite 1200

Atlanta, Georgia 30309

(404) 665-1242

jsellers@pftlegal.com

I. INTRODUCTION

By this Application, the Applicant requests approval of a modification of current conditions for the second phase of the Old Milton mixed use development. Specifically, approval is requested to change the 42 stacked flats to 66 townhomes and related modifications. As will be presented in more detail below and in the process, the ability to construct a slightly smaller “for sale” home will meet the needs of residents and provide the diversity in housing options for a thriving walkable area in Alpharetta.

Zoning History

The mixed-use development was originally approved by City Council on March 27, 2015 (Z-14-11) for approximately 21 acres on the 2500 block of Old Milton Parkway. The Phase I approval in 2015 provided for 21 single family homes, 111 townhomes, and 54 stacked flats. The total residential density approved was 8.82 for a total of 186 residential units.

In 2016, the owner applied to the City to add 2.90 acres along Thompson Street to the overall mixed-use development, move the residential use to Thompson Street, and add a medical office building on Old Milton Parkway. As a result of the 2016 application, the overall residential density was reduced by 23 units, even though an additional 2.90 acres were added to the development. On January 23, 2017, the City approved MP-16-14/Z-16-15. The overall residential density for the Old Milton Holding Master Plan was reduced to 6.53 dwelling units per acre for a total of 156 units.

This Application seeks to modify the conditions approved in 2017 and does not modify the conditions of zoning approved for the remaining property included in the 2015 zoning case CLUP-14-07/ Z-14-11/V-14-26 east of Park Street.

Proposed Development

The Applicant proposes to change the housing type from stacked flats to townhomes along Thompson Street. The modification of the housing will be complimentary to the homes on the north side of Thompson Street and the other residential buildings in the overall masterplan. By changing the building type to townhomes, the greenspace can be incorporated through the property, one curb cut onto Thompson Street will be eliminated, and the street engagement will be

enhanced and more closely mirror the Midwick community across the street. The currently approved site plan provides 1.3 acres of open space and the proposed development will include 1.23 acres of open space.

The Applicant's revised plan will allow for quality residential redevelopment along the Thompson Street corridor that is consistent with the City's Downtown Master Plan. The addition of townhomes with a slightly smaller footprint and square footage will provide a newer housing option in the area creating the type of unique planned community that prioritizes livability and connectivity. Important to note, the approval of this Application would result in **8 fewer** residential units than previously approved in 2015 on 2.90 fewer acres. The overall residential density will be 180 units with a 7.53 units per acre for the mixed-use development.

The City's Downtown Master Plan notes:

"The demand is high for lifestyle and convenience housing that provides a desirable mix of attributes in addition to the square footage of the home. Additionally, nearby quality schools, shopping, restaurants, and other services that create a true community feel are increasingly appealing to empty nester Baby Boomers, Millennials, and young professionals who are coming to Alpharetta for high tech job opportunities. These trends bode well for Downtown Alpharetta serving as a housing location over the next several years."¹

The City's need for a variety of housing options, including a variety of square footages within walking distance to retail, office and restaurant uses will be achieved by the modifications and approval of the exceptions. In particular, the townhomes will provide an option likely to appeal to empty nester Baby Boomers, Millennials, and young professionals. The proposed townhomes will be 16' wide with footprints area of 640 square feet and 832 square feet.

The zoning of the Phase II tract will remain Mixed Use (MU). The Applicant's request is to modify certain conditions of zoning to construct townhomes instead of stacked flats. Specifically, Applicant seeks to modify conditions 1, 3, 5, 10, 11, 12, 13, 15 and 19 due to the reference to the stacked flats and site plan reflecting the stacked flats. Applicant seeks approval

¹ Downtown Alpharetta Master Plan, p. 35.

of the attached site plan and conditions to reflect the proposed development as reflected by the plans.

II. PLANNING COMMISSION REVIEW CRITERIA

The Applicant satisfies all of the criteria as set forth in the City's UDC for zoning modification:

1) How will this proposal be compatible with surrounding properties?

The Applicant's modification proposal is compatible with surrounding properties. The revised site plan aligns the townhomes to compliment the Midwick community across the street providing a visual and aesthetically pleasing environment for street engagement. By changing the residential type from stacked flats to townhomes, the Phase II property will also be more consistent with the other residential uses in the master plan property. The exception to allow for a slightly smaller footprint and home will provide a much needed housing alternative for buyers in Alpharetta.

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

The proposed townhomes will add variety along the Thompson Street corridor and enhance the connectivity between Alpharetta City Center and Avalon. The proposed development will enhance the area.

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

No, the property cannot be developed for a reasonable economic use with the current conditions. The current zoning condition restrict the development to stacked flats which is detracting from its potential economic use and value.

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

The Applicant's proposal is less than the 186 residential units originally approved by the City. The connectivity through the site and the proximity to both Avalon and Alpharetta City Center reduces the dependence on automobiles and encourages walking and biking. Compared to the originally approved density, the approval of this Application will have no increase to population and traffic.

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

Adequate public facilities exist in and around the subject property to support the Applicant's zoning request. The approval of this application would add a total of 24 new residential units. The size of the townhomes is likely to appeal to young professionals and/or buyers without children. As such, there is no anticipated negative impact on utilities or school due to the small increase in number of residential units.

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

Yes. The zoning request is consistent with the Master Plan. The Downtown Master Plan designates the Property as Mixed Use-Live Work. The proposed residential use is consistent with the currently approved use and the vision for the Old Milton Corridor. The Comprehensive Plan suggests moderate to high lot coverage with medium to large building footprints in relation to lot size. As such, the zoning request is consistent with the policy, intent, and plain language of the Master Plan.

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

Yes. There are changing conditions which affect development of the Property and support the proposed request. The Property is ideally situated as part of the mixed-use development and the change from the stacked flats to townhomes will allow the residential units to move forward and compliment both the mixed use and the Midwick development across Thompson Street. The current zoning conditions of are no longer economically viable or appropriate for the changing conditions in the area. The need for a diversity of housing sizes within the walkable area supports the change in conditions.

CONSTITUTIONAL AND ANTE LITEM NOTICE

Georgia law and the procedures of the City of Alpharetta require us to raise Federal and State constitutional objections during the zoning application process. While the Applicant anticipates a smooth application process, failure to raise constitutional objections at this stage may

mean that the Applicant will be barred from raising important legal claims later in the process. Accordingly, we are required to raise the following constitutional objections at this time:

The portions of the City of Alpharetta Unified Development Code, facially and as applied to the Property, which restrict the Property to any zoning classification, uses, conditions, or to any zoning district other than that proposed by the Applicant are unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the City of Alpharetta Unified Development Code, facially and as applied to the Property, which restricts the Property to any zoning classification, uses, building size, building width, or to any conditions other than the those as proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States; Article I, Section I, Paragraph I, and Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests. A denial of this Application would constitute an arbitrary and capricious act by the City of Alpharetta without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the Alpharetta City Council to grant this zoning application in accordance with the zoning criteria as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of the similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any zoning of the Property subject to conditions which are different than the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the Property, would also

constitute an arbitrary, capricious and discriminatory act in zoning the Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal by the City of Alpharetta City Council to grant any change in conditions requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of the similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any use restrictions or conditions placed on the Property which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the Property, would also constitute an arbitrary, capricious and discriminatory act and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

Accordingly, we respectfully request that this Application be granted as requested by the Applicant. If there are any questions about this application, please do not hesitate to contact me at 404-665-1242 or jsellers@pftlegal.com.

Sincerely,

PURSLEY FRIESE TORGRIMSON



Julie L. Sellers
G. Douglas Dillard
R Baxter Russell

Thompson Street- Additional Property
Property Description

All that tract or parcel of land lying and being Land Lots 749 and 802, 1st District, 2ND Section, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at the intersection of the southwestern intersection of the southern right-of-way of Thompson Street (variable right-of-way) with the western Right of Way of Park Street (30' right-of-way), said point being the **POINT OF BEGINNING**;
thence running westerly along the Western Right of Way of Park Street South 8 degrees 35 minutes 38 seconds West a distance of 152.59 feet to a point; thence departing the Right of Way of Park Street North 81 degrees 24 minutes 2 seconds West a distance of 98.13 feet to a point; thence North 78 degrees 55 minutes 43 seconds West a distance of 99.09 feet to a point; thence North 79 degrees 31 minutes 4 seconds West a distance of 99.39 feet to a point; thence North 80 degrees 22 minutes 13 seconds West a distance of 99.74 feet to a point; thence South 1 degree 59 minutes 46 seconds West a distance of 96.42 feet to a point; thence North 80 degrees 22 minutes 13 seconds West a distance of 220.30 feet to a point; thence North 1 degrees 19 minutes 50 seconds East a distance of 235.10 feet to a point on the Right of Way of Thompson Street; thence running along said Right of Way South 81 degrees 33 minutes 21 seconds East a distance of 519.52 feet to a point; thence running along said Right of Way South 81 degrees 33 minutes 21 seconds East a distance of 103.80 feet to a point; thence running along said Right of Way South 81 degrees 33 minutes 21 seconds East a distance of 81.53 feet to a point; thence running along said Right of Way South 52 degrees 13 minutes 8 seconds East a distance of 11.55 feet to a point, said point being the **POINT OF BEGINNING**;

Said tract of land contains 2.89 Acres (125,993sf).

Property Legal Description
WESTERN TRACTS OVERALL DESCRIPTION
(Tracts 1 – 4 & 26)
(1-12-2015)

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

BEGINNING at a concrete monument found at the southwest corner of the mitered right-of-way intersection of the westerly right-of-way of Park Street (having a 30 right-of-way) and the northerly 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 northerly right-of-way of Old Milton Parkway along a curve to the left having an arc length of 68.53 feet, with a radius of 1518.95 feet, being subtended by a chord bearing of North 76 degrees 53 minutes 00 seconds West, for a distance of 68.53 feet to a 5/8-inch rebar found; Thence along a curve to the left having an arc length of 97.97 feet, with a radius of 1518.95 feet, being subtended by a chord bearing of North 80 degrees 01 minutes 25 seconds West, for a distance of 97.95 feet to a 5/8-inch rebar found; Thence along a curve to the left having an arc length of 146.77 feet, with a radius of 1518.95 feet, being subtended by a chord bearing of North 84 degrees 38 minutes 23 seconds West, for a distance of 146.71 feet to a 5/8-inch rebar found; Thence along a curve to the left having an arc length of 20.78 feet, with a radius of 1518.95 feet, being subtended by a chord bearing of North 87 degrees 47 minutes 59 seconds West, for a distance of 20.78 feet to a concrete monument found; Thence North 88 degrees 14 minutes 41 seconds West, a distance of 129.00 feet to a 1/2-inch rebar found; Thence departing said northerly right-of-way of Old Milton Parkway North 02 degrees 20 minutes 52 seconds East, a distance of 182.93 feet to a 1/2-inch open top pipe found; Thence North 01 degrees 19 minutes 50 seconds East, a distance of 96.58 feet to a 1-1/4-inch open top pipe found; Thence South 80 degrees 22 minutes 13 seconds East, a distance of 99.74 feet to a 1-1/2-inch open top pipe found; Thence South 79 degrees 44 minutes 54 seconds East, a distance of 49.43 feet to a 1-inch iron pin found; Thence South 79 degrees 17 minutes 23 seconds East, a distance of 49.96 feet to a point; Thence South 79 degrees 00 minutes 56 seconds East, a distance of 99.06 feet to a 1-1/2-inch flat iron & 1-inch rod found; Thence South 78 degrees 50 minutes 33 seconds East, a distance of 99.76 feet to a 1-open top pipe found; Thence South 81 degrees 24 minutes 02 seconds East, a distance of 98.12 feet to a 5/8-inch rebar set on the westerly right-of-way of Park Street; Thence continuing with said westerly right-of-way of Park Street South 01 degrees 08 minutes 35 seconds West, a distance of 100.00 feet to a 1/2-inch rebar found; Thence South 01 degrees 08 minutes 35 seconds West, a distance of 125.65 feet to a concrete monument found at the north end of the mitered right-of-way intersection of said westerly right-of-way of Park Street and the northerly right-of-way of Old Milton Parkway; Thence South 63 degrees 38 minutes 12 seconds West, a distance of 38.46 feet to a concrete monument found, which is the **POINT OF BEGINNING**.

Said tract of land contains 2.855 Acres.

Notting Hill of Alpharetta, LLC c/o Julie L. Sellers
Pursley Friese Torggrimson
Promenade, Suite 1200
1230 Peachtree Street NE
Atlanta, GA 30309

October 1, 2018

Dear Property Owner:

This letter is to inform you that a Zoning Application has been submitted to the City of Alpharetta on land located within 500 feet of your property. Please be advised of the following information pertaining to the Application and public hearings:

CASE NUMBER: TBD

APPLICANT NAME: Notting Hill of Alpharetta, LLC

REQUEST: Modification to Zoning Conditions approved in zoning case MP-16-14/Z-16-15

STREET LOCATION: 145 Thompson Street, 155 Thompson Street, 165 Thompson Street, 175 Thompson Street, 185 Thompson Street, 195 Thompson Street, 145 Park Street, 157 Park Street, 179 Park Street, 2460 Old Milton Parkway and 2450 Old Milton Parkway

PROPOSED DEVELOPMENT: 66 Townhomes in place of currently approved stacked flats

PLANNING COMMISSION HEARING

December 6, 2018

6:30pm

CITY COUNCIL HEARING

December 17, 2018

6:30pm

PUBLIC HEARING LOCATION

Alpharetta City Hall, Council Chambers

2 Park Plaza

Alpharetta, Georgia 30009

If you have questions about the zoning application, please contact Julie L. Sellers at (404) 665-1242 or jsellers@pftlegal.com.

Sincerely,

Julie L. Sellers

GREGORY W & KATHLEEN M COMSTOCK
12300 DANCLIFF TRCE
ALPHARETTA GA 30009

LESLIE MOSS
RHONDA MOSS
112 THOMPSON ST
ALPHARETTA, GA 30004

ROBERT D CHEELEY
5100 PEACHTREE PKWY STE 200
NORCROSS, GA 30092

BONNIE J GUSKI
12310 DANCLIFF TRC
ALPHARETTA GA 30009

CRP EAH TS LLC
2303 CUMBERLAND PKWY SE
ATLANTA, GA 30339

NOTTING HILL OF ALPHARETTA LLC
5100 PEACHTREE PKWY STE 200
NORCROSS, GA 30092

THOMAS J CAMPBELL &
ROBERT E KOWALSKI
12320 DANCLIFF TRCE
ALPHARETTA GA 30009

DOUGLAS AVREN ET AL
205 HEMBREE PARK TER
ROSWELL, GA 30076

PULTE HOME CORPORATION
2475 NORTHWIND PKWY STE 600
ALPHARETTA, GA 30009

DAVID A & NANCY S MEEKER
12330 DANCLIFF TRCE
ALPHARETTA GA 30009-8710

LISA & BOB CHEELEY FOUNDATION INC
5100 PEACHTREE PKWY STE 200
NORCROSS, GA 30092

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

JBGL ATLANTA DEVELOPMENT LLC
2805 DALLAS PKWY SUITE 400
PLANO, TX 75093

CHARLES E CHESTER
2465 OLD MILTON PKWY
ALPHARETTA, GA 30004

GLUCK PROPERTIES LLC
2455 OLD MILTON PKWY
ALPHARETTA, GA 30004

UNITED STATES POSTAL SERVICE
1735 NORTH BROWN RD SUITE 200
LAWRENCEVILLE, GA 30043-8153

BLACKWATER VENTURES LLC
306 CHAMPIONS CT
WOODSTOCK, GA 30188

LUMSDEN DONNA KAY
12502 WEXCROFT LANE UNIT 283
ALPHARETTA, GA 30009

SCOTT L GILKEY
2095 WILLSHIRE GLN
ALPHARETTA, GA 30009

JAMES T & CATHERINE G JONES
2305 DINSMORE RD
ALPHARETTA, GA 30004

LINDA DICKERSON GLEITER
12500 WEXCROFT LN
ALPHARETTA, GA 30004

OLD MILTON LEASING ENTERPRISES LLC
& NORRIS PROPERTY HOLDINGS LLC
1645 EVERSEDGE DR
ALPHARETTA, GA 30004

NARDEN KALDANI &
HAMID R KAHVAZADEH
145 THOMPSON ST
ALPHARETTA, GA 30004

ROBERT & CONNELL DEBORAH STEVENS
12280 DANCLIFF TRCE
ALPHARETTA, GA 30009

THE MARSH BUNDY KING 2012 TRUST
PO BOX 20096
ATLANTA, GA 30325

ACADEMY PARK NEIGHBORHOOD
ASSOCIATION INC
12102 DANCLIFF TRC
ALPHARETTA, GA 30009

DAVID E PORTER
376 AIR ACRES WAY
WOODSTOCK, GA 30188-2910

Thompson Street- Additional Property
Property Description

All that tract or parcel of land lying and being Land Lots 749 and 802, 1st District, 2ND Section, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at the intersection of the southwestern intersection of the southern right-of-way of Thompson Street (variable right-of-way) with the western Right of Way of Park Street (30' right-of-way), said point being the **POINT OF BEGINNING**;
thence running westerly along the Western Right of Way of Park Street South 8 degrees 35 minutes 38 seconds West a distance of 152.59 feet to a point; thence departing the Right of Way of Park Street North 81 degrees 24 minutes 2 seconds West a distance of 98.13 feet to a point; thence North 78 degrees 55 minutes 43 seconds West a distance of 99.09 feet to a point; thence North 79 degrees 31 minutes 4 seconds West a distance of 99.39 feet to a point; thence North 80 degrees 22 minutes 13 seconds West a distance of 99.74 feet to a point; thence South 1 degree 59 minutes 46 seconds West a distance of 96.42 feet to a point; thence North 80 degrees 22 minutes 13 seconds West a distance of 220.30 feet to a point; thence North 1 degrees 19 minutes 50 seconds East a distance of 235.10 feet to a point on the Right of Way of Thompson Street; thence running along said Right of Way South 81 degrees 33 minutes 21 seconds East a distance of 519.52 feet to a point; thence running along said Right of Way South 81 degrees 33 minutes 21 seconds East a distance of 103.80 feet to a point; thence running along said Right of Way South 81 degrees 33 minutes 21 seconds East a distance of 81.53 feet to a point; thence running along said Right of Way South 52 degrees 13 minutes 8 seconds East a distance of 11.55 feet to a point, said point being the **POINT OF BEGINNING**;

Said tract of land contains 2.89 Acres (125,993sf).

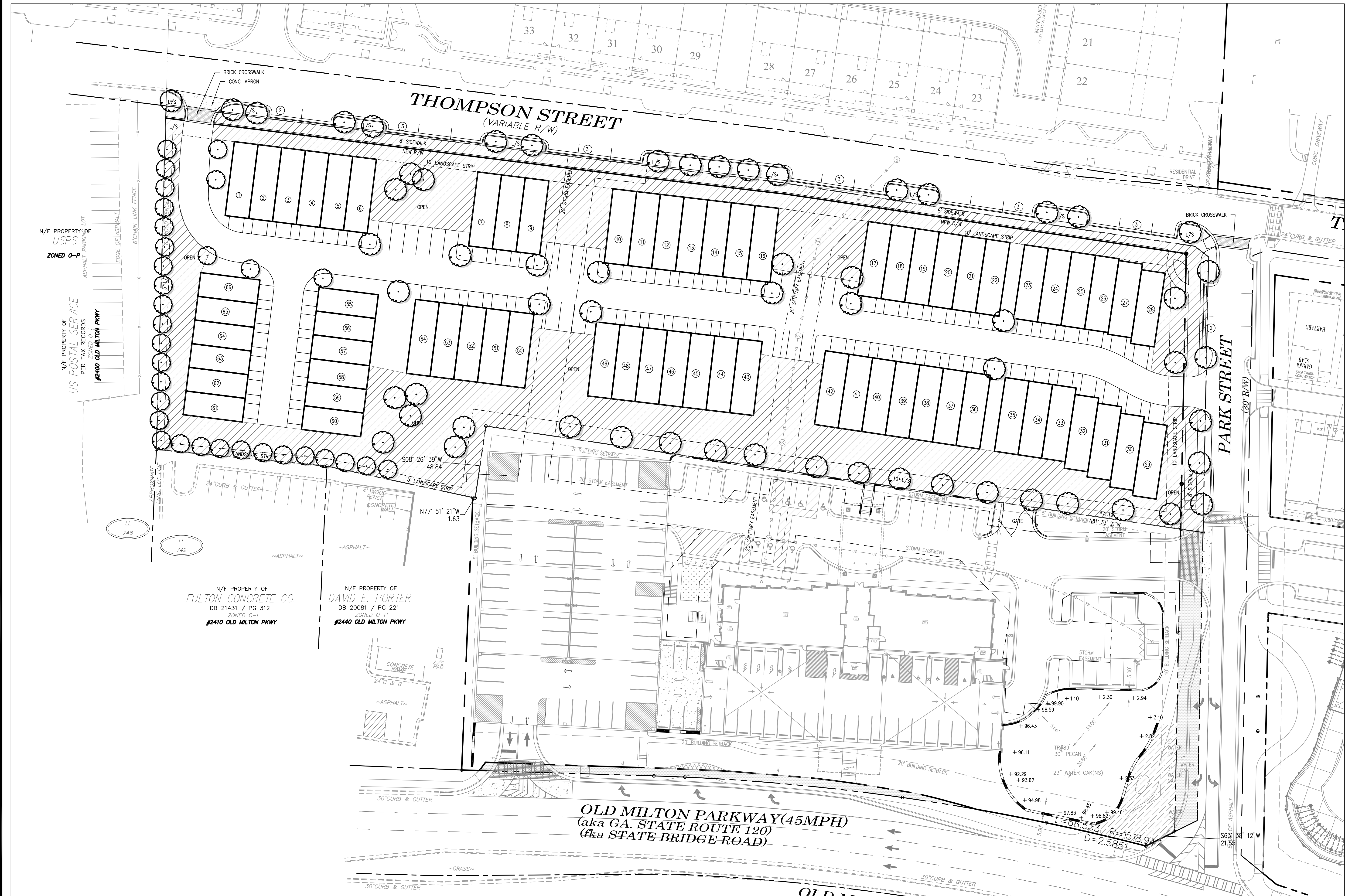
Property Legal Description
WESTERN TRACTS OVERALL DESCRIPTION
(Tracts 1 – 4 & 26)
(1-12-2015)

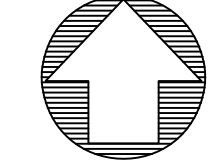
All that tract or parcel of land lying and being in land lot 802 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a concrete monument found at the southwest corner of the mitered right-of-way intersection of the westerly right-of-way of Park Street (having a 30 right-of-way) and the northerly 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 northerly right-of-way of Old Milton Parkway along a curve to the left having an arc length of 68.53 feet, with a radius of 1518.95 feet, being subtended by a chord bearing of North 76 degrees 53 minutes 00 seconds West, for a distance of 68.53 feet to a 5/8-inch rebar found; Thence along a curve to the left having an arc length of 97.97 feet, with a radius of 1518.95 feet, being subtended by a chord bearing of North 80 degrees 01 minutes 25 seconds West, for a distance of 97.95 feet to a 5/8-inch rebar found; Thence along a curve to the left having an arc length of 146.77 feet, with a radius of 1518.95 feet, being subtended by a chord bearing of North 84 degrees 38 minutes 23 seconds West, for a distance of 146.71 feet to a 5/8-inch rebar found; Thence along a curve to the left having an arc length of 20.78 feet, with a radius of 1518.95 feet, being subtended by a chord bearing of North 87 degrees 47 minutes 59 seconds West, for a distance of 20.78 feet to a concrete monument found; Thence North 88 degrees 14 minutes 41 seconds West, a distance of 129.00 feet to a 1/2-inch rebar found; Thence departing said northerly right-of-way of Old Milton Parkway North 02 degrees 20 minutes 52 seconds East, a distance of 182.93 feet to a 1/2-inch open top pipe found; Thence North 01 degrees 19 minutes 50 seconds East, a distance of 96.58 feet to a 1-1/4-inch open top pipe found; Thence South 80 degrees 22 minutes 13 seconds East, a distance of 99.74 feet to a 1-1/2-inch open top pipe found; Thence South 79 degrees 44 minutes 54 seconds East, a distance of 49.43 feet to a 1-inch iron pin found; Thence South 79 degrees 17 minutes 23 seconds East, a distance of 49.96 feet to a point; Thence South 79 degrees 00 minutes 56 seconds East, a distance of 99.06 feet to a 1-1/2-inch flat iron & 1-inch rod found; Thence South 78 degrees 50 minutes 33 seconds East, a distance of 99.76 feet to a 1-open top pipe found; Thence South 81 degrees 24 minutes 02 seconds East, a distance of 98.12 feet to a 5/8-inch rebar set on the westerly right-of-way of Park Street; Thence continuing with said westerly right-of-way of Park Street South 01 degrees 08 minutes 35 seconds West, a distance of 100.00 feet to a 1/2-inch rebar found; Thence South 01 degrees 08 minutes 35 seconds West, a distance of 125.65 feet to a concrete monument found at the north end of the mitered right-of-way intersection of said westerly right-of-way of Park Street and the northerly right-of-way of Old Milton Parkway; Thence South 63 degrees 38 minutes 12 seconds West, a distance of 38.46 feet to a concrete monument found, which is the **POINT OF BEGINNING**.

Said tract of land contains 2.855 Acres.

PROPOSED OPEN SPACE- 1.23 ac.



 CIVIL ENGINEERING PLANNING LANDSCAPE ARCHITECTURE 50 Warm Springs Circle Roswell, Georgia 30075 (770) 641-1942 www.aecad.com	 NORTH 	OPEN SPACE PLAN	NOTTING HILL ALPHARETTA, FULTON COUNTY GEORGIA	PROJECT INFORMATION PROJECT NO.: 18-4219 DATE: October 1, 2018 SCALE: 1" = 30' FILE NAME: 18-4219 P02 DESIGN/DRAWN: slr/sch
--	--	------------------------	--	---

Plat Book 405 Page 125
Filed and Recorded 12/14/2017 4:14:00 PM
2017-0348923
Cathelene Robinson
Clerk of Superior Court
Fulton County, GA
Participant IDs: 2585341313

RESERVED FOR CLERK OF COURTS RECORDING INFORMATION

MP-16-14/Z-1 6-15 Notting Hill Old Milton Holdings MU
Final Conditions:

- The site, consisting of approximately 5.88 acres, shall be zoned MU and developed substantially similar to site plan submitted by AEC, dated 1/22/2017, except for modifications required to comply with the conditions below.
- The 5.68-acre property shall be designated Phase II of the Old Milton Holdings Master Plan. To the extent of any conflict between these conditions and prior Master Plan conditions, these conditions control. Additionally, these conditions supersede and replace in their entirety the original conditions applicable to Phase II.
- The residential density within Phase II of the Old Milton Holdings Master Plan shall be limited to no more than 740 dwelling units per acre. The overall residential density for the Old Milton Holdings Master Plan shall be limited to no more than 6.53 dwelling units per acre.
- Office portion of the site shall be limited to a 40,000 square foot, minimum 2-story building and use limited to professional office, medical office, clinic and bank without drive-through. Any additional uses listed as conditional in the O-1 zoning district shall require approval of a conditional use permit.
- Building setbacks shall be: 30' on Thompson Street, 20' on Old Milton Parkway, 10' on Park Street, and 5' internal property lines.
- Thompson Street shall generally be improved as follows: 36' half width right-of-way to incorporate 8' sidewalk (concrete with brick paver banding), 6' planting area, 8' on-street parking, and 10' travel lane with final approval by Staff. Final streetscape shall match the approved Thompson Street streetscape standards and include decorative pedestrian lighting as approved by Staff.
- On-street parking shall be provided on Park Street, if feasible, as approved by Staff.
- Roadways with on-street parking shall incorporate curb extensions at intersections. Internal road shall include on-street parking and sidewalk, if feasible, as approved by Staff.

APPROVED ZONING CONDITIONS

- A tree save area shall be set aside at the corner of Old Milton Parkway and Park Street, as identified on the site plan, dated 1/4/2017. Encroachment into the CRZ of the 30' Pecan (#89), 20' Water Oak, 7' Water Oak, 6' Water Oak, 5' Water Oak, and 4' Water Oak shall be limited to no more than 20% as approved by Staff. Tree save area shall be recorded on the final plat. The applicant shall conduct a climbing inspection of the 30' Pecan to determine the viability of the tree, including a determination that the area where the tree forks is structurally sound. If the 30' Pecan is determined to be a 'good' save, tree care plan shall be provided to staff for approval within 4 weeks of the City Council decision on this matter and shall include cabling, soil compaction reduction, fertilization, and insect and borer control among other items to be approved by the City Arborist. If the 30' Pecan is determined to be unworthy of saving, the tree save area at the corner shall be replanted with 3 times the inches removed (90") with trees that have a minimum caliper of 1 2" - 15", as approved by Staff.
- Stacked flats shall accommodate required parking underneath each building. Guest parking may be surface parking and shall be heavily screened from the public right-of-way.
- Linear Park shall be developed along Thompson Street frontage with a minimum width of 30' including an 8' sidewalk and improved green space as approved by Staff. The linear park shall include stacked stone, brick or granite wall between the stacked flats and the linear park with final approval by Staff. Under ledge wall lighting shall be required. Benches and a public art pedestal shall be provided as approved by Staff.
- Linear Park, corner of Old Milton Parkway and Park Street, and amenity lawn shall include a mix of trees, shrubs, and ground covers of varying heights, textures and colors as approved by Staff.
- Applicant shall provide an easement to the City for the linear park, including seating areas along Thompson Street. Linear park shall be maintained by the HOA.
- Development shall not be gated, however a gate may be installed between the office tract and residential stacked flat tract for stacked flat resident use only.
- Stacked flats architecture and materials shall be developed substantially as submitted and in compliance with the Downtown Code subject to Staff approval.
- 4-sided architecture and materials shall be required. Garage doors shall be a custom, decorative design and material as approved by Staff.
- Office building architecture and materials shall be developed substantially as submitted and subject to DRB approval.
- A pedestrian and bicycle connection shall be provided from the linear park along the Thompson Street through the stacked flats and to the rear of the office building. Connection shall be an accessible linear green path as approved by Staff. If determined to be feasible by the Director of Community Development.
- Parking areas and internal driveways shall be heavily screened from Old Milton Parkway, Park Street and Thompson Street.
- A minimum 5' heavily planted landscape strip shall be required adjacent to the property to the west, including between the stacked flats and office building parcels and shall be expanded up to 15', where possible.
- Internal sidewalks shall be provided to the fronts of units and shall be a minimum 5' with pedestrian-scale lighting provided throughout the development.
- All buildings shall have connectivity to the sidewalk system.
- Fencing visible from the public right-of-way shall be decorative as approved by Staff.
- 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.
- Delete previous Old Milton Holdings (CLUP-14-07/Z-1 A-1 1/V-14-26) zoning condition #34.
- The corner of Old Milton Parkway and Park Street shall be a minimum 2,000 square feet and heavily landscaped with a seating area and decorative wall or other feature as approved by Staff.
- The corner of Thompson Street and Park Street shall be heavily landscaped, including a decorative wall and sculpture and/or water feature as approved by Staff. Additional landscaping shall be provided to screen the rear of the building facing Park Street.
- Decorative paver aprons shall be required at each of the 4 driveways as approved by Staff.
- Provide a pedestrian crosswalk (brick paver) across Park Street providing a midblock connection between Phase I and 2 of the Old Milton Holdings Master Plan, as approved by Staff.
- Landscape, hardscape, fences and walls shall complement materials used in Phase I of the Master Plan.
- Developer shall provide easement to allow for a future connection between the property and the Post Office property through the East-West street/driveway. If a future connection is constructed, access may not be gated by either party without City Council approval.

DRAINAGE NOTE

The owner of record, on behalf of himself (itself) and all successors in interest, specifically releases City of Alpharetta from any and all liability and responsibility for flooding or erosion from storm drains or from flooding from high water of natural creeks, river or drainage features. A drainage easement is hereby established for the sole purpose of providing for the emergency protection of the free flow of surface waters along all watercourses as established by these regulations and the Director of Public Works. Said Director may conduct emergency maintenance operations within this easement where emergency conditions exist. Emergency maintenance shall be the removal of trees and other debris, excavation, filling and the like necessary to remedy a condition, which in the judgment of said Director is potentially injurious to life, property or the public road or utility system. Such emergency maintenance, conducted for the common good, shall not be construed as constituting a continuing maintenance obligation on the part of City of Alpharetta nor an abrogation of City of Alpharetta's right to seek reimbursement for expenses from the owner/s of the property/ies of the lands that generated the conditions.

Combination & Minor Subdivision Plat Approval

The Community Development Department of the City of Alpharetta, Georgia, certifies that this plat complies with all requirements of the City of Alpharetta Unified Development Code including Zoning Requirements.

Community Development Department
Date: 12/13/17

OWNER'S CERTIFICATE

(STATE OF GEORGIA) (COUNTY OF FULTON)

The owner of record of the land shown on this plat and whose name is subscribed thereto, in person, or through a duly authorized agent, hereby acknowledges that this final subdivision plat was made from an actual survey.

NOTTING HILL OF ALPHARETTA, LLC

Signed:
Name: Mr. Robert D. Cheeley
Title: President
Date: 12/13/17

(STATE OF GEORGIA) (COUNTY OF FULTON)

The owner of record of the land shown on this plat and whose name is subscribed thereto, in person, or through a duly authorized agent, hereby acknowledges that this final subdivision plat was made from an actual survey.

OLD MILTON HOLDINGS, LLC

Signed:
Name: Mr. Robert D. Cheeley
Title: President
Date: 12/13/17

SURVEYOR'S CERTIFICATE

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown thereon exist or marked as "future" and will be placed during construction of the improvements shown on this plat; and their location, size, type, and material are correctly shown.

By: Craig A. Jennings
Registered Georgia Land Surveyor No. 3043
Date: 12/14/2017

AREA TABLE

PARCEL	ACRES	SQUARE FEET
TRACT ONE	2.921	127,257
TRACT TWO	2.411	105,005
TOTAL AREA	5.332	232,262



Land Surveying • 3D Laser Scanning

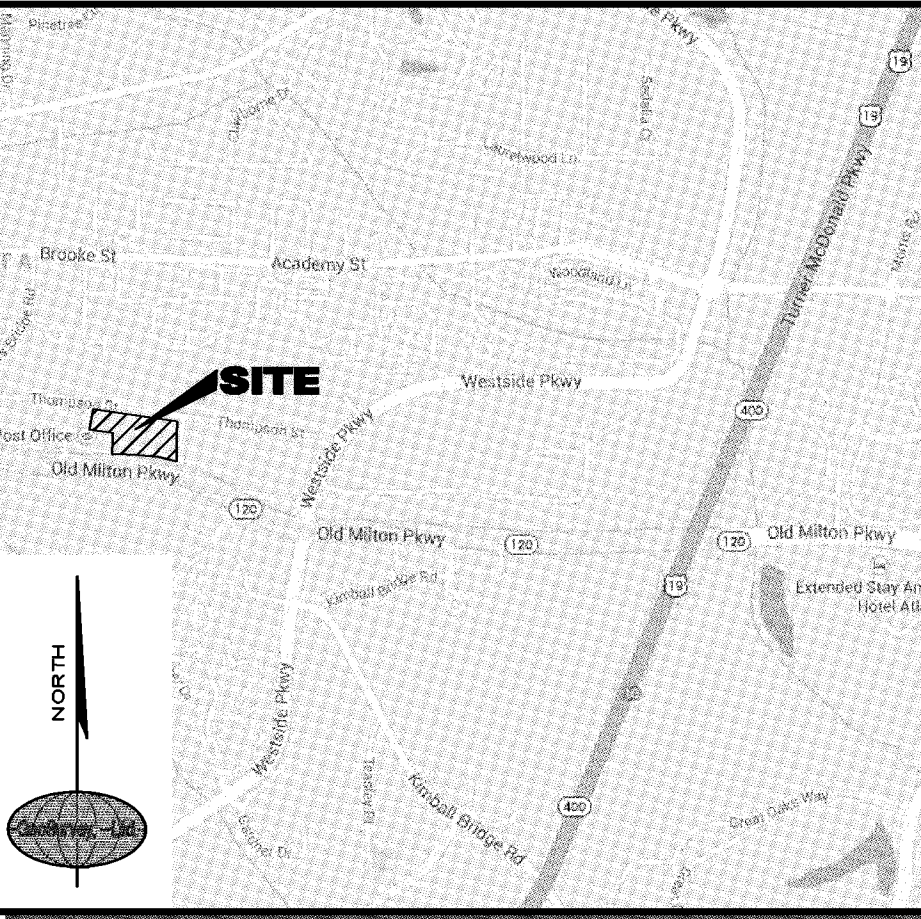
1660 Barnes Mill Road
Marietta, Georgia 30062

Phone: (770) 795-9900
Fax: (770) 795-8880

www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

VICINITY MAP

SITE LOCATION - LATITUDE: 34° 04' 12" LONGITUDE: 84° 17' 03"



GENERAL NOTES

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13121C 0058F, AND THE DATE OF SAID MAP IS SEPT. 18, 2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE HORIZONTAL AND VERTICAL DATUM FOR THIS SURVEY IS BASED ON SURVEY REFERENCE 1.

THE SITE IS ZONED "MU" (MIXED USE DISTRICT)
ZONING CONDITIONS PER: MP-16-14/Z-16-15 Notting Hill Old Milton Holdings MU
LAND USE SHALL BE MIXED USE RESIDENTIAL & COMMERCIAL.
SETBACKS ARE PER THE APPROVED CONDITIONS, AS REFERENCED HEREON.

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

THE CITY OF ALPHARETTA DOES NOT ENFORCE RESTRICTIVE COVENANTS.

THIS FINAL SUBDIVISION PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) ATTACHED HERETO, DATED 12/13/17, WHICH HEREBY BECOMES PART OF THIS FINAL SUBDIVISION PLAT.

*PROPERTY CORNERS 5/8-INCH REBAR SET AT COMPLETION OF GRADING ACTIVITY OR WHEN REQUESTED BY CLIENT.

SURVEY REFERENCES

1> ALTA/ACSM LAND TITLE SURVEY FOR FOURTH QUARTER PROPERTIES XLVII, LLC, WACHOVIA BANK, NATIONAL ASSOCIATION, & LAWYERS TITLE INSURANCE CORPORATION, PREPARED BY GEOSURVEY, LTD., DATED MARCH 22, 2005, LAST REVISED MARCH 17, 2006.

2> SUBDIVISION PLAT FOR I. N. THOMPSON PROPERTY, PREPARED BY J. M. DODD, SURVEYOR, DATED JUNE 3, 1946, AND RECORDED IN PLAT BOOK 35, PAGE 2 OF THE FULTON COUNTY PUBLIC RECORDS.

3> RIGHT OF WAY PLANS FROM THE DEPARTMENT OF TRANSPORTATION, PROJECT NUMBER STP 189-1(16), PAGE 22A. DATED OCTOBER 12, 1993.

GA. SURVEYOR CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Craig A. Jennings
Georgia Registered
Land Surveyor # 3043

OWNER & DEVELOPER

OWNER:
Mr. Robert D. Cheeley
NOTTING HILL OF ALPHARETTA, LLC
2771 Lawrenceville Hwy.
Suite 210
Decatur, GA 30033
770-527-5399

DEVELOPER:
Mr. Chris Massey
Old Milton Holdings, LLC
2771 Lawrenceville Hwy.
Suite 210
Decatur, GA 30033
Office 770-527-5399

COMBINATION & MINOR SUBDIVISION PLAT

NOTTING HILL OF ALPHARETTA

FOR

NOTTING HILL OF ALPHARETTA, LLC

GS JOB NO:	20042198	DRAWING SCALE:	1"= 40'	SURVEY DATE:	6-16-2017
FIELD WORK:	CE	CITY:	ALPHARETTA	STATE:	GEORGIA
PROJ MGR:	GEE	COUNTY:	FULTON	REVISIONS:	
REVISED:	JRC	LAND LOT:	749	No. Date Description	
DWG FILE:	20042198-18b.dwg	DISTRICT:	1st	2. 11/21/17 Revised lots	
		DISTRICT:	2nd	3. 11/30/17 Revised lots	
				12/13/17 Addressed City comments	

LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	OT OVERHEAD TRAFFIC SIGNAL LIGHT
BH BORE HOLE	PP POWER POLE
BSL BUILDING SETBACK LINE	QW GUY WIRE
CI CURB INLET	PL POWER LINE
CMF CORRUGATED METAL PIPE	LP LIGHT POLE
CMF CONCRETE MONUMENT FND	ET ELECTRIC TRANSFORMER
CO SANITARY CLEANOUT	WV WATER VAULT
CPED COMMUNICATION PEDESTAL	GV GAS VALVE
CTP CRIMPED TOP PIPE	GM GAS METER
CRZ CRITICAL ROOT ZONE	WV WATER VALVE
DI DROP INLET	WM WATER METER
DRP DUCTILE IRON PIPE	FE FIRE INVERT
DWCB DOUBLE WING CATCH BASIN	UE UNDERGROUND ELECTRIC LINE
FNC FENCE	UG UNDERGROUND GAS LINE
FND FOUND	UC UNDERGROUND COMMUNICATION LINE
FOV FIBER OPTIC CABLE	UW UNDERGROUND WATER LINE
GM GAS METER	PI PHOTO POSITION INDICATOR
IN INVERT	RP REGULAR PARKING SPACE COUNT
JB JUNCTION BOX	HC HANDICAP PARKING SPACE
MA MANHOLE	TI TREE POSITION INDICATOR
OT OPEN TOP PIPE	
PM POWER METER	
POB POINT OF BEGINNING	
POC POINT OF COMMENCEMENT	
PP REINFORCED CONCRETE PIPE	
RBR IRON REINFORCING BAR	
RBS 5/8" RBR SET	
SS SANITARY SEWER	
SWCB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	

CLOSURE STATEMENT

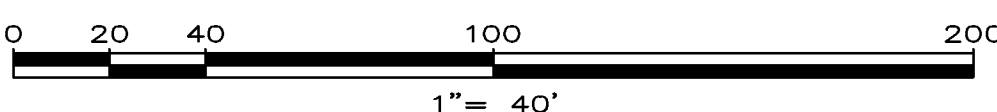
THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 54,300, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-6 TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 221,269 (COMBINED). FEET. SEE INT.

IF YOU DIG

Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411

GRAPHIC SCALE



TREE HARDSHIP JUSTIFICATION STATEMENT
THIS SITE WAS SELECTED FOR ITS PROXIMITY TO NEARBY SUCCESSFUL/ESTABLISHED BUSINESSES AND HIGHWAY INFRASTRUCTURE THAT COMPLEMENT THE DEVELOPMENT. THE TOPOGRAPHY PRESENTS AN ISSUE WITH ONE SIDE OF THE SITE BEING HIGHER THAN THE OTHER. THIS MAKES IT DIFFICULT TO SAVE TREES THAT WOULD BE MANY FEET BELOW THE PROPOSED GRADES ON THIS SLOPING SITE. EVERY OPPORTUNITY HAS BEEN EXPLORED TO SAVE THE EXISTING TREES AFTER ASSESSING THEM DURING THE MASTER PLANNING AND DESIGN PROCESS. SIX OF THE SITE'S SPECIMEN AND NON-SPECIMEN TREES WERE SAVED IN THE REQUESTED TREE SAVE AREA, WHILE PROVIDING OPPORTUNITIES TO DIVERSIFY THE SITE WITH THE DIFFERING SPECIES THAT HAVE BEEN PROPOSED TO RENEW THE SURROUNDING ENVIRONMENT.

CITY OF ALPHARETTA TREE SAVE NOTES

1. PRIOR TO INITIAL SITE OPENING AND INSPECTION CITY ARBORIST WILL BE PROVIDED WITH RECEIPTS SHOWING THE REQUIRED TREE CARE PLAN HAS BEEN PRE-PAID TO A REPUTABLE TREE CARE COMPANY.
2. TREE SAVE FENCE AND SIGNAGE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE THIS INSPECTION AND APPROVAL HAS OCCURRED.
3. THE CRZ OF SPECIMEN TREES PLUS ALL STREAM BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE.
4. INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
5. ALL EXISTING TREES IDENTIFIED FOR PRESERVATION OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PROTECTED DURING ALL PHASES OF THIS PROJECT.
6. ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCROACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CO.
7. ALL ROOTS ENCOUNTERED 1/2" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
8. IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, EVEN IF WITHIN THE PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
9. ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.

ARBORIST NOTES:

All tree protection/load fencing must have a minimum of one access point every 200' of fencing. Access point shall be constructed per STD. L-6 Detail on Sheet L1.4

TREE PLAN KEY

- SPECIMEN TREE REMOVED
- NON-SPECIMEN TREE REMOVED
- CRITICAL ROOT ZONE (1.3 X DBH)
- STRUCTURAL ROOT PLATE (0.5 X DIA.)
- WIRE BACKED PROTECTION FENCE

SPECIMEN REPLACEMENT-RESIDENTIAL

TOTAL RECOMPENSE UNITS REQUIRED (RESIDENTIAL)= 174.6
PROVIDED: 0 UNITS

NOTE:
TREE RECOMPENSE WILL BE HANDLED THROUGH DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ALPHARETTA AND CHEELEY HOLDINGS, LLC.

NON-SPECIMEN TREES REMOVED-RESIDENTIAL

QTY.	INCHES	TREE	TAG #
1	13"	MAGNOLIA	101
1	24"	SWEET GUM	96
3	25"	SWEET GUM	97, 164, 165
1	27"	SWEET GUM	92
1	27"	YELLOW POPLAR	95
1	31"	SWEET GUM	177

SPECIMEN TREES REMOVED-RESIDENTIAL

INCHES (DBH)	TREE	TAG #	QTY.	UNITS	MULTIPLIER	TOTAL UNITS
26"	S. RED OAK	161	1	3.8	3	11.4
26"	WATER OAK	90	1	3.8	3	11.4
28"	WATER OAK	102	1	4.0	3	12.0
32"	LOBLOLLY PINE	178	1	4.6	3	13.8
34"	SWEET GUM (SPECIMEN)	163	1	5.0	3	15.0
35"	S. RED OAK	100	1	5.0	3	15.0
36"	WATER OAK	103	1	5.4	3	16.2
36"	YELLOW POPLAR	91	1	5.4	3	16.2
36"	SWEET GUM	93	1	5.4	3	16.2
38"	YELLOW POPLAR	99	1	5.8	3	17.4
53"	WATER OAK	94 (three leader)	1	10.0	3	30.0
SPECIMEN RECOMPENSE OWED						174.6

TREES SAVED-RESIDENTIAL

INCHES	TREE	TAG #	QTY.	MULTIPLIER	TOTAL INCHES
16"	MAGNOLIA (N.S.)		1	1	16"
24"	LOBLOLLY PINE (N.S.)	98	1	1	24"
24"	MAGNOLIA (SPECIMEN)	179	1	2	48"
24"	SWEET GUM (N.S.)	173	1	1	24"
27"	YELLOW POPLAR (N.S.)	171	1	1	27"
29"	WATER OAK (N.S.)	172	1	1	29"
34"	LOBLOLLY PINE (SPECIMEN)	166, 175, 176	3	2	204"
35"	LOBLOLLY PINE (N.S.)	169	1	1	35"
38"	WATER OAK (SPECIMEN)	170	1	2	76"
40"	YELLOW POPLAR (SPECIMEN)	167	1	2	80"
40"	SWEET GUM (N.S.)	162	1	1	40"
46"	YELLOW POPLAR (N.S.)	168	1	1	46"
51"	SWEET GUM (SPECIMEN)	174 (double leader)	1	2	102"
EXISTING DENSITY FACTOR					751"

NON-SPECIMEN TREES REMOVED-COMMERCIAL

QTY.	INCHES	TREE	TAG #
1	4"	WATER OAK	--
1	26"	CHESTNUT	105
1	29"	SWEET GUM	86

SPECIMEN TREES REMOVED-COMMERCIAL

INCHES (DBH)	TREE	TAG #	QTY.	UNITS	MULTIPLIER	TOTAL UNITS
25"	WALNUT	84	1	3.4	3	10.2
33"	SHORT LEAF PINE (SPECIMEN)*	88	1	4.6	3	13.8
33"	WATER OAK	87	1	4.6	3	13.8
36"	WATER OAK	85	1	5.4	3	16.2
SPECIMEN RECOMPENSE OWED						54.0

TREES SAVED-COMMERCIAL

INCHES	TREE	TAG #	QTY.	MULTIPLIER	TOTAL INCHES
4"	WATER OAK (N.S.)		1	1	4"
5"	WATER OAK (N.S.)		2	1	10"
7"	WATER OAK (N.S.)		1	1	7"
23"	WATER OAK (N.S.)		1	1	23"
30"	PECAN (SPECIMEN)	89	1	2	60"
EXISTING DENSITY FACTOR					104"

TREE CALCULATIONS-COMMERCIAL

DENSITY
SITE DENSITY FACTOR (SDF)
SDF = Total Acreage x 130 Inches / Acre
SDF = 2.34 Acres X 130 Inches / Acre
= 304.2 Inches

EXISTING DENSITY FACTOR (EDF)
EDF = 104 Inches

REPLACEMENT DENSITY FACTOR (RDF)

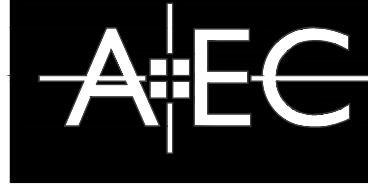
RDF = SDF - EDF
RDF = 304.2 Inches - 104 Inches
RDF = 200.2 Inches Required
RDF_{Prov} = 214 Inches Provided

DENSITY REQUIREMENT MET

SPECIMEN REPLACEMENT-COMMERCIAL

REQUIRED: 54.0 UNITS FOR REPLACEMENT
PROVIDED : 325.2 UNITS FROM DEVELOPMENT AGREEMENT WITH THE CITY OF ALPHARETTA AND OLD MILTON HOLDINGS, LLC..
REMAINING: 271.2 UNITS REMAINING FOR PROPOSED FUTURE RESIDENTIAL DEVELOPMENT

SPECIMEN RECOMPENSE REQUIREMENT MET



Civil Engineering
Land Planning
Landscape Architecture

Water Resources
Property Services
Arborist Services

50 Warm Springs Circle
Roswell • Georgia • 30075
(770)641-1942 • www.aecatd.com

TREE PROTECTION PLAN

NOTTING HILL
ALPHARETTA, GEORGIA
FC# 17-107WR COA#:D170040

NO.	REVISIONS	DATE
1	CITY & COUNTY COMMENTS	11/13/17
2	DWG SUBMITTAL	11/28/17
3	CITY & COUNTY COMMENTS	12/14/17

PROJECT NO.: 17-3977
CIVIL DRAWN BY: SCH, JLM
LANDSCAPE DRAWN BY: SCH, BCG, JPS
CHECKED BY:
DATE: AUGUST 7, 2017

SHEET

L2.0



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: CU-18-11 A-1 DRIVING SCHOOL/11940 ALPHARETTA HIGHWAY

PLANNING COMMISSION: DECEMBER 6, 2018

CITY COUNCIL: DECEMBER 17, 2018

II. RECOMMENDATION:

Approve CU-18-11 A-1 Driving School/11940 Alpharetta Highway, subject to the following conditions:

1. 'School, Commercial' shall be added as a conditional use at 11940 Alpharetta Highway, Suite 112, and limited to no more than 1,300 square feet.
2. Conditional use approval shall be limited to A-1 Driving School; no additional 'School, Commercial' businesses or subleasing shall be permitted within the approved space.
3. Hours of operation shall be limited to Tuesday – Thursday 10:30 AM – 6:00 PM, Friday 10:30 AM – 7:00 PM and Saturday 8:00 AM – Noon.
4. The business shall not have outside storage or outdoor displays, including storage of vehicles associated with the applicant's business.
5. Property owner shall install the required landscape strip along Alpharetta Highway, as approved by Staff. Landscaping shall be installed within 30 days from the approval of the conditional use.

III. REPORT IN BRIEF:

The applicant, A-1 Driving School, is requesting a conditional use to allow a 'School, Commercial' in a 1,300 square foot suite within an existing office/industrial center. The proposed use requires approval of a conditional use permit in the O-I (Office-Institutional) district. The subject property is located at 11940 Alpharetta Highway, Suite 112, on the north side of Alpharetta Highway just west of Wills Road.

DISCUSSION

The submitted request, if approved, will allow A-1 Driving School to operate a 'School, Commercial' in a 1,300 square foot suite within an existing office/industrial warehouse center. The subject property is located at 11940 Alpharetta Highway, Suite 112, on the north side of Alpharetta Highway just west of Wills Road.

The property is located within the Downtown Overlay and is developed with a 1-story office/industrial warehouse building. The zoning of the property is O-I (Office-Institutional), which allows 'School, Commercial' with conditional use approval. Surrounding properties are zoned C-1 to the east, R-15 (Dwelling, 'For-Sale', Residential) to the north and C-2 (General Commercial) and O-I to the west. Village Park Assisted Living Facility is under construction on the property to the east, Arrowood Subdivision is to the north, Cambridge Square and Cash America Pawn to the west and City of Roswell to the south.

The property was developed in 1988 with an 82,973 square foot office/industrial warehouse building. Suite 112 was previously part of Suite 110, which is occupied by Erin's Hope for Friends. Other businesses occupying the building include Roswell Farmer's Market and North Fulton Compounding Pharmacy. There are sufficient parking spaces to serve the uses on the property.

Unified Development Code (UDC) Section 1.4.2 defines 'School, Commercial' as follows:

"School, Commercial. Any building or part thereof which is designed, constructed or used for education or instruction in any branch of knowledge or vocational pursuit, other than an academic school."

A-1 Driving School has been in business since 1987 with 19 locations in the Atlanta metro area, including a previous location at 11060 Alpharetta Highway in Roswell. The applicant's business provides DUI School and Risk Reduction classes, defensive driving courses, driver's education and driving lessons. According to the applicant, the business will be served by one (1) employee with approximately 1 – 3 clients per day Tuesday – Friday and approximately 10 clients on Saturdays. Hours of operation are Tuesday – Thursday 10:30 AM – 6:00 PM, Friday 10:30 AM – 7:00 PM and Saturday 8:00 AM – Noon.

GDOT has a roadway project along Alpharetta Highway, which will include a 10' multi-use sidewalk along the frontage of the subject property. The GDOT project will not require additional right-of-way from the property, only temporary construction easements to facilitate the re-construction of the driveways. The existing strip of land between the sidewalk and parking lot along Alpharetta Highway will remain, which provides sufficient planting area to accommodate landscape strip material.

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 subject property has access from Alpharetta Highway. The proposed use should not have significant impacts on vehicular and pedestrian access.

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 improvements are sufficiently addressed on the subject property, except that the landscape strip along Alpharetta Highway could be supplemented with additional trees and shrubs.

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: Properties in the Alpharetta Highway (South Main Street) Corridor generally lack aesthetic attractiveness and property maintenance. Given the property's location at the southern entrance into the City and the Downtown Overlay, conditions are recommended requiring aesthetic improvements.

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 subject property is located within the Downtown Overlay in an area designated Mixed Use. The Mixed Use designation calls for DT-MU (Downtown Mixed-Use) zoning along the South Main Street Corridor, of which the requested use is permitted by right. The conditional use should not have significant impacts on development in the area. If approved, conditions are recommended limiting expansion of the business and requiring installation of the required landscape strip.

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 subject property is located within the Downtown Overlay in an area designated Mixed Use. The Mixed Use designation calls for DT-MU (Downtown Mixed-Use) zoning along the South Main Street Corridor, of which the requested use is permitted by right. The conditional use should not have significant impacts on development in the area. If approved, conditions are recommended limiting expansion of the business and requiring installation of the required landscape strip.

CONCURRENCES

City Staff has reviewed the applicant's proposal and finds that it can generally support the request for conditional use. The request is not in conflict with the established review criteria for a conditional use. However, it is recommended that conditions be established as part of this application that regulate and limit any expansion of the business.

The subject property is located in the Downtown Overlay and is designated Mixed Use on the City's Comprehensive Land Use Plan. The applicant's proposed use is a permitted use in the DT-MU zoning district, which is listed as an appropriate zoning district in the South Main Street Corridor Mixed Use designation. Development along the South Main Street Corridor is typically auto-oriented, free-standing businesses with separate parking lots and curb cuts, which is contrary to the walkable, mixed-use pattern that is desired for the area. In addition, properties in the South Main Street Corridor generally lack aesthetic improvements and property maintenance. Given the property's location at the southern entrance into the City and the Downtown Overlay, conditions are recommended requiring aesthetic improvements.

CITIZEN PARTICIPATION PLAN

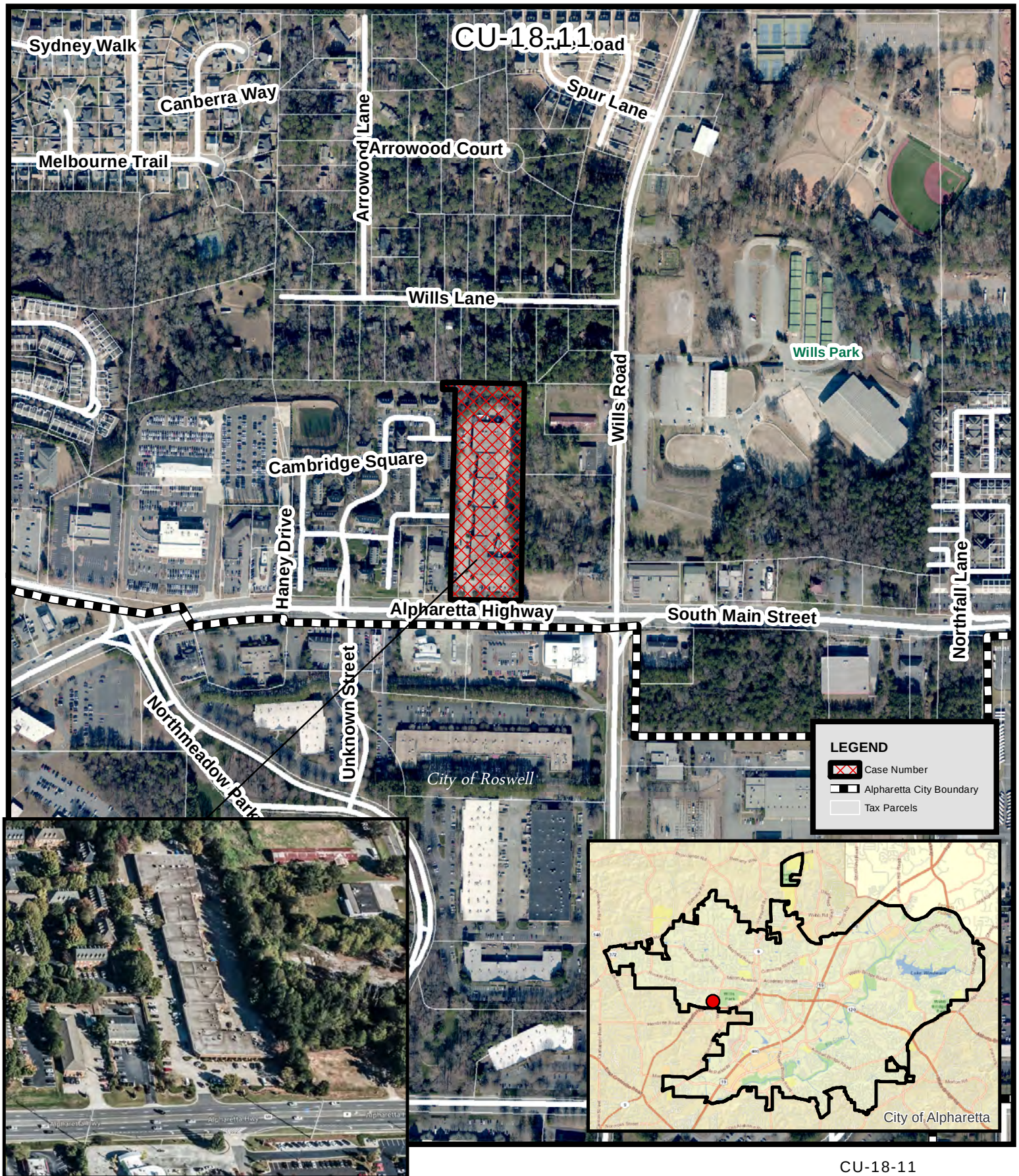
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on November 14, 2018. There were no comments left on the sign-in sheet.

IV. ATTACHMENTS:

- Site Plan

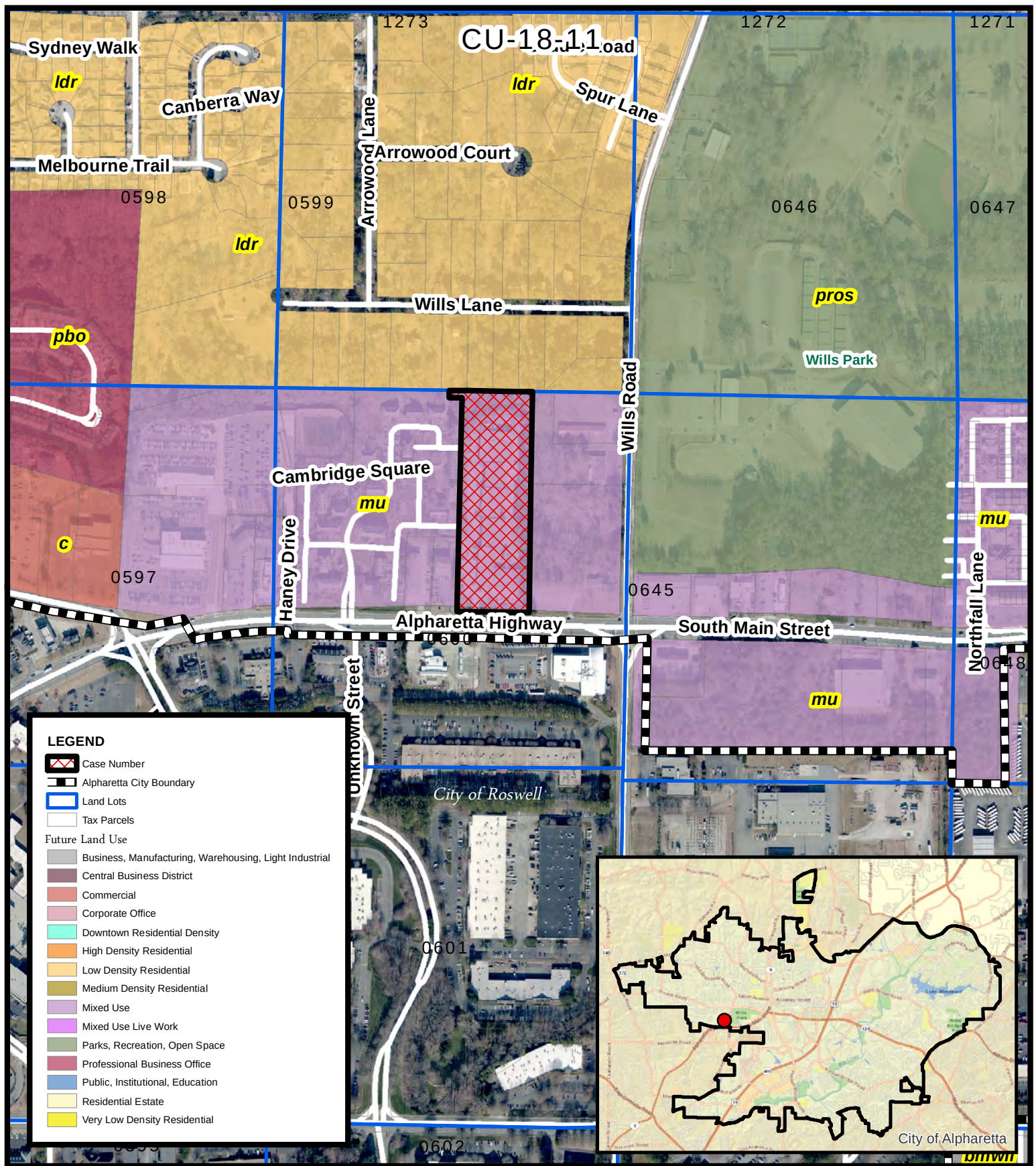


Aerial Map
Driving School - Alpha BC LLC
11940 Alpharetta Highway

CU-18-11
D/LL: 1/2/600
PC: 12/6/18
CC: 12/17/18

Location Map Provided by:
Community Development - GIS



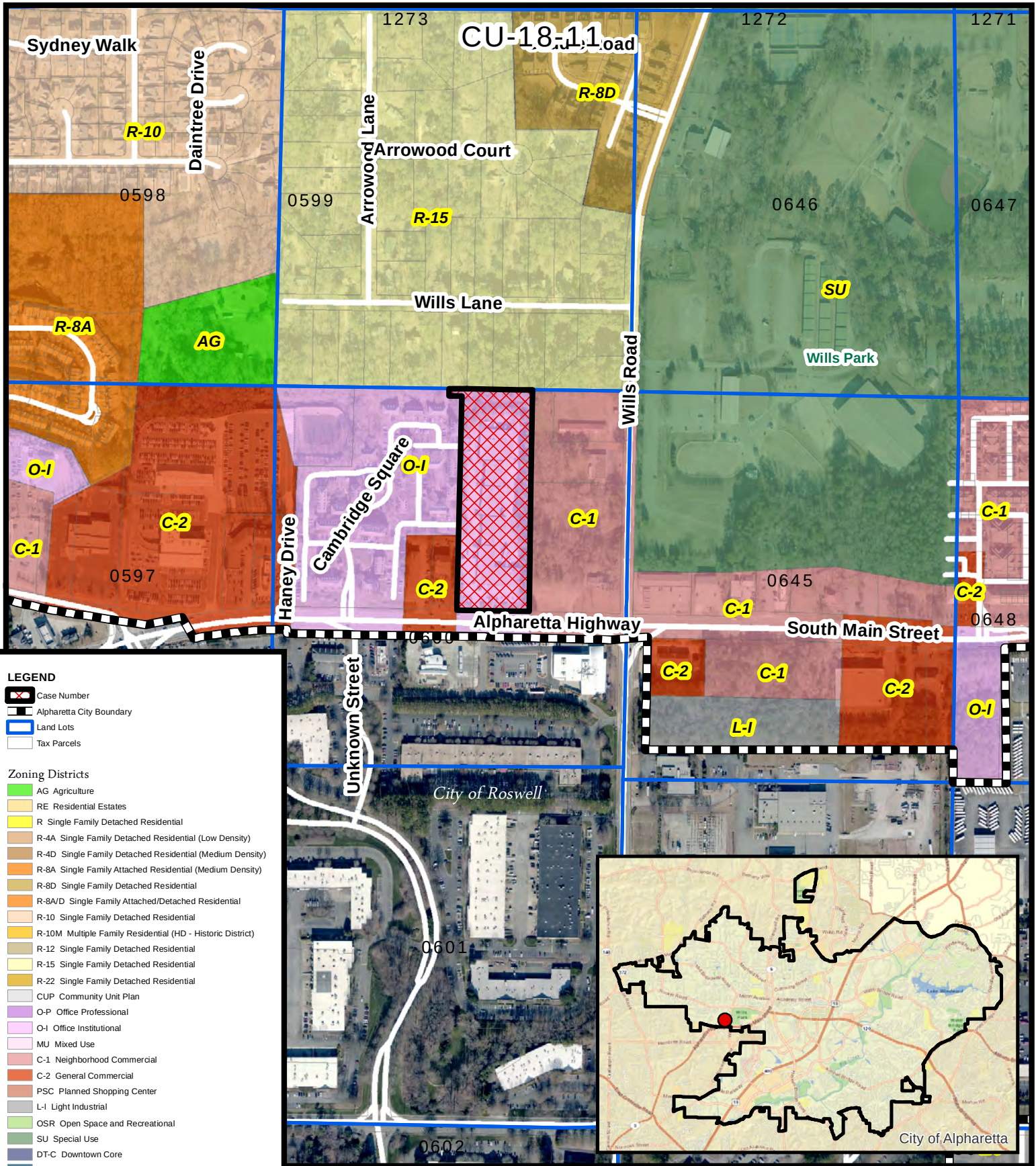


Future Land Use
Driving School - Alpha BC LLC
11940 Alpharetta Highway

CU-18-11
D/LL: 1/2/600
PC: 12/6/18
CC: 12/17/18

Location Map Provided by:
Community Development - GIS



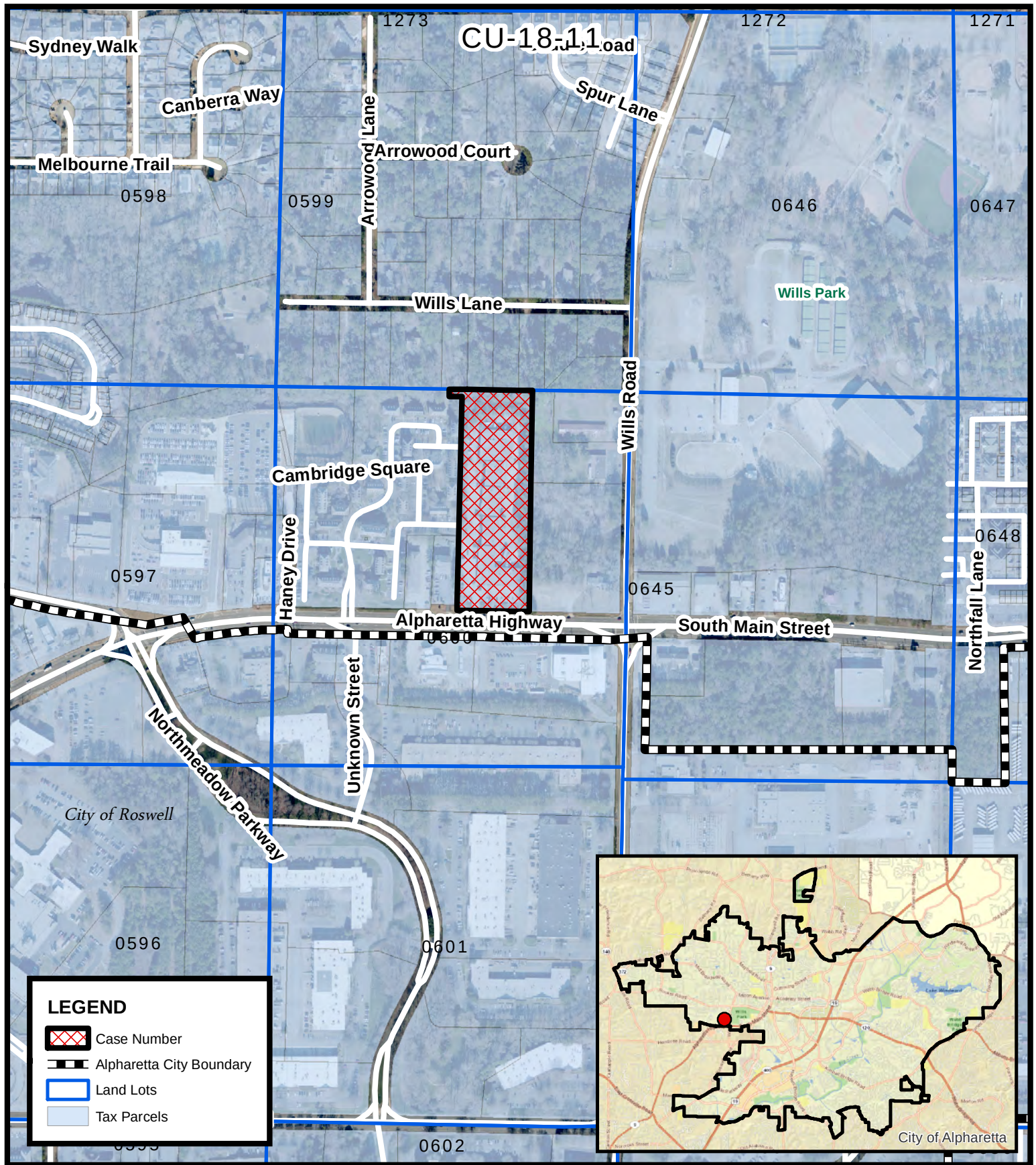


Zoning Map Driving School - Alpha BC LLC 11940 Alpharetta Highway

CU-18-11
D/LL: 1/2/600
PC: 12/6/18
CC: 12/17/18

Location Map Provided by:
Community Development - GIS





Location Map
Driving School - Alpha BC LLC
11940 Alpharetta Highway

CU-18-11
D/LL: 1/2/600
PC: 12/6/18
CC: 12/17/18

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: _____

Contact Name: Ray Hall Telephone: (770) 962-9555

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.

There were no responses to the letters we sent out.

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: 11/10/18

Print Form

CU-18-11
Driving School of Alpha LLC

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: Ray Hall Telephone: (404) 510-6227

Address: 11940 Alpharetta Hwy. Suite: 112

City Alpharetta State: GA Zip: 30009 Fax: _____

Mobile Tel: (404) 510-6227 Email: tvanme@aol.com

Subject Property Information:

Address: 11940 Alpharetta Hwy., Ste. 112, Alpharetta, GA 30009 Current Zoning: O-I

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

Proposed Zoning: _____ Current Use: _____

This Application For (Check All That Apply):

- | | | |
|---|---|------------------------------------|
| ☒ Conditional Use | ☐ Master Plan Amendment | ☐ Exception |
| ☐ Rezoning | ☐ Master Plan Review | |
| ☐ Variance | ☐ Public Hearing | |
| ☐ Comprehensive Plan Amendment | ☐ Other (Specify): _____ | |

CU-18-11
Driving School of Alpha LLC

City of Alpharetta Letter of Intent

A-1 Driving School, Inc would like to have a Conditional Use approved for an Educational, Commercial use at 11940 Alpharetta HWY. We would be operating a full service, Driving School.

A-1 Driving School is a family owned and operated business since 1987. We have 19 locations, we sponsor and operate in 11 high schools, and have a contract with Fulton County Board of Education to supply Driver's Education Classes and Driving Lessons at all of their high schools. A-1's goal is to educate drivers and to make our roadways as safe as possible.

A-1 offers Driver's Education Classes to help teenagers achieve their initial license and help them become responsible safe drivers. We offer Defensive Driving Classes for insurance reduction, speeding tickets, traffic violations, and general knowledge. This program teaches rules and regulations of the road and safe driving practices for all drivers. We also offer the Risk Reduction Program to help students evaluate and manage their risks for an overall healthier lifestyle.

A-1's Business hours at the 11940 Alpharetta HWY will be Tuesday – Thursday from 10:30am to 6:00pm, Friday from 10:30am to 7:00pm, and Saturday from 8:00am to 12:00pm. We will have 1 office manager who will work there during these hours. We would expect limited customers during the week, since a good portion of our registrations are online and would not require customers to come in to our location. The classes that we hold are over the weekend and start on Saturday morning.

CU-18-11
Driving School of Alpha LLC

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

Full-Service Driving School

Driver's Education

Driving Lessons

Risk Reduction Program

Defensive Driving

Hours of Operation - Tuesday through Thursday 10:30 am - 6:00 pm,

Friday 10:30 am - 7:00 pm, Saturday 8:00 am - 12:00 pm.

Classes start on Saturday.

Applicant's Request (Please itemize the proposal):

To have the conditional use of the property so we can operate as educational/commercial.

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

Would facilitate us operating in O-I space to operate as educational/commercial.

CU-18-11
Driving School of Alpha LLC

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Alpha/BC, LLC Telephone: 770-886-1963
Address: 19241 Birmingham Hwy 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.

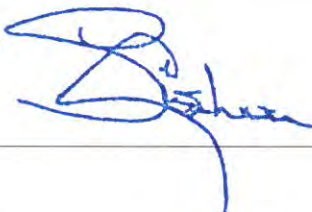
As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- | | |
|---|---|
| ☐ Annexation | ☐ Special Use |
| ☐ Rezoning | ☒ Conditional Use |
| ☐ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☐ Other _____ |

Identify Authorized Applicant:

Name of Authorized Applicant: Ray Hall Telephone: 404-644-4438
Address: 255 Langley Drive Suite: _____
City Lawrenceville State: GA Zip: 30046 - _____

So Sworn and Attested:

Owner Signature:  Date: September 19, 2018

Notary:

Notary Signature: Pamela W. Patterson Date: 9/19/18



CU-18-11
Driving School of Alpha LLC
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: Ray Hall

Subject Public Hearing Case: N/A

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: _____

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: 09/25/18

CU-18-11
Driving School of Alpha LLC

How will this proposal be compatible with surrounding properties?

There are two schools located on the property. We have gone over our use with the property owner to make sure we will not interfere with any other business located on the property.

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

Would add a 25-year family-owned and operated business and help keep roads safe.

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

N/A

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

Limited to no increase. We will only have one employee there during the day, Tuesday through Saturday.

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

Schools will get safer and better-educated drivers.
Minor impact to utilities.

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

We would be adding a small business to Alpharetta that would help keep the roads safe.

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

There are already two schools located on the premises and commercial businesses located on the premises.

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.

CU-18-11
Driving School of Alpha LLC

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: _____

Contact Name: Ray Hall Telephone: _____

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.

See Attached Exhibit A	
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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 <i>(Please Specify)</i> _____

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.

By Letter.

CU-18-11

Driving School of Alpha LLC

INSTITUTE OF TRANSPORTATION ENGINEERS COMMON TRIP GENERATION RATES (PM Peak Hour)

(Trip Generation Manual, 10th Edition)

				Setting/Location	
Code	Description	Unit of Measure	Trips Per Unit	General Urban/ Suburban	Dense Multi- Use Urban
PORT AND TERMINAL					
30	Intermodal Truck Terminal	1,000 SF GFA	1.72		
90	Park-and-Ride Lot with Bus Service	Parking Spaces	0.43		
INDUSTRIAL					
110	General Light Industrial	1,000 SF GFA	0.63		
130	Industrial Park	1,000 SF GFA	0.40		
140	Manufacturing	1,000 SF GFA	0.67		
150	Warehousing	1,000 SF GFA	0.19		
151	Mini-Warehouse	1,000 SF GFA	0.17		
154	High-Cube Transload & Short-Term Storage Warehouse	1,000 SF GFA	0.10		
155	High-Cube Fulfillment Center Warehouse	1,000 SF GFA	1.37		
156	High-Cube Parcel Hub Warehouse	1,000 SF GFA	0.64		
157	High-Cube Cold Storage Warehouse	1,000 SF GFA	0.12		
160	Data Center	1,000 SF GFA	0.09		
170	Utilities	1,000 SF GFA	2.27		
180	Specialty Trade Contractor	1,000 SF GFA	1.97		
RESIDENTIAL					
210	Single-Family Detached Housing	Dwelling Units	0.99		
220	Multifamily Housing (Low-Rise)	Dwelling Units	0.56		
221	Multifamily Housing (Mid-Rise)	Dwelling Units	→	0.44	0.18
222	Multifamily Housing (High-Rise)	Dwelling Units	→	0.36	0.19
231	Mid-Rise Residential with 1st-Floor Commercial	Dwelling Units	0.36		
232	High-Rise Residential with 1st-Floor Commercial	Dwelling Units	0.21		
240	Mobile Home Park	Dwelling Units	0.46		
251	Senior Adult Housing - Detached	Dwelling Units	0.30		
252	Senior Adult Housing - Attached	Dwelling Units	0.26		
253	Congregate Care Facility	Dwelling Units	0.18		
254	Assisted Living	1,000 SF GFA	0.48		
255	Continuing Care Retirement Community	Units	0.16		
260	Recreation Homes	Dwelling Units	0.28		
265	Timeshare	Dwelling Units	0.63		
270	Residential Planned Unit Development	Dwelling Units	0.69		
LODGING					
310	Hotel	Rooms	0.60		
311	All Suites Hotel	Rooms	→	0.36	0.17
312	Business Hotel	Rooms	0.32		
320	Motel	Rooms	0.38		
330	Resort Hotel	Rooms	0.41		
RECREATIONAL					
411	Public Park	Acres	0.11		
416	Campground / Recreation Vehicle Park	Acres	0.98		
420	Marina	Berths	0.21		
430	Golf Course	Acres	0.28		
431	Miniature Golf Course	Holes	0.33		

Code	Description	Unit of Measure	Trips Per Unit	Setting/Location	
				General Urban/ Suburban	Dense Multi- Use Urban
432	Golf Driving Range	Tees/Driving Positions	1.25		
433	Batting Cages	Cages	2.22		
434	Rock Climbing Gym	1,000 SF GFA	1.64		
435	Multi-Purpose Recreational Facility	1,000 SF GFA	3.58		
436	Trampoline Park	1,000 SF GFA	1.50		
437	Bowling Alley	1,000 SF GFA	1.16		
440	Adult Cabaret	1,000 SF GFA	2.93		
444	Movie Theater	1,000 SF GFA	6.17		
445	Multiplex Movie Theater	1,000 SF GFA	4.91		
452	Horse Racetrack	Seats	0.06		
454	Dog Racetrack	Attendees	0.15		
460	Arena	1,000 SF GFA	0.47		
462	Professional Baseball Stadium	Attendees	0.15		
465	Ice Skating Rink	1,000 SF GFA	1.33		
466	Snow Ski Area	Slopes	26.00		
473	Casino/Video Lottery Establishment	1,000 SF GFA	13.49		
480	Amusement Park	Acres	3.95		
482	Water Slide Park	Parking Spaces	0.28		
488	Soccer Complex	Fields	16.43		
490	Tennis Courts	Courts	4.21		
491	Racquet/Tennis Club	Courts	3.82		
492	Health/Fitness Club	1,000 SF GFA	3.45		
493	Athletic Club	1,000 SF GFA	6.29		
495	Recreational Community Center	1,000 SF GFA	2.31		
INSTITUTIONAL					
520	Elementary School	1,000 SF GFA	1.37		
522	Middle School / Junior High School	1,000 SF GFA	1.19		
530	High School	1,000 SF GFA	0.97		
534	Private School (K-8)	Students	0.26		
536	Private School (K-12)	Students	0.17		
537	Charter Elementary School	Students	0.14		
538	School District Office	1,000 SF GFA	2.04		
540	Junior / Community College	1,000 SF GFA	1.86		
550	University/College	1,000 SF GFA	1.17		
560	Church	1,000 SF GFA	0.49		
561	Synagogue	1,000 SF GFA	2.92		
562	Mosque	1,000 SF GFA	4.22		
565	Daycare Center	1,000 SF GFA	11.12		
566	Cemetery	Acres	0.46		
571	Prison	1,000 SF GFA	2.91		
575	Fire and Rescue Station	1,000 SF GFA	0.48		
580	Museum	1,000 SF GFA	0.18		
590	Library	1,000 SF GFA	8.16		

CU-18-11

Driving School of Alpha LLC

INSTITUTE OF TRANSPORTATION ENGINEERS COMMON TRIP GENERATION RATES (PM Peak Hour)

(Trip Generation Manual, 10th Edition)

				Setting/Location	
Code	Description	Unit of Measure	Trips Per Unit	General Urban/ Suburban	Dense Multi- Use Urban
MEDICAL					
610	Hospital	1,000 SF GFA	0.97		
620	Nursing Home	1,000 SF GFA	0.59		
630	Clinic	1,000 SF GFA	→	3.28	5.18
640	Animal Hospital / Veterinary Clinic	1,000 SF GFA	3.53		
650	Free-Standing Emergency Room	1,000 SF GFA	1.52		
OFFICE					
710	General Office Building	1,000 SF GFA	→	1.15	0.87
712	Small Office Building	1,000 SF GFA	2.45		
714	Corporate Headquarters Building	1,000 SF GFA	0.60		
715	Single Tenant Office Building	1,000 SF GFA	1.74*		
720	Medical-Dental Office Building	1,000 SF GFA	3.46		
730	Government Office Building	1,000 SF GFA	1.71		
731	State Motor Vehicles Department	1,000 SF GFA	5.20		
732	United States Post Office	1,000 SF GFA	11.21		
733	Government Office Complex	1,000 SF GFA	2.82		
750	Office Park	1,000 SF GFA	1.07		
760	Research and Development Center	1,000 SF GFA	0.49		
770	Business Park	1,000 SF GFA	0.42		
RETAIL					
810	Tractor Supply Store	1,000 SF GFA	1.40		
811	Construction Equipment Rental Store	1,000 SF GFA	0.99		
812	Building Materials and Lumber Store	1,000 SF GFA	2.06		
813	Free-Standing Discount Superstore	1,000 SF GFA	4.33		
814	Variety Store	1,000 SF GFA	6.84		
815	Free Standing Discount Store	1,000 SF GFA	4.83		
816	Hardware / Paint Store	1,000 SF GFA	2.68		
817	Nursery (Garden Center)	1,000 SF GFA	6.94		
818	Nursery (Wholesale)	1,000 SF GFA	5.18		
820	Shopping Center	1,000 SF GFA	3.81	3.81	4.92
823	Factory Outlet Center	1,000 SF GFA	2.29		
840	Automobile Sales (New)	1,000 SF GFA	2.43		
841	Automobile Sales (Used)	1,000 SF GFA	3.75		
842	Recreational Vehicle Sales	1,000 SF GFA	0.77		
843	Automobile Parts Sales	1,000 SF GFA	4.91		
848	Tire Store	1,000 SF GFA	3.98		
849	Tire Superstore	1,000 SF GFA	2.11		
850	Supermarket	1,000 SF GFA	9.24		
851	Convenience Market (Open 24 Hours)	1,000 SF GFA	49.11		
853	Convenience Market with Gasoline Pumps	1,000 SF GFA	49.29		
854	Discount Supermarket	1,000 SF GFA	8.38		
857	Discount Club	1,000 SF GFA	4.18		
860	Wholesale Market	1,000 SF GFA	1.76		
861	Sporting Goods Superstore	1,000 SF GFA	→	2.02	1.65
862	Home Improvement Superstore	1,000 SF GFA	→	2.33	3.35
863	Electronics Superstore	1,000 SF GFA	4.26		

Code	Description	Unit of Measure	Trips Per Unit	Setting/Location	
				General Urban/ Suburban	Dense Multi- Use Urban
864	Toy/Children's Superstore	1,000 SF GFA	5.00		
865	Baby Superstore	1,000 SF GFA	1.82		
866	Pet Supply Superstore	1,000 SF GFA	3.55		
867	Office Supply Superstore	1,000 SF GFA	2.77		
868	Book Superstore	1,000 SF GFA	15.83		
869	Discount Home Furnishing Superstore	1,000 SF GFA	1.57		
872	Bed and Linen Superstore	1,000 SF GFA	2.22		
875	Department Store	1,000 SF GFA	1.95		
876	Apparel Store	1,000 SF GFA	→	4.12	1.12
879	Arts and Craft Store	1,000 SF GFA	6.21		
880	Pharmacy / Drugstore without Drive-Through Window	1,000 SF GFA	8.51		
881	Pharmacy / Drugstore with Drive-Through Window	1,000 SF GFA	10.29		
882	Marijuana Dispensary	1,000 SF GFA	21.83		
890	Furniture Store	1,000 SF GFA	0.52		
897	Medical Equipment Store	1,000 SF GFA	1.24		
899	Liquor Store	1,000 SF GFA	16.37		
SERVICES					
911	Walk-In Bank	1,000 SF GFA	12.13		
912	Drive-In Bank	1,000 SF GFA	20.45		
918	Hair Salon	1,000 SF GFA	1.45		
920	Copy, Print, and Express Ship Store	1,000 SF GFA	7.42		
925	Drinking Place	1,000 SF GFA	11.36		
926	Food Cart Pod	Food Carts	3.08		
930	Fast Casual Restaurant	1,000 SF GFA	14.13		
931	Quality Restaurant	1,000 SF GFA	7.80		
932	High-Turnover (Sit-Down) Restaurant	1,000 SF GFA	→	9.77	9.80
933	Fast Food Restaurant without Drive-Through Window	1,000 SF GFA	28.34		
934	Fast Food Restaurant with Drive-Through Window	1,000 SF GFA	→	32.67	78.74
935	Fast Food Restaurant with Drive-Through Window and No Indoor Seating	1,000 SF GFA	42.65		
936	Coffee/Donut Shop without Drive-Through Window	1,000 SF GFA	36.31		
937	Coffee/Donut Shop with Drive-Through Window	1,000 SF GFA	→	43.38	63.19
938	Coffee/Donut Shop with Drive-Through Window and No Indoor Seating	1,000 SF GFA	83.33		
939	Bread / Donut / Bagel Shop without Drive-Through Window	1,000 SF GFA	28.00		
940	Bread / Donut / Bagel Shop with Drive-Through Window	1,000 SF GFA	19.02		
941	Quick Lubrication Vehicle Shop	1,000 SF GFA	8.70		
942	Automobile Care Center	1,000 SF GFA	3.11		
943	Automobile Parts and Service Center	1,000 SF GFA	2.26		
944	Gasoline / Service Station	1,000 SF GFA	109.27		
945	Gasoline / Service Station with Convenience Market	1,000 SF GFA	88.35		
947	Self Service Car Wash	Wash Stalls	5.54		
948	Automated Car Wash	1,000 SF GFA	14.20		
949	Car Wash and Detail Center	Wash Stalls	13.60		
950	Truck Stop	1,000 SF GFA	22.73		
960	Super Convenience Market/Gas Station	1,000 SF GFA	69.28		
970	Winery	1,000 SF GFA	7.31		

Note: All land uses in the 800 and 900 series are entitled to a "pass-by" trip reduction of 60% if less than 50,000 ft² or a reduction of 40% if equal to or greater than 50,000 ft².

*From 9th edition, no PM peak hour in 10th

CU-18-11

Driving School of Alpha LLC

An area designated as **General Urban/Suburban** in the *Trip Generation Manual* is an area associated with almost homogeneous vehicle-centered access. Nearly all person trips that enter or exit a development site are by personal passenger or commercial vehicle.

The area can be fully developed (or nearly so) at low-medium density with a mix of residential and commercial uses. The commercial land uses are typically concentrated at intersections or spread along commercial corridors, often surrounded by low-density, almost entirely residential development. Most commercial buildings are located behind or surrounded by parking.

The mixing of land uses is only in terms of their proximity, not in terms of function. A retail land use may focus on serving a regional clientele or a services land use may target motorists or pass-by vehicle trips for its customers. Even if the land uses are complementary, a lack of pedestrian, bicycling, and transit facilities or services limit non-vehicle travel.

An area designated as **Dense Multi-Use Urban** in the *Trip Generation Manual* is a fully developed area (or nearly so), with diverse and complementary land uses, good pedestrian connectivity, and convenient and frequent transit. This area type can be a well-developed urban area outside a major metropolitan downtown or a moderate size urban area downtown.

The land use mix typically includes office, retail, residential, and often entertainment, hotel, and other commercial uses. The residential uses are typically multifamily or single-family on lots no larger than one-fourth acre. The commercial uses often have little or no setback from the sidewalk. Because the motor vehicle still represents the primary mode of travel to and from the area, there typically is on-street parking and often public off-street parking.

The complementary land uses provide the opportunity for short trips within the Dense Multi-Use Urban area, made conveniently by walking, biking, or transit. The area is served by significant transit (either rail or bus) that enables a high level of transit usage to and from area development.

CU-18-11 Driving School of Alpha LLC



LEGEND:

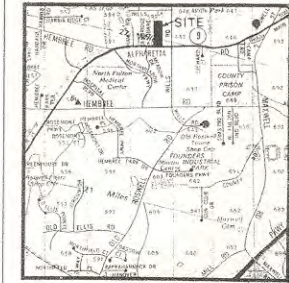
- SANITARY LEVER MAN HOLE
- JUNCTION BOX
- MANHOLE
- WATER VALVE BOX
- WATER METER
- POWER POLE
- AIR METER
- WATER METER
- DRAINAGE INLET

SITE DEVELOPMENT DATA:

50, 360' ± F. OF BLDG. SHOWN
173 TOTAL PARKING SPACES
106 10'x18' STANDARD SPACES
12 12'x18' HANDICAPPED SPACES
5 10'x10' COMPACT CAR SPACES
1 SPACE/325' ± F. OF BLDG.
2 METER PARKING SPACE DIMENSIONS ARE APPROXIMATE.

All lot tracts or parcel of land lying and being in Land Lot 600, of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

To Find The True Point of Beginning, begin at an iron pin found in the right-of-way of Alpharetta Road (Ga. Hwy. No. 54) having a variable right-of-way width and a pavement width of 87 feet from back of curb to back of curb at this point, which iron pin found is located 847.0 feet East from the point of intersection of the Eastern right-of-way line of Thane Drive (having a 60-foot right-of-way width) with the Northern right-of-way line of Alpharetta Road, and which iron pin found is located 59.92 feet North from the centerline of said Alpharetta Road, running thence North 03° 54' 15" East a distance of 11.77 feet to an iron pin found on the Northern right-of-way line of Alpharetta Road at the True Point of Beginning, and from the True Point of Beginning as thus established, thence leaving the Northern right-of-way line of Alpharetta Road and following thence North 03° 54' 15" East a distance of 874.77 feet to an iron pin found, running thence South 83° 50' 00" East a distance of 180.94 feet to an iron pin found, running thence South 80° 17' 48" East a distance of 54.54 feet to an iron pin found, running thence South 01° 29' 03" West a distance of 85.73 feet to an iron pin as on the Northern right-of-way line of Alpharetta Road, and which iron pin found is located 70.42 feet North from the centerline of said Alpharetta Road, running thence Northwesterly along the Northern right-of-way line of Alpharetta Road the following two courses and distances, North 88° 10' 47" West a distance of 99.99 feet to a point, and North 88° 10' 47" West a distance of 174.45 feet to an iron pin found in the True Point of Beginning.



LOCATION MAP

NOT TO SCALE

REFERENCE SURVEY:

SURVEY FOR JOHN THOMAS ARBERRY PREPARED BY HENRY F. GORDON, ENGINEER, 1-10-1904, DATED JAN. 26, 1904. ALPHARETTA SURVEY & CONSTRUCTION PLANS FOR ALPHARETTA BUSINESS CENTER PREPARED BY DAVID A. BURR, 1-10-1904, DATED JUNE 22, 1904.

FLOOD HAZARD NOTE:

THIS PROPERTY IS NOT CONTAINED WITHIN THE 100-YR OR 50-YR FLOOD HAZARD ZONE AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP OF ALA. CORP. REVISED 1981, 1981 (COMM. CITY PLAN NO. 15560 00030 B).

AREA THIS TRACT:

214, 542.23 ± SQ. FT.
4.02 ± AC.

PRECISION OF SURVEY:

The field data upon which this plot is based has a closure precision of one foot in 63,360 feet and an angular error of 5.63 seconds per angle point and was adjusted using Crandall's Rule.

This plot has been calculated for closure and is found to be accurate within one foot in 44,000 feet.

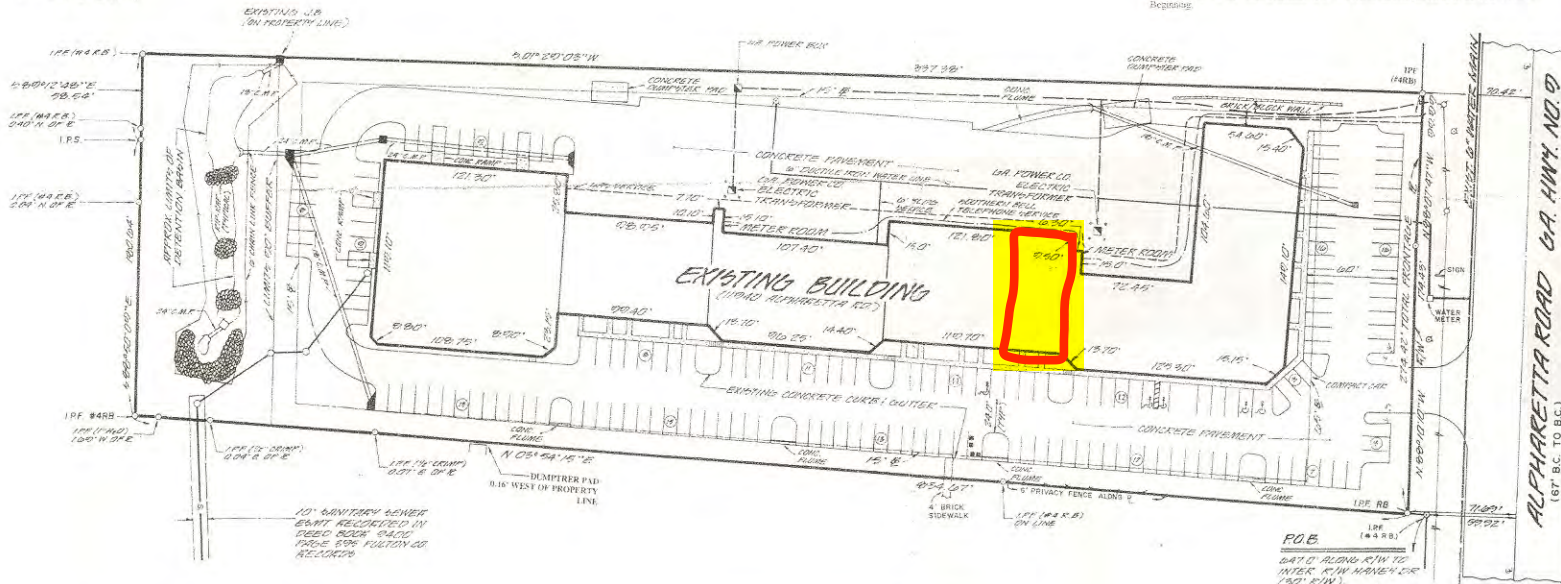
Field angles and linear distances measured using a topcon GTS-2 total station.



In my opinion, this plot is a correct representation of the land plotted and has been prepared in conformity with the minimum standards and requirements of the law.
David A. Burr

PROGRESS
PRINT

NOTE: THE BOUNDARY PROPERTY LINE SHOWN HERE RUNNING N 88° 10' 47" E A DISTANCE OF 114.45' TO A POINT, AND THEN RUNNING N 88° 10' 47" E A DISTANCE OF 85.73' TO A POINT, AND THE NORTHERLY RIGHT-OF-WAY OF ALPHARETTA ROAD ARE APPROXIMATE.



NOTE: BUILDING DIMENSIONS SHOWN REFLECT THE FIRST OF GROUND FLOOR OF THE EXISTING BUILDING WITH THE MEASUREMENTS TAKEN AT 3.0' ± ABOVE GRADE.

SPECIAL UNDERGROUND UTILITY NOTE:

EXISTING WATER, G.P., POWER, TELEPHONE SERVICES LINED AS SHOWN HEREIN ARE APPROXIMATE LOCATIONS ONLY THESE LOCATIONS WERE PROVIDED BY OTHERS.

GRAPHIC SCALE



REV.	DATE	DESCRIPTION

AS-BUILT SURVEY FOR:

WDB TRUST, WARREN STEINBERG AS TRUSTEE
FIRST AMERICAN TITLE INSURANCE COMPANY

THE CITY OF ALPHARETTA, GEORGIA
LAND LOT 600 1ST DISTRICT 2ND SECTION FULTON COUNTY, GA.

DRAWN	DAW
CHECKED	
APPROVED	
DATE	11-08-1998
SCALE	1" = 40'
PROJECT	99-2488
SHEET	1 OF 1



David A. Burr Engineers & Surveyors, Inc.
Consulting - Surveying - Land Planning
11660 Alpharetta Hwy. Suite 100 Roswell, GA 30076 (404) 442-

CU-18-11
Exhibit A
Inventory of Alpha LLC

G E T REAL PARTNERS LP
915 W FRANCIS ST
ASPEN CO 81611

ESCALANTE JAVIER S
150 WILLS LN
ALPHARETTA GA 30004

EYRE GORDON D
160 WILLIS LANE
ALPHARETTA GA 30009

JW ELLIS & CO LLC
1250 COX RD
ROSWELL GA 30075

HENSEL TERRY L & JOAN M
180 WILLS LN
ALPHARETTA GA 30004-1837

ZEMLOCK DEBORAH J & BURGNER BERNH
ARD
191 ARROWOOD LN
ALPHARETTA GA 30004

D & C INVESTMENT
4030 JOHNS CREEK PKWY
SUWANEE GA 30024

CROUSE JASON R
190 WILLS LANE
ALPHARETTA GA 30004

HOANG THANH HUYEN & TUYEN Q
190 ARROWWOOD LN
ALPHARETTA GA 30201

RI SE LLC
11995 EL CAMINO REAL
SAN DIEGO CA 92130-2539

CAO PETER & HOANG CAO CINDY
200 WILLS LN
ALPHARETTA GA 30004

SHAH D N
1670 HWY 9 SOUTH
ALPHARETTA GA 30009

NORTH MEADOW ASSOCIATES
3950 SHACKLEFORD RD # S 300
DULUTH GA 30096

SHILT ROBERT J
161 WILLS LN
ALPHARETTA GA 30004

WILLS ROAD LLC
5481 MORTON RD
ALPHARETTA GA 30022

EHW INVESTMENTS LLC
P O BOX 3507
JACKSON MS 39207

HULL LORI
151 WILLS LN
ALPHARETTA GA 30004

UAG ATLANTA IV MOTORS INC
2555 TELEGRAPH RD
BLOOMFIELD HILLS MI 48302

LEFLER GREGORY W & JACKIE G
100 WILLS LN
ALPHARETTA GA 30004-1837

ELASSAR ABDELKADER & HASSIN NASHWA
141 WILLS LN
ALPHARETTA GA 30009

KOKIL ENTERPRISE LLC
653 CITATION TRL
ALPHARETTA GA 30004

PETRAKOPOULOS CHARLES G PETRAKOPOU
LOS ANGELOS G
371 JON SCOTT DR
ALPHARETTA GA 30009-2109

HARNER CHARLES W & LETITIA T
131 WILLS LN
ALPHARETTA GA 30004

ALPHA BC L L C
3520 PIEDMONT RD NE STE 410
ATLANTA GA 30305

MORGAN RICHARD & PAMELA D
130 WILLS LN
ALPHARETTA GA 30004-1837

HUDSON STEPHEN D & HUDSON ANN D
121 WILLS LANE
ALPHARETTA GA 30009

S & D HOLDING COMPANY LLC
11865 ALPHARETTA HWY
ROSWELL GA 30076

JONES SUSAN T & JAMES E
140 WILLS LANE
ALPHARETTA GA 30009

HAYS KENNETH T JR & MILAM JENNIFER
101 WILLS LN
ALPHARETTA GA 30009

NORTHMEADOW INVESTORS LLC
P.O. BOX 56607
ATLANTA GA 30343

CU-18-11

Driving School of Alpha LLC

CHRISTIAN CHURCH THE ROCK INC
3050 FRANCIS RD
ALPHARETTA GA 30004

GULF STATE PARTNERSHIP II
1000 CAMBERIDGE SQUARE # A
ALPHARETTA GA 30201

ANGEL PROPERTIES L L C
1021 CAMBRIDGE SQUARE
ALPHARETTA GA 30009

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

GULF STATE PARTNERSHIP II
5361 NORTHLAND DR NE
ATLANTA GA 30342

ANGEL PROPERTIES L L C
1021 CAMBRIDGE SQUARE
ALPHARETTA GA 30009

PROCTOR JOHN
110 WILLIS LN
ALPHARETTA GA 30004

GULF STATE PARTNERSHIP II
5361 NORTHLAND DR NE
ATLANTA GA 30342

ANGEL PROPERTIES L L C
1021 CAMBRIDGE SQUARE
ALPHARETTA GA 30009

HERTLING JEFFERY P
111 WILLS LN
ALPHARETTA GA 30004

GULF STATE PARTNERSHIP II
5361 NORTHLAND DR NE
ATLANTA GA 30342

DANIEL EDWARD J & DEBORAH I
1020 CAMBRIDGE SQ STE A
ALPHARETTA GA 30009

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004-0117

GULF STATE PARTNERSHIP II
5361 NORTHLAND DR NE
ATLANTA GA 30342

DANIEL EDWARD J & DEBORAH I
1020 CAMBRIDGE SQ STE A
ALPHARETTA GA 30009

GEORGIA POWER COMPANY TAX DEPT BIN
10120
241 RALPH MCGILL BLVD NE
ATLANTA GA 30308-3374

TEP ENTERPRISES LLC
1001 CAMBRIDGE SQUARE SUITE A
ALPHARETTA GA 30004

DANIEL EDWARD J & DEBORAH I
1020 CAMBRIDGE SQ STE A
ALPHARETTA GA 30009

TEP ENTERPRISES LLC
1001 CAMBRIDGE SQUARE SUITE A
ALPHARETTA GA 30004

DANIEL EDWARD J & DEBORAH I
1020 CAMBRIDGE SQ STE A
ALPHARETTA GA 30009

CHRISTIAN CHURCH THE ROCK INC
3050 FRANCIS RD
ALPHARETTA GA 30004

TEP ENTERPRISES L L C
1001 CAMBRIDGE SQUARE SUITE D
ALPHARETTA GA 30004

SL PREMIER MANAGEMENT LLC
1081 CAMBRIDGE SQ
ALPHARETTA GA 30004

GULF STATE PARTNERSHIP II
5361 NORTHLAND DR
ATLANTA GA 30342

TEP ENTERPRISES L L C
1001 CAMBRIDGE SQUARE SUITE D
ALPHARETTA GA 30004

SL PREMIER MANAGEMENT LLC
1030 CAMBRIDGE SQ STE C
ALPHARETTA GA 30009

GULF STATE PARTNERSHIP II
5361 NORTHLAND DR NE
ATLANTA GA 30342

ANGEL PROPERTIES L L C
1021 CAMBRIDGE SQUARE
ALPHARETTA GA 30009

SL PREMIER MANAGEMENT LLC
1030 CAMBRIDGE SQ STE C
ALPHARETTA GA 30009

CU-18-11

Driving School of Alpha LLC

SL PREMIER MANAGEMENT LLC
1030 CAMBRIDGE SQ STE C
ALPHARETTA GA 30009

FULTON FEDERAL SAVING & LOAN
1061 CAMBRIDGE SQ STE A
ALPHARETTA GA 30009-1872

SL PREMIER MANAGEMENT LLC
1030 CAMBRIDGE SQ STE C
ALPHARETTA GA 30009

STRICKLAND MARYANN
1000 CAMBRIDGE SQUARE # A
ALPHARETTA GA 30004-1846

FULTON FEDERAL SAV & LOAN
1061 CAMBRIDGE SQ STE A
ALPHARETTA GA 30009-1872

SL PREMIER MANAGEMENT LLC
1030 CAMBRIDGE SQ STE C
ALPHARETTA GA 30009

STRICKLAND MARYANN
1000 CAMBRIDGE SQUARE # A
ALPHARETTA GA 30004-1846

FULTON FEDERAL SAV & LOAN
1061 CAMBRIDGE SQ STE A
ALPHARETTA GA 30009-1872

1091 CAMBRIDGE SQUARE LLC
2321 ROBINSON RD
MARIETTA GA 30068

STRICKLAND MARYANN
1000 CAMBRIDGE SQUARE # A
ALPHARETTA GA 30004-1846

SL PREMIER MANAGEMENT LLC
1030 CAMBRIDGE SQ STE C
ALPHARETTA GA 30009

1091 CAMBRIDGE SQUARE LLC
2321 ROBINSON RD
MARIETTA GA 30068

STRICKLAND MARYANN
1000 CAMBRIDGE SQUARE # A
ALPHARETTA GA 30004-1846

SL PREMIER MANAGEMENT LLC
1030 CAMBRIDGE SQ STE C
ALPHARETTA GA 30009

1091 CAMBRIDGE SQUARE LLC
2321 ROBINSON RD
MARIETTA GA 30068

NTIS HOLDINGS INC
1051 CAMBRIDGE SQUARE A
ALPHARETTA GA 30009

SL PREMIER MANAGEMENT LLC
1030 CAMBRIDGE SQ STE C
ALPHARETTA GA 30009

1091 CAMBRIDGE SQUARE LLC
2321 ROBINSON RD
MARIETTA GA 30068

NTIS HOLDINGS INC
1051 CAMBRIDGE SQUARE B
ALPHARETTA GA 30009

SL PREMIER MANAGEMENT LLC
1030 CAMBRIDGE SQ STE C
ALPHARETTA GA 30009

QUANTUM REAL ESTATE INVESTMENTS L
L L P
1070 CAMBRIDGE SQUARE # B
ALPHARETTA GA 30004

NTIS HOLDINGS INC
1051 CAMBRIDGE SQUARE C
ALPHARETTA GA 30009

SL PREMIER MANAGEMENT LLC
1030 CAMBRIDGE SQ STE C
ALPHARETTA GA 30009

QUANTUM REAL ESTATE INVEST LLLP
1070 CAMBRIDGE SQ STE B
ALPHARETTA GA 30009-1877

NTIS HOLDINGS INC
1051 CAMBRIDGE SQ
ALPHARETTA GA 30009

SL PREMIER MANAGEMENT LLC
1030 CAMBRIDGE SQ STE C
ALPHARETTA GA 30009

QUANTUM REAL ESTATE INVEST LLLP
1070 CAMBRIDGE SQ STE B
ALPHARETTA GA 30009-1877

FULTON FEDERAL SAV & LOAN
1061 CAMBRIDGE SQ STE A
ALPHARETTA GA 30009-1872

SL PREMIER MANAGEMENT LLC
1030 CAMBRIDGE SQ STE C
ALPHARETTA GA 30009

QUANTUM REAL ESTATE INVEST LLLP
1070 CAMBRIDGE SQ STE B
ALPHARETTA GA 30009-1877

CU-18-11

Driving School of Alpha LLC

EAST GWINNETT PROPERTIES LLC
P O BOX 28138
MACON GA 31221

SHARKE ENTERPRISES LLC
1100 CAMBRIDGE SQUARE
ALPHARETTA GA 30009

SYLVIA K MORROW NOCON LLC
1125 CAMBRIDGE SQ
ALPHARETTA GA 30009

ALPHA PROPERTIES L P
P.O. BOX 100
CHROMO CO 81128

SHARKE ENTERPRISES LLC
1100 CAMBRIDGE SQUARE
ALPHARETTA GA 30009

CAMBRIDGE INC
5361 NORTHLAND DR
ATLANTA GA 30342

ALPHA PROPERTIES L P
P.O. BOX 100
CHROMO CO 81128

SHARKE ENTERPRISES LLC
1100 CAMBRIDGE SQUARE
ALPHARETTA GA 30009

CAMBRIDGE INC
5361 NORTHLAND DR
ATLANTA GA 30342

ALPHA PROPERTIES L P
P.O. BOX 100
CHROMO CO 81128

GREGORY ENTERPRISES OF GEORGIA L L
C
6515 TALMADGE CT
SUWANEE GA 30024-4271

CAMBRIDGE INC
5361 NORTHLAND DR
ATLANTA GA 30342

ALPHA PROPERTIES L P
P.O. BOX 100
CHROMO CO 81128

GREGORY ENTERPRISES OF GEORGIA L L
C
6515 TALMADGE CT
SUWANEE GA 30024-4271

CAMBRIDGE INC
5361 NORTHLAND DR NE
ATLANTA GA 30342

ALPHA PROPERTIES L P
P O BOX 100
CHROMO CO 81128

GREGORY ENTERPRISES OF GEORGIA L L
C
6515 TALMADGE CT
SUWANEE GA 30024-4271

IOAN OFFICE HOLDINGS LLC
1050 A CAMBRIDGE SQ
ALPHARETTA GA 30004

ALPHA PROPERTIES L P
P O BOX 100
CHROMO CO 81128

GREGORY ENTERPRISES OF GEORGIA L L
C
6515 TALMADGE CT
SUWANEE GA 30024-4271

LOAN OFFICE HOLDINGS LLC
1050 A CAMBRIDGE SQ
ALPHARETTA GA 30004

ALPHA PROPERTIES L P
P O BOX 100
CHROMO CO 81128

SYLVIA K MORROW NOCON LLC
1125 CAMBRIDGE SQ
ALPHARETTA GA 30009

KASH INVESTMENTS ONE LLC
210 CHELSEY CIR
ALPHARETTA GA 30004

ALPHA PROPERTIES L P
P O BOX 100
CHROMO CO 81128

SYLVIA K MORROW NOCON LLC
1125 CAMBRIDGE SQ
ALPHARETTA GA 30009

KASH INVESTMENTS TWO LLC
210 CHELSEY CIR
ALPHARETTA GA 30004

SHARKE ENTERPRISES LLC
1100 CAMBRIDGE SQUARE
ALPHARETTA GA 30009

SYLVIA K MORROW NOCON LLC
1125 CAMBRIDGE SQ
ALPHARETTA GA 30009

KASH INVESTMENTS FIVE LLC
210 CHELSEY CIR
ALPHARETTA GA 30004

CU-18-11

Driving School of Alpha LLC

VOILA INVESTMENTS LLC
156 LORETTA LN
LUTHERSVILLE GA 30251

SYLVIA K MORROW NOCON LLC
1125 CAMBRIDGE SQ
ALPHARETTA GA 30009

KASH INVESTMENTS THREE LLC
210 CHELSEY CIR
ALPHARETTA GA 30004

KASH INVESTMENTS FOUR LLC
210 CHELSEY CIR
ALPHARETTA GA 30004

QUANTUM REAL ESTATE INVEST L L L P
1070 CAMBRIDGE SQUARE # B
ALPHARETTA GA 30004

QUANTUM REAL ESTATE INVEST L L L P
1070 CAMBRIDGE SQ STE B
ALPHARETTA GA 30009-1877

QUANTUM REAL ESTATE INVESTMENTS LL
LP
1070 B CAMBRIDGE SQ
ALPHARETTA GA 30009

QUANTUM REAL ESTATE INVESTMENTS LL
LP
1070 B CAMBRIDGE SQ # B
ALPHARETTA GA 30009

QUANTUM REAL ESTATE INVESTMENTS LL
LP
1070 B COMBRIDGE SQ
ALPHARETTA GA 30004

ANGEL PROPERTIES L L C
1021 CAMBRIDGE SQUARE
ALPHARETTA GA 30009

SL PREMIER MANAGEMENT LLC
1081 CAMBRIDGE SQ
ALPHARETTA GA 30009