



City Council Meeting & Public
Hearing
JANUARY 14, 2019

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

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE TO THE FLAG
- IV. CONSENT AGENDA
 - A. Council Meeting Minutes (Meeting of 1/7/2019)
- V. ANNUAL REPORTS
 - A. Presentation of Financial Audit Reports
- VI. PUBLIC HEARING
 - A. V-18-17 Starbucks Haynes Bridge Drive Aisle Variance
Consideration of a variance request to allow a drive aisle between a building and the street on a property in the Downtown Overlay. The property is located at 11740 Haynes Bridge Road and is legally described as being located in Land Lot 696, 1st District, 2nd Section, Fulton County, Georgia.
 - B. MP-18-11 Tapout Fitness/North Point Commons Master Plan
Consideration of a request to amend the North Point Commons Master Plan to add 'Athletic Facility/Fitness Studio' as a permitted use in Pod B. The property is located at 970 North Point Drive, Suite A2 and is legally described as being located in Land Lots 754, 755, 796 & 797, 1st District, 2nd Section, Fulton County, Georgia.
 - C. CU-18-12/V-18-20 Hand and Stone Massage and Facial Spa
Consideration of a request for conditional use to allow 'Spa Services' in a 2,250 square foot suite within the Windward Commons shopping center. A variance is requested to allow the business within 2,000' or less of a comparable business. The property is located at 12850 Alpharetta Highway, Suite 1100 and is legally described as being located in Land Lots 1049 and 1112, 2nd District, 2nd Section, Fulton County, Georgia.
 - D. 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.

- E. MP-18-08/CU-18-09 Hyatt House Extended Stay Hotel/Preston Ridge**
Consideration of a request for master plan amendment and conditional use permit to allow an 'Extended Stay Hotel' for a 4-story, 128-room Hyatt House in the Preston Ridge Master Plan Pod F. The property is located at 3225 Webb Bridge Road and is legally described as being located in Land Lots 1261 & 1262, 2nd District, 2nd Section, Fulton County, Georgia.

VII. NEW BUSINESS

- A. Kimball Bridge Road Corridor Improvements, ITB 19-007**
- B. Resolution to Reappoint Judge of Municipal Court**

VIII. PUBLIC COMMENT

IX. REPORTS

X. ADJOURNMENT TO EXECUTIVE SESSION



City Council Meeting & Public Hearing STAFF REPORT

Submitting Department: City Clerk

Submitted By:

Meeting Date: January 14, 2019

I. AGENDA ITEM TITLE: COUNCIL MEETING MINUTES (MEETING OF 1/7/2019)

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

City Council Meeting Minutes 1-7-19



City Council Meeting
January 7, 2019
Office of the City Clerk
ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA

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 Council, but not quoted or paraphrased. This document includes limited presentation by Council and invited speakers in summary form. This is not an official record of the Alpharetta City Council Meeting proceedings. Official Minutes are recorded and available for review.

I. CALL TO ORDER

- *Mayor Gilvin called the meeting to order at 6:31 p.m.*

II. ROLL CALL

- Council Members
 - o Mayor Jim Gilvin
 - o Mayor Pro Tem Donald F. Mitchell
 - o Jason Binder
 - o Ben Burnett
 - o John Hipes
 - o Dan Merkel
 - o Karen Richard
- Staff
 - o Bob Regus, City Administrator
 - o Sam Thomas, City Attorney
 - o James Drinkard, Asst. City Administrator
 - o Coty Thigpen, City Clerk
 - o Peter Sewczwicz, Director of Public Works
 - o John Robison, Director of Public Safety
 - o Morgan Rodgers, Director of Recreation and Parks
 - o Kathi Cook, Director of Community Development
 - o Michael Woodman, Senior Planner

- o Tom Harris, Director of Finance

III. PLEDGE TO THE FLAG

IV. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 12/17/2018)

B. Alcoholic Beverage License Applications

PH-18-AB-62 LaPeer
d/b/a LaPeer
12 Broad St.
Alpharetta, GA 30009

Consumption on Premises
Beer, Wine, Liquor, Sunday
Sales Wine by the bottle

Owner: Louis Soon
Registered Agent: Scott Florence

PH-18-AB-63 Hill Top Food Mart
d/b/a Hill Top
Food Mart 280 S.
Main St.
Alpharetta, GA 30004

Beer, Wine, Sunday Sales

Owner: Mehulkumar Patel
Registered Agent: Mehulkumar
Patel

C. Financial Management Report: Month Ending November 30, 2018

❖ Mayor Pro Tem Mitchell offered a motion to approve the Consent Agenda.

- The motion received a second from Council Member Burnett
- The motion was approved unanimously 7-0

V. NEW BUSINESS

A. Legislative Update

- Representatives from the local state delegation came forward to provide a brief overview of their priorities for the 2019 Legislative Session. Representatives present here Speaker Jan Jones, Representative Chuck Martin, Senator Brandon Beach and Representative Mary Robichaux

VI. WORKSHOP

A. Food Well Alliance Partnership

- Director of Recreation, Parks and Cultural Affairs Morgan Rodgers, came forward to introduce Will Sellers, Deputy Director of the Food Well Alliance to discuss their efforts in Alpharetta and within the metro Atlanta region as a whole

B. Overview Of City Communications Plan

- Assistant City Administrator James Drinkard came forward to provide a detailed overview of the City's new Communication Plan

VII. PUBLIC COMMENT

- Don Nahser, 305 Karen Drive, Alpharetta, GA spoke to thank Mayor and Council for their service in 2018 and is looking forward to a great 2019

VIII. REPORTS

- Council Member Richard reminded everyone that the monthly Community Zoning Information Meeting is this Wednesday at 6:00 P.M and will include several applicants from North Point. Following that meeting, Community Development Director Kathi Cook will hold her Community Conversations Meeting and that will include an update from GDOT from our Director of Public Works, Pete Sewczwicz.

IX. ADJOURNMENT TO EXECUTIVE SESSION

❖ Mayor Pro Tem Mitchell offered a motion to adjourn to Executive Session

- The motion received a second from Council Member Merkel
- The motion was approved 5-2; Binder and Burnett voting no

Respectfully submitted,



Coty Thigpen, City Clerk



City Council Meeting & Public Hearing

STAFF REPORT

Submitting Department: Finance
Submitted By: Thomas Harris
Meeting Date: January 14, 2019

I. AGENDA ITEM TITLE: PRESENTATION OF FINANCIAL AUDIT REPORTS

II. RECOMMENDATION:

Discuss financial audit reports as presented by Mauldin & Jenkins, CPAs, LLC.

III. REPORT IN BRIEF:

The Finance Department has issued the City of Alpharetta's Comprehensive Annual Financial Report (CAFR) for the Fiscal Year Ended June 30, 2018. In connection therein, Mauldin & Jenkins, LLC. issued an unmodified ("clean") opinion on the basic financial statements as well as a "clean" opinion on compliance for major federal programs. Additionally no material weaknesses were identified during testing of the internal controls necessary to issue their opinions.

James Bence, a partner at Mauldin and Jenkins, LLC. will present an overview of the reports at the council meeting. The Finance Department has submitted the CAFR to the Government Finance Officers Association (GFOA) with the intent that such report will again be recognized with the prestigious Certificate of Achievement for Excellence in Financial Reporting. The CAFR will also be timely submitted to all applicable state and regulatory bodies.

Some of the financial highlights of the General Fund are as follows:

- Revenues of \$62,975,580 exceeded amount budgeted by \$1,543,360. Specific revenue variances include the following: property taxes (\$327,551 greater than budget); sales and use taxes (\$707,320 greater than budget); business taxes (\$366,329 greater than budget); franchise taxes (\$462,540 less than budget); licenses and permits (\$681,561 greater than budget due primarily to continued growth in city-wide development); and fines and forfeitures (\$397,186 less than budget).
- Expenditures (excluding transfers out) came in well under budget, at \$55,790,872 with \$3,298,271 of the budgetary appropriation unspent. Management continues to work with department heads to ensure only necessary purchases are made, and to ensure all departments do not exceed budget appropriations, which creates a budget conscious atmosphere throughout the City.
- From a year to year operational perspective, total revenues increased by \$746,927 primarily due to an increase in property tax revenue resulting from general commercial growth in new construction; and sales tax revenue due to continued improvement in economic activity. The freeze on residential properties valued limited the potential growth in property taxes.
- Total expenditures increased by \$2,457,810 from the prior year primarily due to the following growth drivers: (1) general salary growth; (2) increases in healthcare costs; and (3) increases in overtime, seasonal/temporary salaries, and general benefits.
- Total ending fund balance of the general fund was \$24,637,083 which represents approximately 37% of 2019 budgeted expenditures. For fiscal year end 2018, the emergency reserve requirement for budgetary purposes remained at 21% which equates to approximately \$14,000,000. The surplus after such emergency reserve and other allowance will enable the City to fund one-time future capital in the amount of \$4,537,018 as part of the annual budget to be developed for fiscal year 2020.

IV. ALTERNATIVES:

V. ATTACHMENTS:

Auditor's Annual Audit Agenda; CAFR (available on Web; printed upon request)



City of Alpharetta Georgia



Presentation of 2018 Audit Results

Alpharetta, Georgia

January 2019

- Engagement Team
- Results of the 2018 Audit
- Financial Ratios
- Comments, Recommendations, and Other Issues
- Questions & Comments



Engagement Team

■ Mauldin & Jenkins, LLC; General Information

- Founded in 1918.
- Large regional firm serving the Southeastern United States.
- Offices located in Atlanta, GA, Macon, GA, Albany, GA, Savannah, Ga, Bradenton, FL, Chattanooga, TN, Columbia, SC and Birmingham, AL employing approximately 280 personnel.
- In addition to our governmental practice, we have large banking, healthcare, not-for-profit, benefit plan and tax practices.

■ Mauldin & Jenkins, LLC; Governmental Sector

- Largest specific industry niche served by the Firm representing 26% of Firm practice.
- Serve more governmental entities throughout the Southeast than many other certified public accounting firm requiring over 70,000 hours of service on an annual basis.
- Approximately 90 professional staff persons with current governmental experience.
- Current auditor for over 400 total governments in the Southeast, including approximately:
 - 45 counties;
 - 100 cities;
 - 50 school systems;
 - 40 state entities; and,
 - 120+ special purpose entities (stand-alone business type entities, libraries, etc.).

■ Engagement team leaders for the City of Alpharetta

- James Bence, Engagement Partner
- Doug Moses, Quality Review Partner



Results of 2018 Audit

- Our Responsibility Under Auditing Standards Generally Accepted in the United States of America (GAAS) and Government Auditing Standards (GAS)
 - We considered the internal control structure for the purpose of expressing our opinion on the City's basic financial statements and not providing assurance on the internal control structure.
 - Our audit was performed in accordance with GAAS and GAS.
 - Our objective is to provide reasonable—not absolute—assurance that the basic financial statements are free of material misstatement.
 - The basic financial statements are the responsibility of the City's management.
- Report on 2018 Basic Financial Statements
 - Unmodified (“clean”) opinion on basic financial statements.
 - Presented fairly in accordance with accounting principles generally accepted in the United States of America.
 - Our responsibility does not extend beyond financial information contained in our report.
- Report on 2018 Single Audit
 - Unmodified (“clean”) opinion on compliance for 1 major federal programs tested in accordance with Title 2 U.S. CFR Section 200 (Uniform Guidance).



■ **Significant Accounting Policies**

- The significant accounting policies used by the City are described in Note I to the basic financial statements.
- The policies used by the City are in accordance with generally accepted accounting principles and similar government organizations.
- In considering the qualitative aspects of its policies, the City is not involved in any controversial or emerging issues for which guidance is not available.

■ **Management Judgment/Accounting Estimates**

- The City uses various estimates as part of its financial reporting process – including valuation of accounts receivable, depreciation of capital assets, self-insurance claim liabilities, and pension and OPEB assumptions.
- Management's estimates used in preparation of financial statements were deemed reasonable in relation to the financial statements taken as a whole. We considered this information and the qualitative aspects of management's calculations in evaluating the City's significant accounting estimates.



■ **Financial Statement Disclosures**

- The footnote disclosures to the financial statements are also an integral part of the financial statements and the process used by management to accumulate the information included in the disclosures was the same process used in accumulating the statements. The overall neutrality, consistency, and clarity of the disclosures was considered as part our audit.

■ **Relationship with Management**

- We received full cooperation from the City's management and staff.
- There were no disagreements with management on accounting issues or financial reporting matters.

■ **Audit Adjustments**

- There was one posted adjustment which was necessary during the audit process. This entry have been provided to management and has been recorded on the City's general ledger by management and they have agreed with the adjustment. There was also one passed adjustment. The proposed and passed adjustment related to un-capitalized equipment purchased in bulk, which individually did not meet the City's capitalization policy.

■ **Management Representation**

- We requested, and received, written representations from management relating to the accuracy of information included in the financial statements and the completeness and accuracy of various information requested by us.

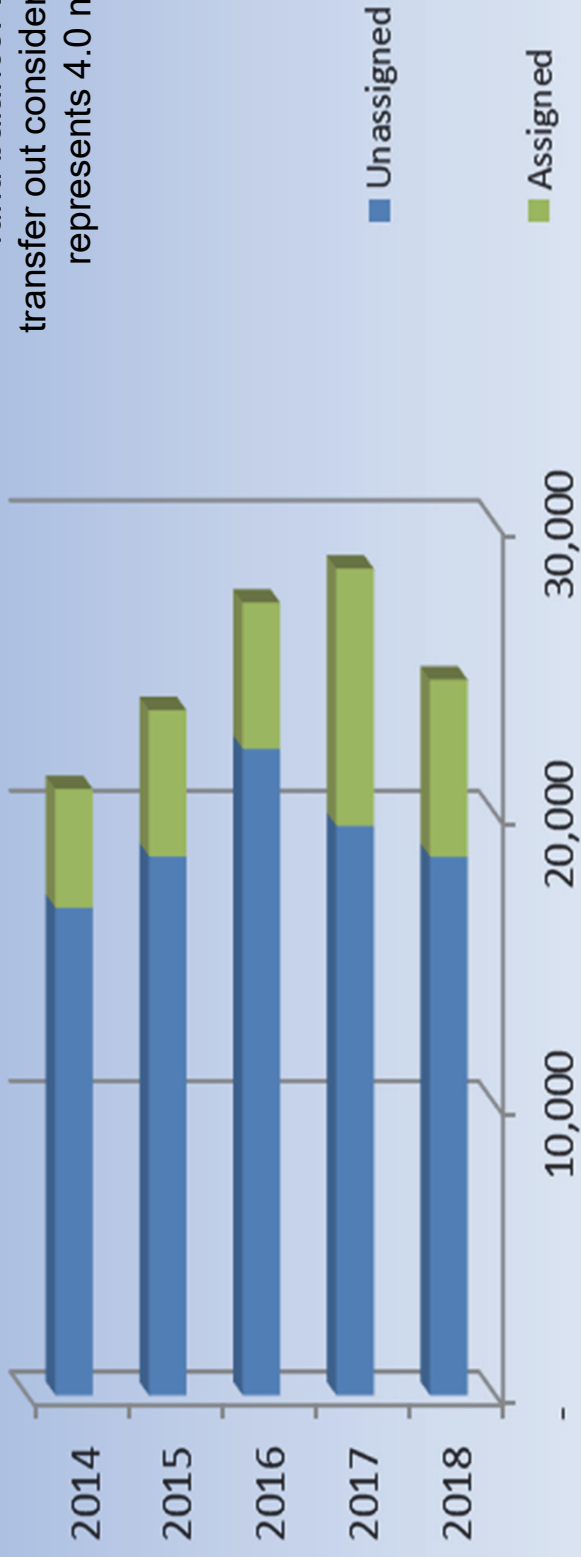


- Consultation with Other Accountants
 - To the best of our knowledge, management has not consulted with, or obtained opinions from, other independent accountants during the year, nor did we face any issues requiring outside consultation.
- Significant Issues Discussed with Management
 - There were no significant issues discussed with management related to business conditions, plans, or strategies that may have affected the risk of material misstatement of the financial statements.
- Information in Documents Containing Audited Financial Statements
 - Our responsibility for other information in documents containing the City's comprehensive annual financial report and our report thereon does not extend beyond the information identified in our report. If the City intends to publish or otherwise reproduce the financial statements and make reference to our firm, we must be provided with printers' proof for our review and approval before printing. The City must also provide us with a copy of the final reproduced material for our approval before it is distributed.
- Auditor Independence
 - In accordance with AICPA professional standards, M&J is independent with regard to the City and its financial reporting process.
 - There were no fees paid to M&J for management advisory services during fiscal year 2018 that might effect our independence as auditors.



**General Fund
Fund Balance Ratio to Expenditures**

**General Fund Fund Balance
(in thousands)**



As of June 30, 2018, the City has 3.19 months worth of expenditures and transfers out in available fund balance. Without transfer out consideration it represents 4.0 months.

Source: The City's Comprehensive Annual Financial Reports



Trend Analysis of Tax Revenue per capita



Source: The City's Comprehensive Annual Financial Reports



	Original	Amendments	Final	Actual	Variance
Revenues	\$ 61,238,756	\$ 193,464	\$ 61,432,220	\$ 62,975,580	\$ 1,543,360
Expenditures	58,877,706	211,437	59,089,143	55,790,872	(3,298,271)
Net Transfers	(11,203,363)	-	(11,203,363)	(11,007,976)	195,387
Net Change	\$ (8,842,313)	\$ (17,973)	\$ (8,860,286)	\$ (3,823,268)	\$ 5,037,018

- ☐ General Fund revenues were 2.5% more than the amended budgeted amount. The actual revenue was over budget due to increased actual license and permit fee collections.
- ☐ Expenditures for many functional areas were less than budget as the City generated savings of nearly \$3.3 million (5.6%) from the operating budget.
- ☐ Budgeted use of fund balance was not completely utilized.
- ☐ General Fund significant transfers were \$12,747,363 to Capital Projects Fund and \$1,255,000 to the Stormwater Capital Fund.



■ ***Other Matter Reported under Uniform Guidance***

- ❖ During our testing of procurement, suspension, and debarment for covered transactions, we noted that the City did not perform a check of the suspension and debarment listing for the vendor with whom the City entered into a contract with in relation to the Equitable Sharing Program. The contract, in relation to the Equitable Sharing Program, totaled \$600,000. Not performing a verification check for covered transactions, by checking the Excluded Parties List System (EPLS), collecting a certification from the vendor, or adding a clause or condition to the covered transaction with the vendor could result in federal funds being used to pay a vendor who has been suspended or debarred.



■ **New GASB Pronouncements for Future Years**

- GASB Statement No. 83, *Certain Asset Retirement Obligations*, requires the accrual of an estimate for any legally enforceable future liability associated with the retirement of a capital asset (i.e. decommissioning a sewer treatment plant) and to report the expenses over the life of the associated capital asset. Applicable for June 30, 2019.
- GASB Statement No. 84, *Fiduciary Activities*, will require the City to revisit its fiduciary funds with a focus on (1) whether the City is controlling the assets of the fiduciary activity and (2) the beneficiaries with whom the fiduciary relationship exists. All fiduciary funds will require a statement of changes in fiduciary net position. Applicable for June 30, 2020.
- Statement No. 85, *Omnibus 2017* was issued in March 2017 and is effective for the first reporting period beginning June 30, 2018. This Statement addresses a variety of topics including issues related to (1) Component unit reporting; (2) goodwill accounting; (3) real estate; (4) fair value measurement and applicability; and (5) postemployment benefits clarifications.
- Statement No. 86, *Certain Debt Extinguishment Issues* was issued in May 2017 and is effective for the first reporting period with June 30, 2018. The primary objective of this Statement is to improve consistency in accounting and financial reporting for in-substance defeasance of debt by providing guidance for transactions in which cash and other monetary assets acquired with only existing resources (resources other than the proceeds of refunding debt) are placed into an irrevocable trust for the sole purpose of extinguishing debt. This Statement also addresses prepaid insurance on debt that is extinguished and the notes to financial statements for debt that is in-substance defeased.



■ **New GASB Pronouncements for Future Years (Continued)**

- Statement No. 87, Leases was issued in June 2017 and is effective for the first reporting period beginning June 30, 2021. This Statement increases the usefulness of governments' financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the principle that a lease is the financing of the right to use an underlying asset. This will be a significant standard to implement and the City, like other entities, will need to stay ahead of this implementation.
- Statement 89, *Accounting for Interest Cost Incurred Before the End of a Construction Period*, this standard eliminates the requirement/ability to capitalize construction period interest costs as part of the cost of a capital asset in enterprise funds. This standard should be applied prospectively with no restatement. This standard can be early implemented as part of fiscal year 2019, but is applicable for June 30, 2021.



■ **New GASB Pronouncements for Future Years (Continued)**

- Statement No. 90, *Equity Interests* an amendment of GASB Statements No. 14 and No. 61, is intended to improve the consistency and comparability of reporting a government's majority equity interest in a legally separate organization and to improve the relevance of financial statement information for certain component units. It defines a majority equity interest and specifies that a majority equity interest in a legally separate organization should be reported as an investment if a government's holding of the equity interest meets the definition of an investment. A majority equity interest that meets the definition of an investment should be measured using the equity method, unless it is held by a special-purpose government engaged only in fiduciary activities, a fiduciary fund, or an endowment (including permanent and term endowments) or permanent fund. Those governments and funds should measure the majority equity interest at fair value. Applicable for June 30, 2020.

■ **Other Matters Currently Being Considered by GASB**

- **Re-Examination of the Financial Reporting Model.** GASB has added this project to its technical agenda to make improvements to the existing financial reporting model (established via GASB 34). Improvements are meant to enhance the effectiveness of the model in providing information for decision-making and assessing a government's accountability.
- **Conceptual Framework is a constant matter being looked at by GASB.** Current measurement focus statements (for governmental funds) to change to near-term financial resources measurement. May dictate a period (such as 60 days) for revenue and expenditure recognition. May expense things such as supplies and prepaid assets at acquisition.



■ **Other Matters Currently Being Considered by GASB (Continued)**

- **Revenue and Expense Recognition** is another long-term project where the GASB is working to develop a comprehensive application model for recognition of revenues and expenses from non-exchange, exchange, and exchange-like transactions.
- **Conduit Debt.** The GASB is looking at improving the definition of conduit debt and determining whether a liability should be reported for these transactions.

■ **Other Changes**

- There continues to be changes to auditing standards relative to the conduct and reporting of Single Audits. This year's financial and compliance audit recognized the implementation of the new Uniform Grant Guidance (UG) which included significant changes to cost principles and other requirements for auditees receiving Federal funds. These changes are driven based on the grant award date as awarded by the Federal agency. As such, auditors and auditees will follow requirements from both the "old" and "new" guidance for a few years to come.



■ **Since March of 2009:**

- Mauldin & Jenkins provides free quarterly continuing education for all of our governmental clients. Topics are tailored to be of interest to governmental entities. In an effort to accommodate our entire governmental client base, we offer the sessions several times per quarter at a variety of client provided locations resulting in greater networking and knowledge sharing among our governmental clients. We normally see approximately 100 people per quarter.
- Examples of subjects addressed in the past few quarters include:

Revenue Accounting Requirements	GASB Updates
Internal Controls – Revenues & Receipts	Internal Controls – Expenses, Disbursements & Payroll
Collateralization of Deposits	SPLOST Accounting, Reporting & Compliance
Capital Asset Accounting	Grant Accounting, Processes and Controls
Policies & Procedures Manuals	Segregation of Duties
GASB No. 51 – Intangible Assets	Single Audits for Auditees
GASB No. 54 – Governmental Fund Balance	Best Budgeting Practices, Policies and Processes
Internal Revenue Compliance (Payroll)	CAFR Preparation
GASB No. 60 – Service Concession Arrangements	GASB No. 61, the Financial Reporting Entity
GASB No. 63 & 65 – Deferred Inflows and Outflows	GASB No 67 & 68, Accounting/Reporting Pension Plans





Questions & Comments





City Council Meeting & Public Hearing STAFF REPORT

Submitting Department: Community Development

Submitted By:

Meeting Date: January 14, 2019

I. AGENDA ITEM TITLE: V-18-17 STARBUCKS HAYNES BRIDGE DRIVE AISLE VARIANCE

CONSIDERATION OF A VARIANCE REQUEST TO ALLOW A DRIVE AISLE BETWEEN A BUILDING AND THE STREET ON A PROPERTY IN THE DOWNTOWN OVERLAY. THE PROPERTY IS LOCATED AT 11740 HAYNES BRIDGE ROAD AND IS LEGALLY DESCRIBED AS BEING LOCATED IN LAND LOT 696, 1ST DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA.

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

Starbucks Haynes Variance CC Staff Report, Aerial Map, Future Land Use, Zoning Map, Location Map, Exhibit A and Perpendicular Sign Example, 18-0012_Elevations_112818_color, 18-0012_FloorPlan_112818, 18-0012_RoofPlan_112818, 18-0012_Site Plan, LL_SD-Haynes Bridge and Devore Rd OPS, Haynes Bridge Rd Tree Report Letter, StarbucksVarianceApp11.1.18



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: V-18-17 STARBUCKS/HAYNES BRIDGE DRIVE AISLE VARIANCE

CITY COUNCIL:

JANUARY 14, 2019

II. RECOMMENDATION:

Approve V-18-17 Starbucks/Haynes Bridge Drive Aisle Variance, subject to the following conditions:

1. Property shall be developed substantially in accordance with submitted plan prepared by MASS Engineering and Consultants, dated 9/5/2018, except for modifications required to comply with the conditions below. Property uses shall be limited to non-automotive retail, office and restaurant.
2. Building architecture, materials and design shall comply with the Alpharetta Downtown Code regulations, subject to review by the City's Downtown Consultant and final approval by the DRB. Building shall be 4-sided brick (red/brown color), as approved by DRB. Aluminum storefront system shall not be permitted. In addition, ladder shall be internal to building and parapet shall be completed on all 4 sides of the building.
3. Greenspace between the building and Haynes Bridge Road shall include a mix of trees, shrubs, and ground covers of varying heights, textures and colors, as approved by the DRB.
4. Decorative pervious pavers shall be required within the drive aisle and project driveway to offset impervious area created by excess parking.
5. Pedestrian connection shall be provided from front door to the public sidewalk along Haynes Bridge Road.
6. Only 1 drive-through facility shall be permitted and shall be limited to Starbucks. Drive-through shall not be visible from the public right-of-way. Decorative landscape material shall be used to screen the drive-through, as approved by the DRB.
7. Building, site, landscape, lighting and outdoor seating shall be subject to review and approval by the DRB.
8. Property shall be limited to 1 site driveway from Haynes Bridge Road and shall be a right-out only.
9. Required landscape strips shall be exclusive of overhead utilities and utility easements.
10. Developer shall install required streetscape along Haynes Bridge Road, which shall include a 6' planting strip and 10' sidewalk.
11. Signage shall include 2 perpendicular signs attached with decorative bracket and halo illuminated wall sign.
12. Outdoor patio shall be bordered with continuous planters similar to Exhibit A. One (1) shade tree shall be included in outdoor patio. Foundation plantings and creeping fig or other vine approved by DRB shall be required around the building.

III. REPORT IN BRIEF:

The applicant, Stonewalk Alpha II, LLC, is requesting a variance to allow a drive aisle between a building and the street for a 1-story, 4,800 square foot restaurant building that includes a Starbucks with drive-through and a separate restaurant space. The property is an undeveloped one (1) acre site in the Downtown. The subject property is located at 11740 Haynes Bridge Road, on the west side of Haynes Bridge Road just north of Devore Road.

DISCUSSION

The submitted request, if approved, will allow a drive aisle between a building and the street for a 1-story, 4,800 square foot restaurant building that includes a Starbucks with drive-through and a separate restaurant space. The property is an undeveloped one (1) acre parcel in the Downtown Overlay. The subject property is located at 11740 Haynes Bridge Road, on the west side of Haynes Bridge Road just north of Devore Road.

The property is zoned C-2 (General Commercial) and is located in the Downtown Overlay. Surrounding properties are also zoned C-2 to the north, west and south, DT-MU (Downtown Mixed-Use) to the west and R-4A to the east. Haynes Park Subdivision is located to east, Express Oil and Lube is located to the south, The Maxwell is under construction and located to the west, and Alpha Soda is located to the north. The Comprehensive Land Use Plan designation of the property is 'Mixed Use', which allows the proposed use.

The applicant is requesting a variance from Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code, Subsection 2.4.6, Vehicle Access and Parking Locations to allow a drive aisle between a building and the closest street. The applicant proposes interparcel access with the site to the north (Alpha Soda), which would allow cars to access the traffic signal into Alpharetta Crossing shopping center by way of the proposed return drive aisle. If approved, conditions are recommended requiring the use of decorative pervious pavers in the drive aisle and project driveway, as well as decorative landscaping.

SITE PLAN

The applicant's site plan depicts a 1-story, 4,800 square foot restaurant building surrounded by angled parking and a drive aisle between the building and Haynes Bridge Road. The building is split between a 2,400 square foot Starbucks with drive-through and a 2,400 square foot restaurant space. Access to the site is depicted from two (2) curb cuts on Haynes Bridge Road, which does not comply with the minimum separation requirement of 300' between driveways in the Downtown Overlay. Interparcel access is depicted with the property to the north (Alpha Soda). The proposed drive aisle between the building and Haynes Bridge Road provides a return to the property to the north, providing cars with access to the traffic signal at the Alpharetta Crossing shopping center.

A total of 35 parking spaces are depicted on the site plan, of which the Downtown Overlay would require ten (10) spaces. The Downtown Code states that parking in excess of 120% of the required parking be constructed of pervious material. If approved, it is recommended that decorative pervious pavers be used within the drive aisle and project driveway. Overhead utilities exist along the frontage of the site. The required landscape strip along Haynes Bridge Road should be exclusive of overhead utilities and easements. There are relatively no trees on the property, except for a line of small pine trees along adjacent to the Alpha Soda parking lot to the north. Stormwater facilities are not depicted on the site plan and it is unclear how the applicant intends to address this requirement.

VARIANCE REVIEW CRITERIA

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a variance. The ordinance specifically states..."a variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that":

(1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography; or

Response: The requested variance is related to the applicant's desire for interparcel access with the site to the north, allowing cars to access the traffic signal entering the Alpharetta Crossing shopping center.

(2) The application of the Ordinance to this particular piece of property would create an unnecessary hardship; or

Response: The requested variance is related to the applicant's desire for interparcel access with the site to the north, allowing cars to access the traffic signal entering the Alpharetta Crossing shopping center.

(3) There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned; or

Response: The requested variance is related to the applicant's desire for interparcel access with the site to the north, allowing cars to access the traffic signal entering the Alpharetta Crossing shopping center.

(4) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the City of Alpharetta ordinances.

Response: Approval of the requested variance should not cause substantial detriment to the public good, if conditions are approved requiring the use of decorative pervious pavers in the drive aisle parallel to Haynes Bridge Road, as well as in the site driveway.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that it can generally support the request for variance, if conditions are approved requiring the use of decorative pavers and landscaping between the building and the street. The applicant proposes interparcel access with the site to the north, which would provide a return for cars to the traffic signal entering Alpharetta Crossing shopping center.

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.

The City received correspondence from a resident of Haynes Park with concerns over traffic.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on December 12, 2018. There were no public comments on the sign-in sheet.

IV. ATTACHMENTS:

- Site Plan

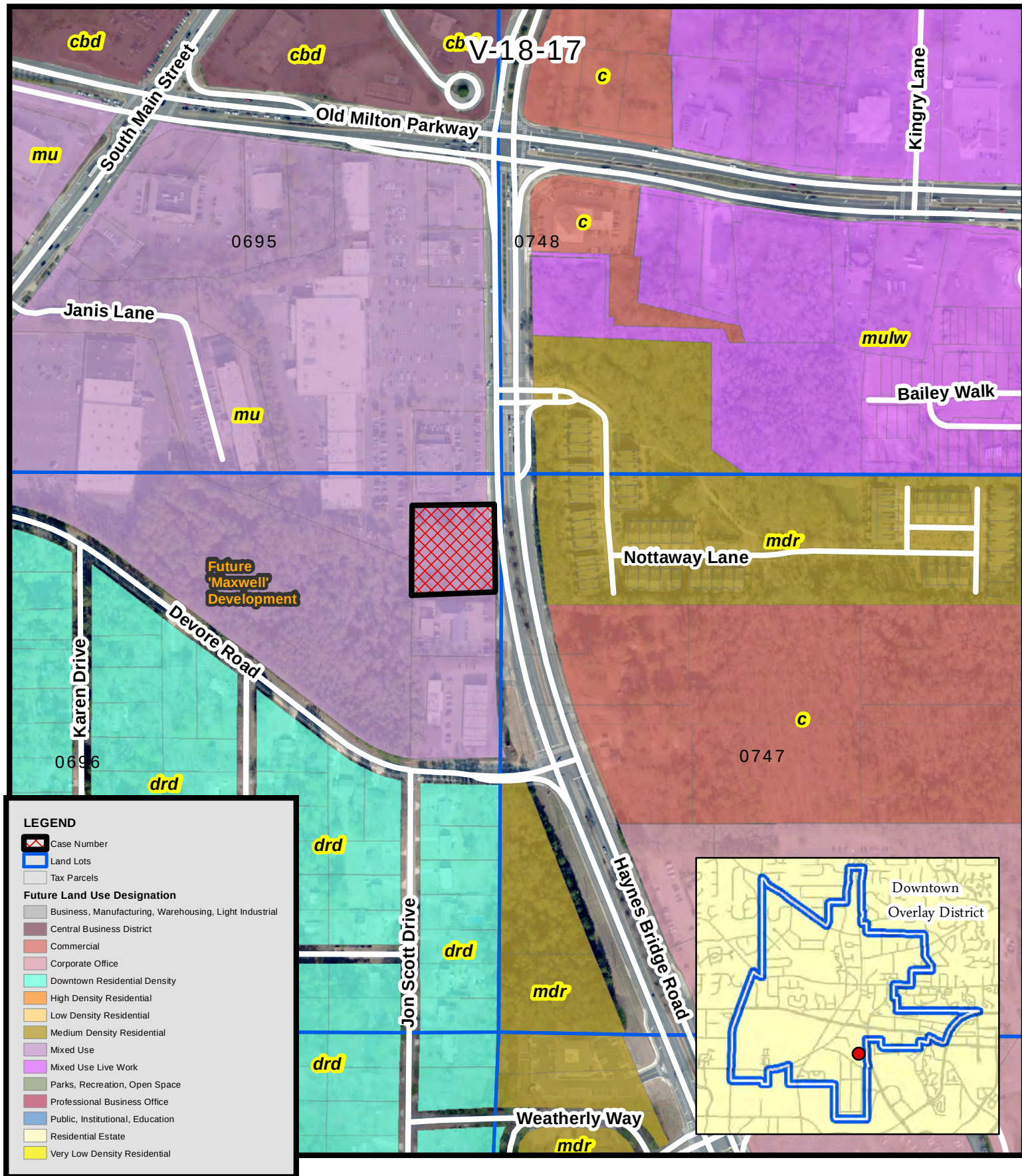


Aerial Map
Starbucks
11740 Haynes Bridge Road

V-18-17
D/LL: 1/2/696
CC Date: 1/14/19

Location Map Provided by:
Community Development - GIS



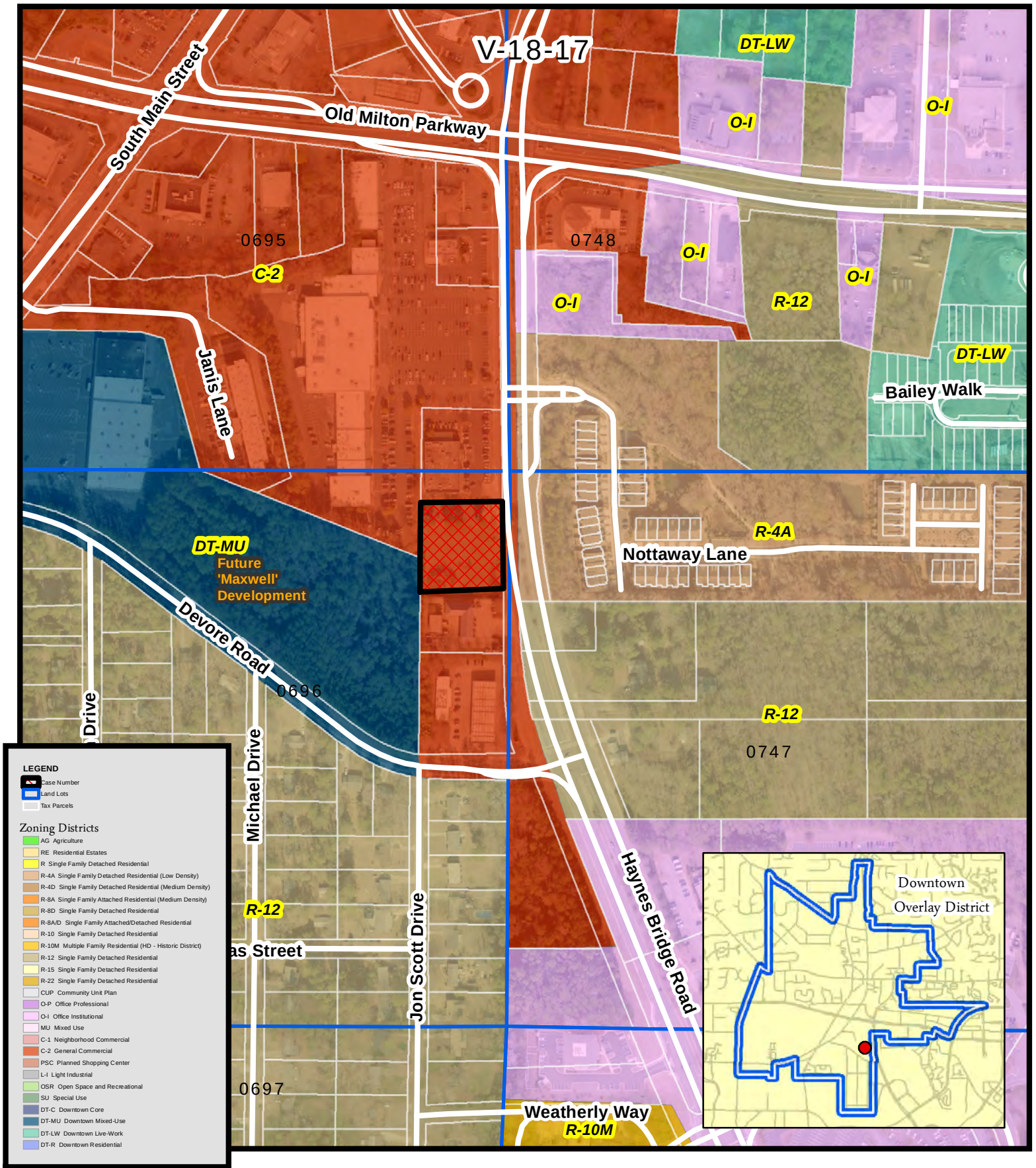


Future Land Use
Starbucks
11740 Haynes Bridge Road

V-18-17
D/LL: 1/2/696
CC Date: 1/14/19



Location Map Provided by:
Community Development - GIS

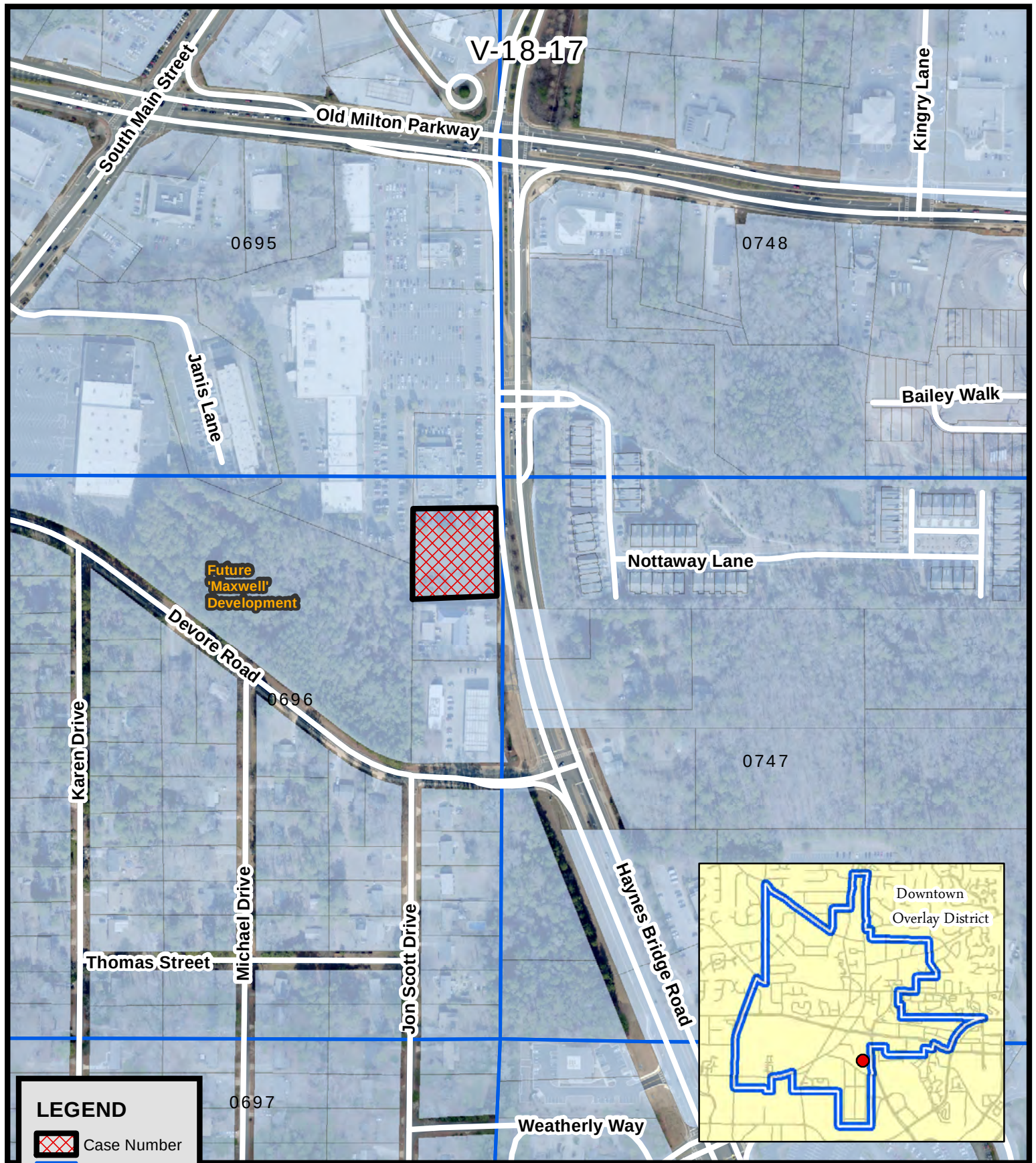


Zoning Map
Starbucks
11740 Haynes Bridge Road

V-18-17
D/LL: 1/2/696
CC Date: 1/14/19



Location Map Provided by:
Community Development - GIS



Location Map
Starbucks
11740 Haynes Bridge Road

V-18-17
D/LL: 1/2/696
CC Date: 1/14/19

Location Map Provided by:
Community Development - GIS

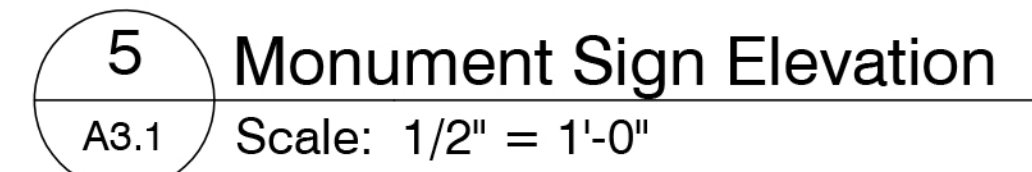
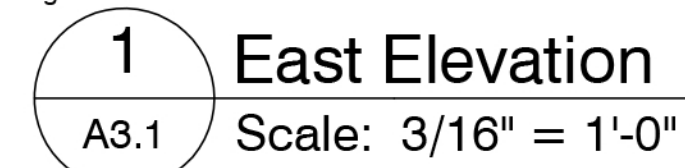
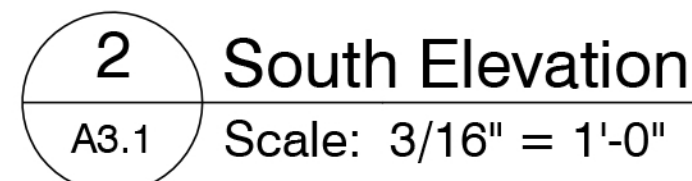
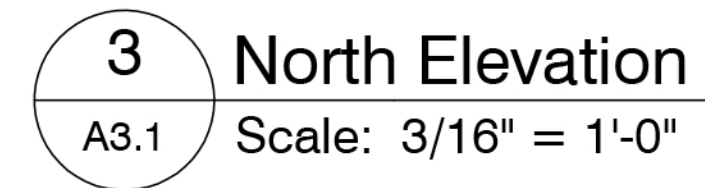
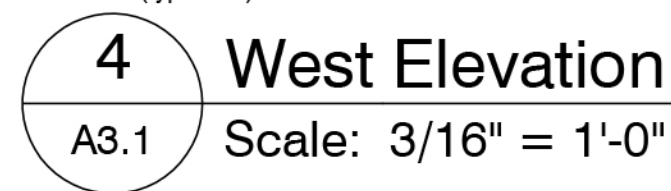


Exhibit A



Example – Perpendicular Sign



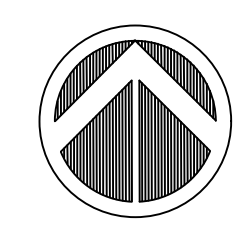


**MASS ENGINEERING AND
CONSULTANTS, LLC.**
3459 ACWORTH DUE WEST ROAD, SUITE 565
ACWORTH, GEORGIA 30101
PHONE: 404.850.7790 EXT. 901
WWW.MASS-ENG.COM
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PROPOSED COMMERCIAL DEVELOPMENT
243 HAYNES BRIDGE ROAD ALPHARETTA, GA 30009
PREPARED FOR:
STONEWALK ALPHA II, L.L.C.
696, 1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY,

MASS
ENGINEERING AND CONSULTANTS, LLC

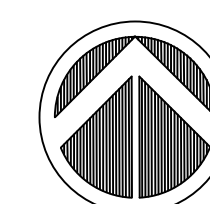
[illegible]



1 Floor Plan

MASS
ENGINEERING AND CONSULTANTS, LLC

[illegible]

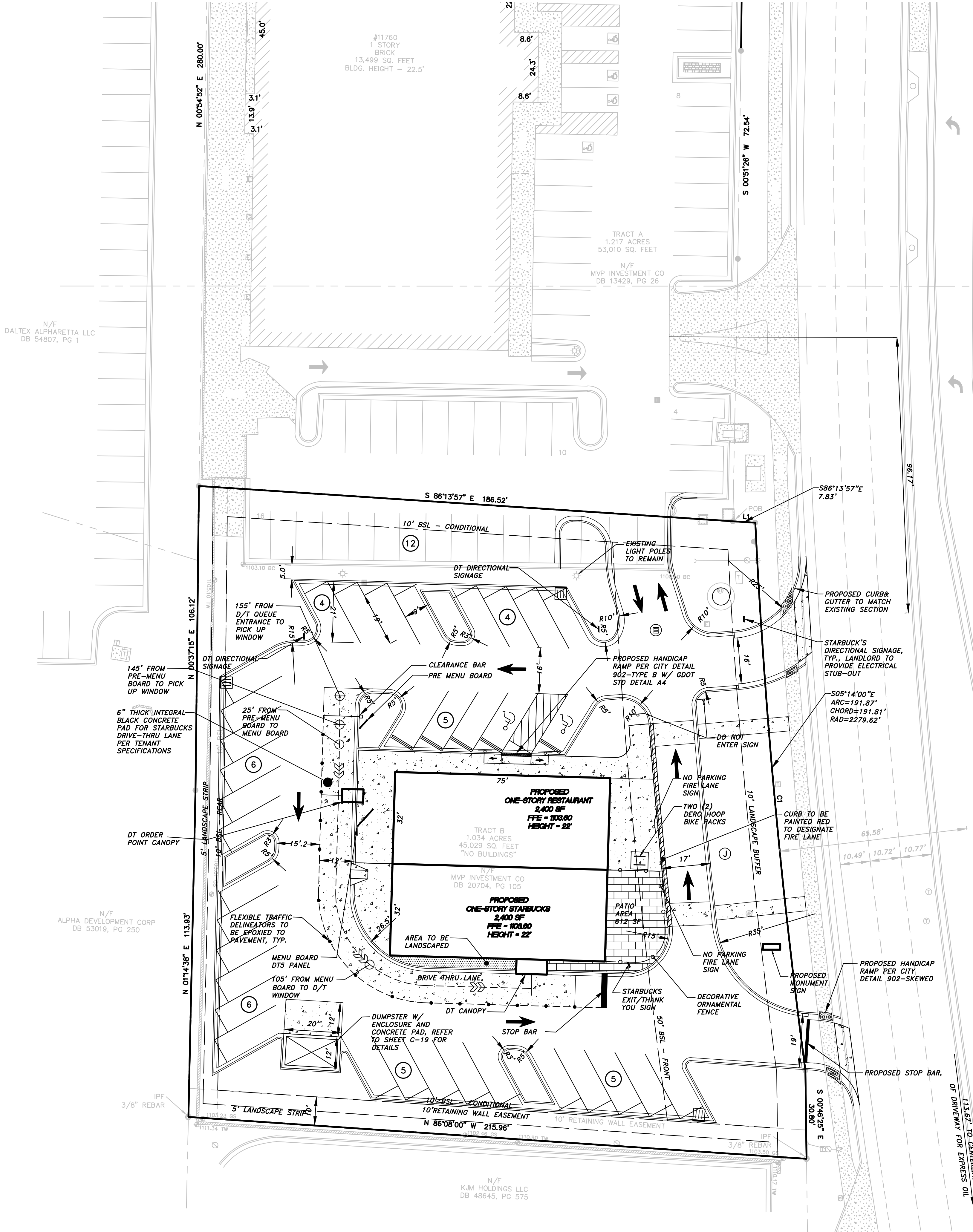


**MASS ENGINEERING AND
CONSULTANTS, LLC.**
9459 ACWORTH DUE WEST ROAD, SUITE 565
ACWORTH, GEORGIA 30101

PHONE: 404.850.7790 EXT. 901
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[illegible]



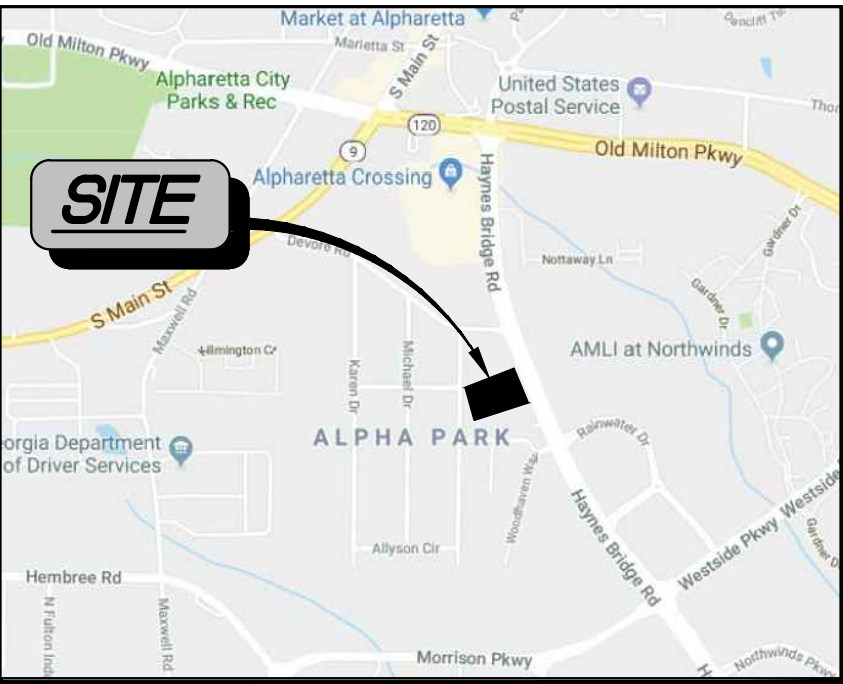
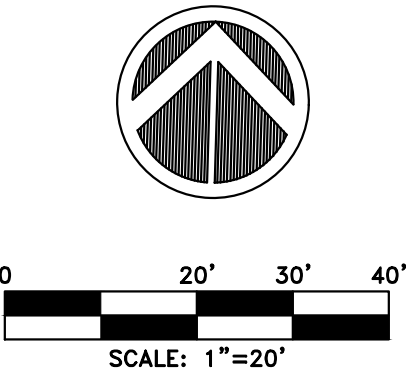
SITE NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR THE EXACT LOCATIONS AND DIMENSIONS OF ROOMS, SLOPE OF ROOF, SIDEWALKS, EXIT PORCHES, PATIO AREAS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- TOPOGRAPHIC BOUNDARY SURVEY, PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS AS PER SURVEY COMPLETED AND DATED JUNE 11, 2018 OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY:

BOUNDARY ZONE, INC
1870 THE EXCHANGE, SUITE 100
MARIETTA, GEORGIA 30039
PHONE: (770) 271-5772
- ALL DIMENSIONS AND RADII ARE TO THE BACK OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.
- ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE AND LOCAL CODES.
- ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION.
- ALL HANDICAP RAMP FORMS MUST BE APPROVED BY CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR
- ALL STRIPED OR CURBED RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ON SITE OR OFF SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.
- CONTRACTOR SHALL OBTAIN ALL BUILDING PERMITS BEFORE CONSTRUCTION BEGINS.
- SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS.
- ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
- ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.
- ALL CONCRETE SHALL BE 4,000 PSI 28 DAY COMPRESSIVE STRENGTH.
- PROJECT SIGNAGE SHALL BE THE RESPONSIBILITY OF THE ARCHITECT AND GENERAL CONTRACTOR.
- ALL CURB AND GUTTER WITHIN THE DEVELOPMENT SHALL BE 18" AND PER CITY CODE WITHIN THE RIGHT-OF-WAY UNLESS NOTED OTHERWISE.
- PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE OF WORK. STRIPING WILL BE ACCORDING TO OWNER'S SPECIFICATIONS UNLESS NOTED OTHERWISE. ALL STRIPING IS TO HAVE TWO (2) COATS OF PAINT (MIN).
- ALL STRIPING WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE PER MUTCD (MOST CURRENT EDITION) GDOT STANDARD SPECIFICATIONS AND WILL BE THERMOPLASTIC
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL OFF-SITE EASEMENTS NOT DELINEATED ON PLANS OR KNOWN OF AT TIME OF PLAN ISSUANCE.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR THE EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- NO CONSTRUCTION OUTDOOR STORAGE WILL BE PERMITTED OUTSIDE A FULLY ENCLOSED BUILDING UNLESS THE STORAGE AREA IS COMPLETELY SCREENED FROM THE STREET AND ADJOINING PROPERTIES BY A SUITABLE FENCE OR WALL AT LEAST 6 FEET IN HEIGHT ABOVE FINISH GRADE. THE REQUIRED FENCE OR WALL MUST PROVIDE FOR A VISUAL SEPARATION BETWEEN THE STORAGE AREA AND ALL ADJOINING PROPERTY.
- NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE
- A SEPARATE BUILDING PERMIT WILL BE REQUIRED FOR ALL WALLS OVER 4'-0" REQUIRE FENCING OR ACCEPTABLE DENSE VEGETATION AT THE TOP

FIRE DEPARTMENT NOTE

DURING CONSTRUCTION AND FOR PERMANENT ACCESS, ROADWAYS CONSTRUCTED OF AN ALL-WEATHER SURFACE CAPABLE OF SUPPORTING 75,000 POUND GROSS WEIGHT SHALL BE PROVIDED PER INTERNATIONAL FIRE CODE, CHAPTER 5, SECTION 503.2.3, 2012 EDITION



VICINITY MAP
N.T.S.

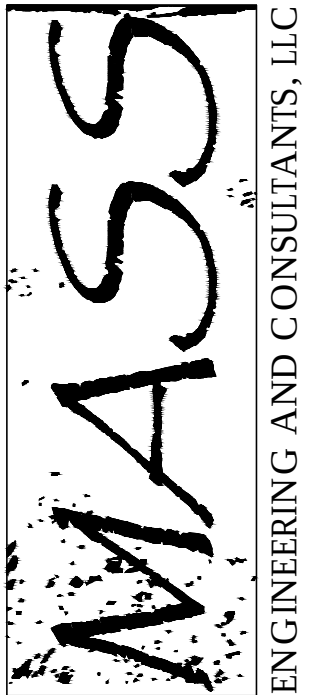
SITE LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- WOODEN FENCE
- CHAIN LINK FENCE
- CONCRETE SIDEWALK (SEE DETAIL)
- CONCRETE CURB AND GUTTER (SEE DETAIL)
- CONCRETE CURB (SEE DETAIL)
- STOP BAR (PAVEMENT MARKING)
- TRAFFIC FLOW ARROW (PAVEMENT MARKING)
- "NO PARKING FIRE LANE" SIGN
- "YIELD" (PAVEMENT MARKING)
- DIRECTIONAL ARROWS (PAVEMENT MARKING)
- "ONLY" DIRECTIONAL ARROW (PAVEMENT MARKING)
- "STOP" SIGN (R1-1)
- VAN HANDICAP STALL AND DESIGNATED VAN STALL
- WHEEL STOP
- A.D.A. STD HANDICAP RAMP
- RELOCATED LIGHT POLE
- GROUP OF FOUR GUARD POSTS
- RETAINING WALL (LENGTH AT SYMBOL) BY OTHERS
- HEAVY DUTY PAVING
- CONCRETE DUMPSTER PAD LOCATION (6" THICK)
- PARKING SPACE COUNT 9'x18'
- COMPACT PARKING SPACE 8'x18' & 8'x16'
- STORM SEWER GRATE
- SITE LIGHTING FIXTURES
- RIGHT-OF-WAY TO BE DEDICATED

PROPOSED COMMERCIAL DEVELOPMENT
243 HAYNES BRIDGE ROAD ALPHARETTA, GA 30009
PREPARED FOR:
STONEWALK ALPHA II, L.L.C.



MASS ENGINEERING AND CONSULTANTS, LLC
3469 ACWORTH DUE WEST ROAD, SUITE 505
ACWORTH, GEORGIA 30101
PHONE: 404.850.7700 EXT. 901
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REVISIONS

DATE:	DESCRIPTION

SITE PLAN

PROJECT NUMBER: 18-0012

DATE: September 5, 2018

C-03

1/4/19

Haynes Bridge and Devore Rd

GEORGIA

SCHEMATIC DESIGN - DATE 10/05/2018





■■■■■■■■ DIRECTION OF MAIN TRAFFIC

→ ENTRANCE TO STORE

SITE ADJACENCIES

SITE ADJACENCIES 4



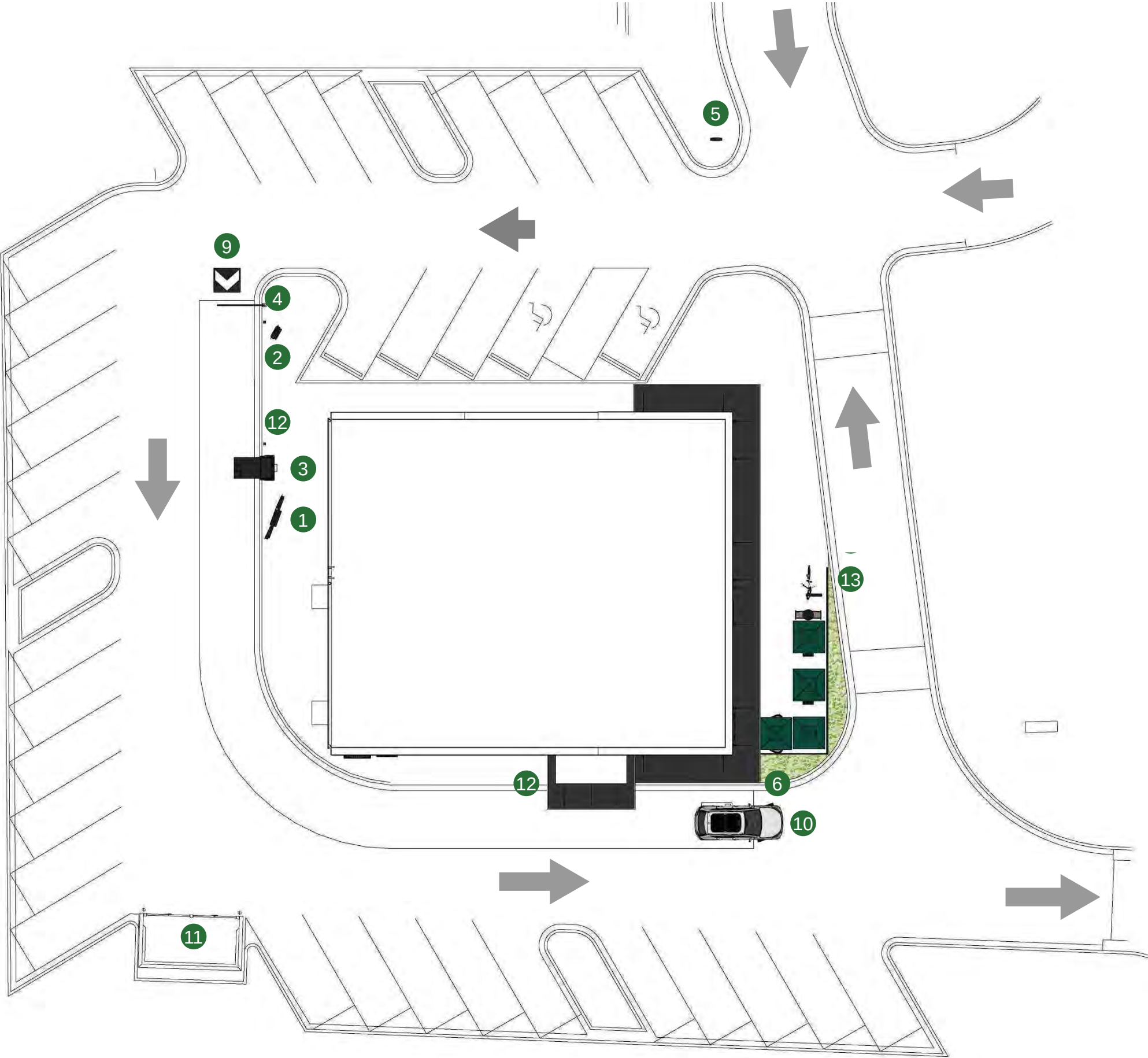


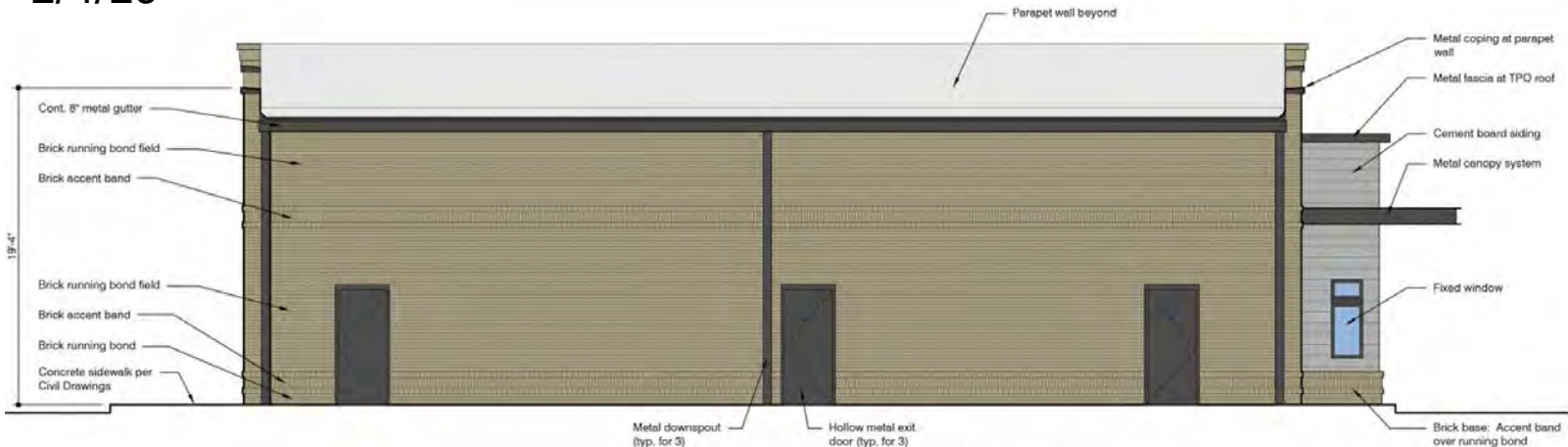
SCOPE OF WORK

- 1 DT 5 PANEL MENU BOARD
- 2 DT PRE-MENU BOARD
- 3 DIGITAL ORDER SCREEN + CANOPY
- 4 CLEARANCE BAR
- 5 DT DIRECTIONAL SIGNAGE
- 6 DT ILLUMINATED EXIT/THK YOU SIGN
- 7 PAVEMENT GREEN DIRECTIONAL ARROW
- 8 PAVEMENT WHITE DIRECTIONAL ARROW
- 9 PAVEMENT ENTRY ARROW
- 10 PAVEMENT EXIT ARROW - WHITE
- 11 TRASH ENCLOSURE
- 12 BOLLARD
- 13 RAILING
- 14 BIKE RACK

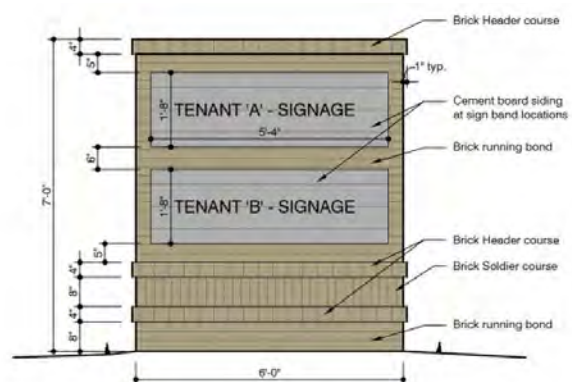
NOTE

- 1. BUMP OUT TO BE 12"-14" FROM FINISHED WALL TO OUTER CURB
- 2. DISTANCE FROM CENTER OF DT WINDOW TO CENTER OF DT DIGITAL ORDER SCREEN: 135 FT
- 3. RADIUS ANGLE: INSIDE - 20 FT

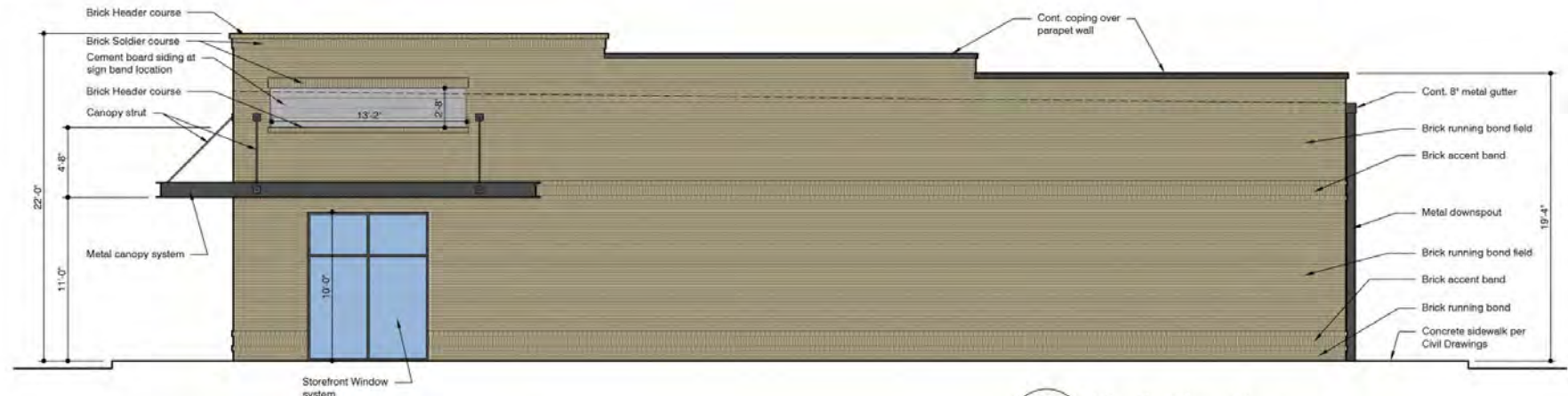




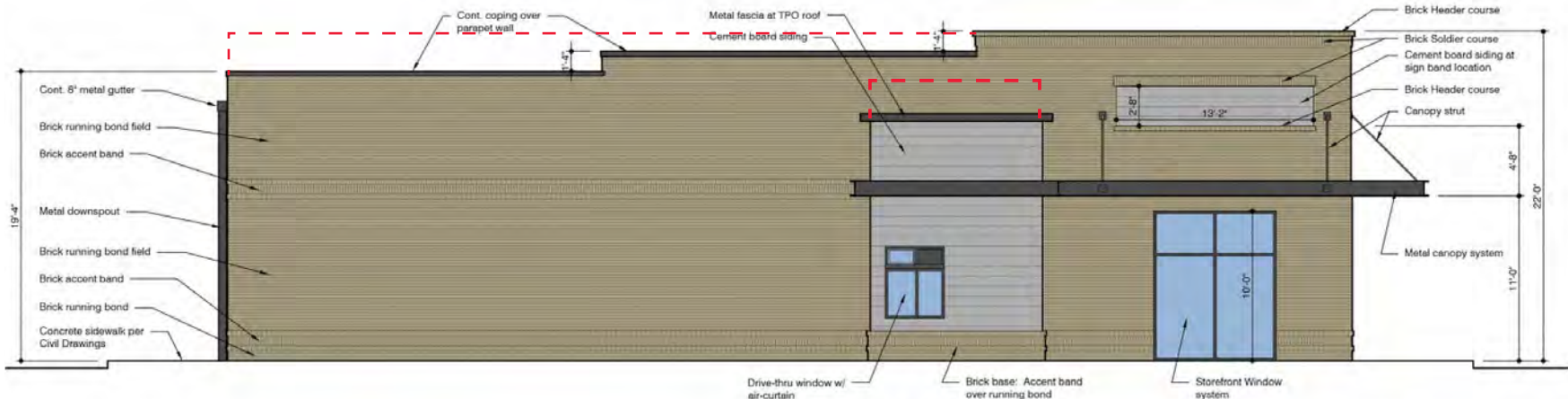
4 West Elevation
A3.1 Scale: 3/16" = 1'-0"



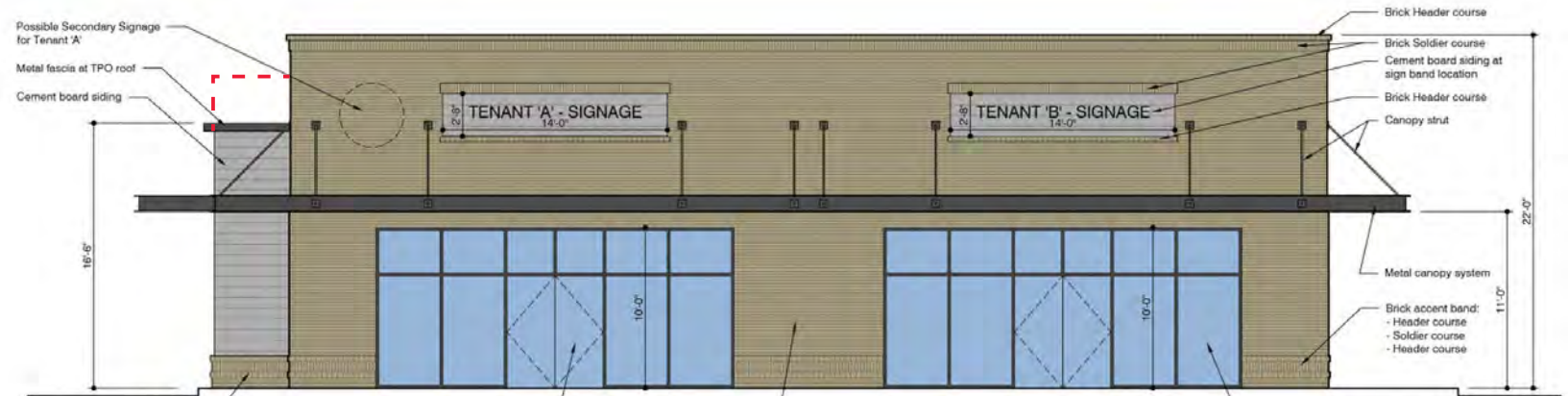
5 Monument Sign Elevation
A3.1 Scale: 1/2" = 1'-0"



3 North Elevation
A3.1 Scale: 3/16" = 1'-0"



2 South Elevation
A3.1 Scale: 3/16" = 1'-0"



SCOPE OF WORK

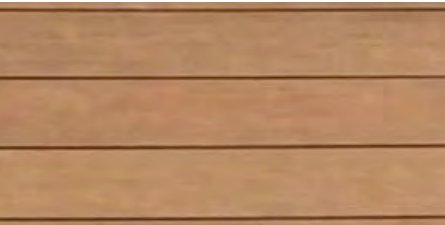
- 1 LOGO DISK _ 60IN DIA
- 2 DRIVE THRU SIGNAGE
- 3 WORDMARK WHITE LETTERS _ 12IN
- 4 WORDMARK WHITE LETTERS _ 16IN



EAST ELEVATION



STEEL GRAY - PERLA EAST GATE PLANT



NICHIHA VINTAGEWOOD - CEDAR



SOUTH ELEVATION

1/4/19

SCOPE OF WORK

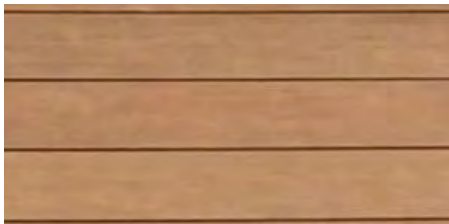
- 1 LOGO DISK _ 60IN DIA
- 2 DRIVE THRU SIGNAGE
- 3 WORDMARK WHITE LETTERS _ 12IN
- 4 WORDMARK WHITE LETTERS _ 16IN



WEST ELEVATION

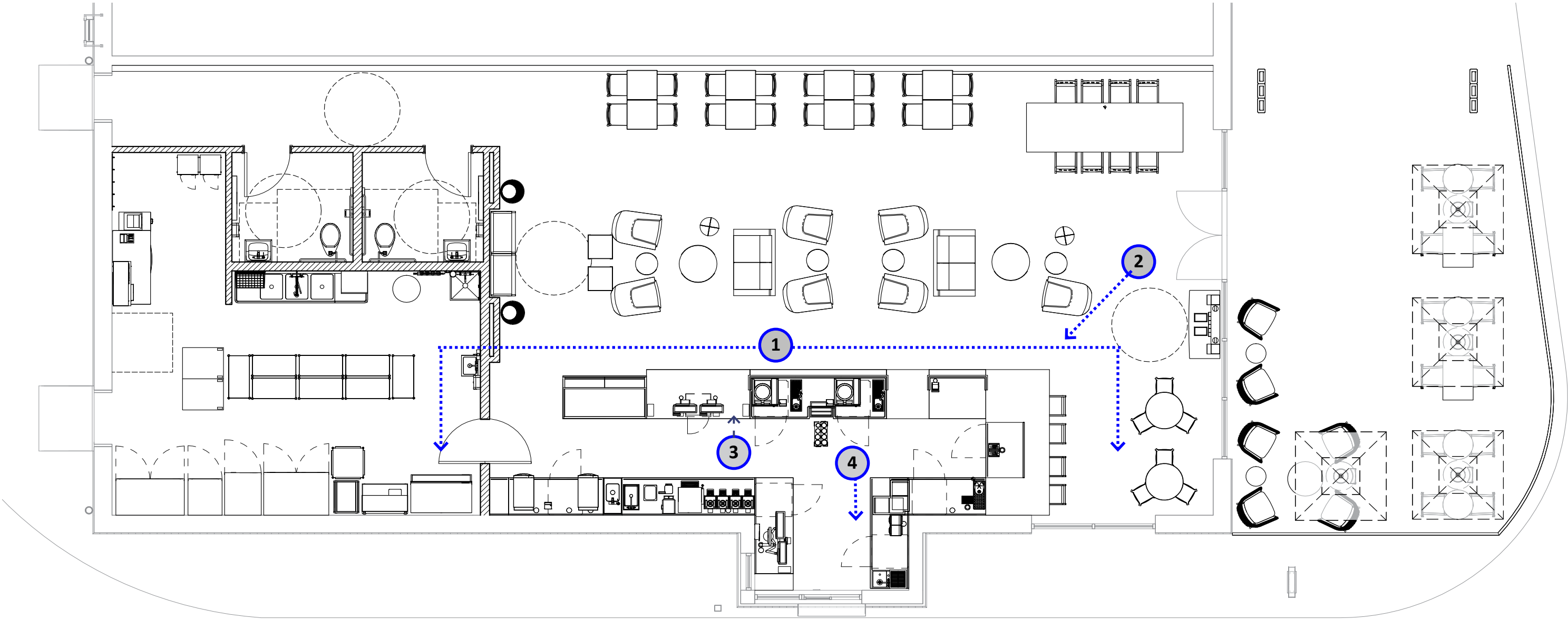


STEEL GRAY - PERLA EAST GATE PLANT



NICHIHA VINTAGEWOOD - CEDAR





PROPOSED SEATING
COUNT

INTERIOR	46
EXTERIOR	20
TOTAL	66

NEW SCOPE
OF WORK

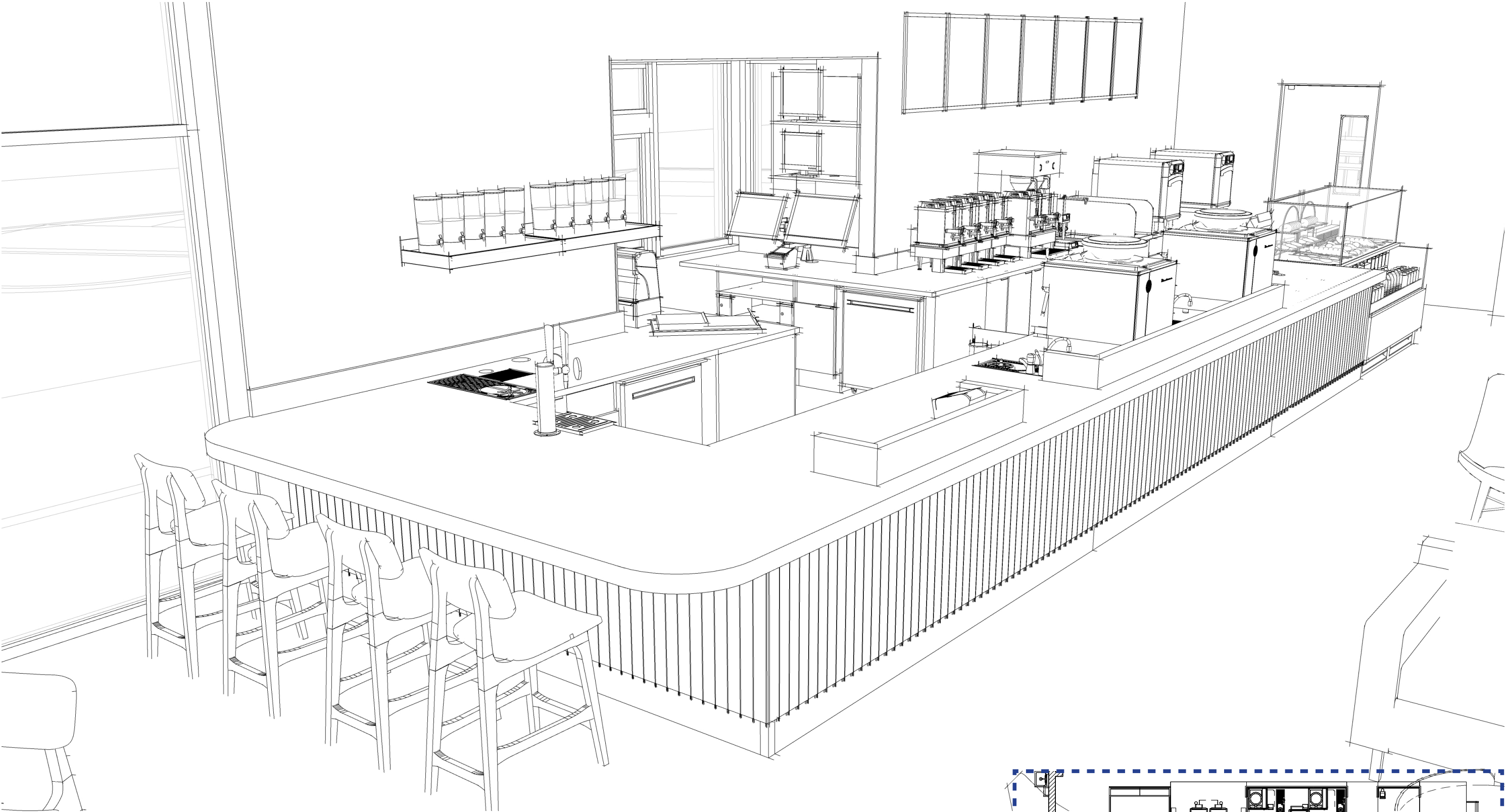
EXISTING
TO REMAIN



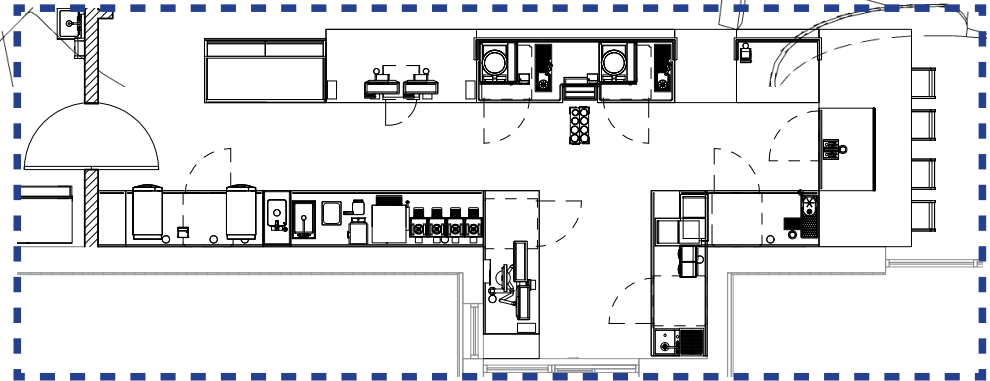


1 CROSS PERSPECTIVE VIEW OF BAR



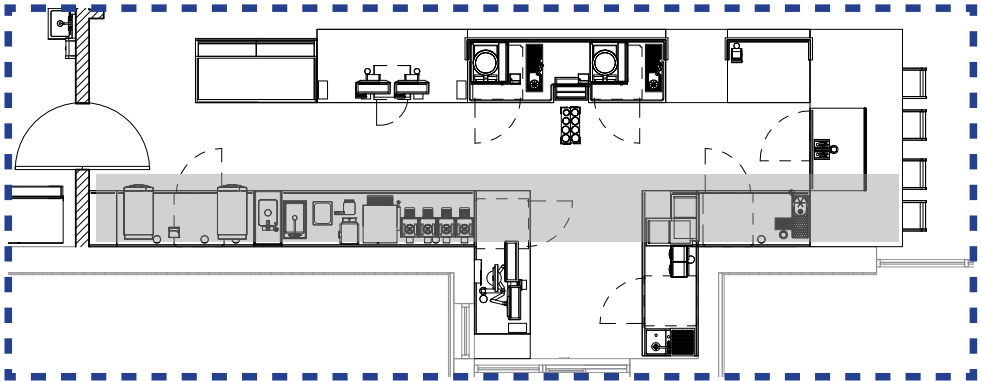


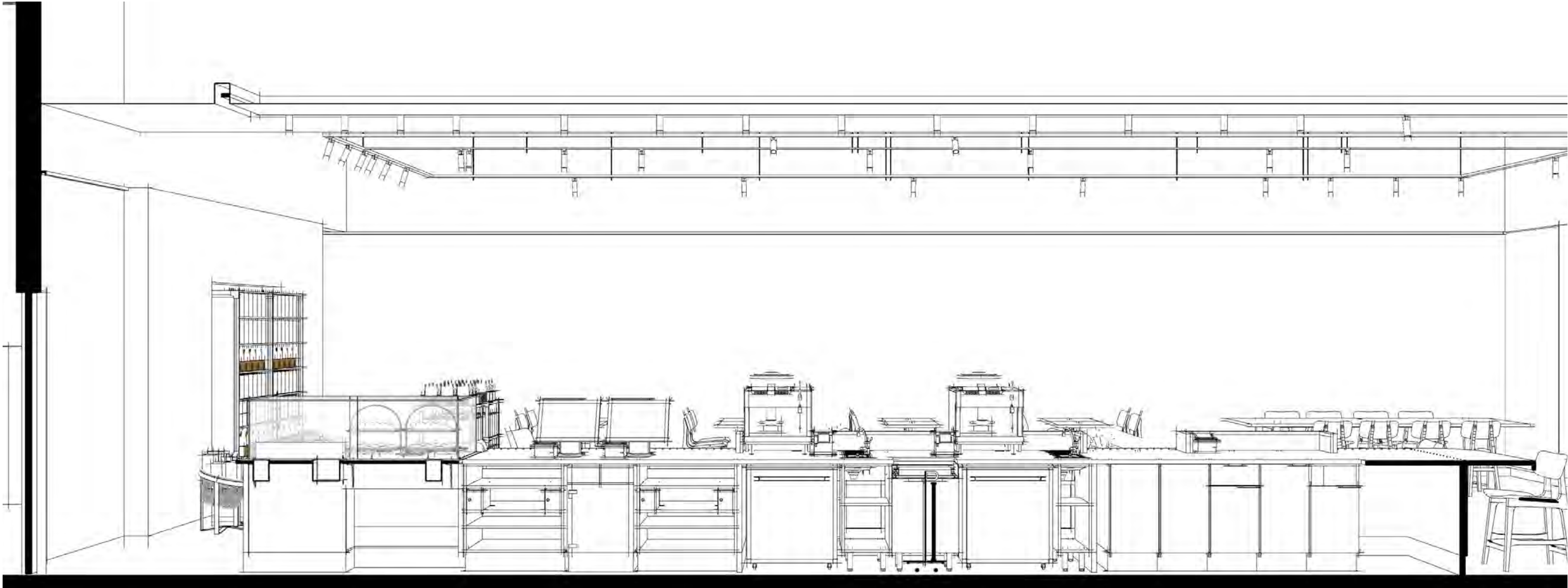
2 TOP VIEW



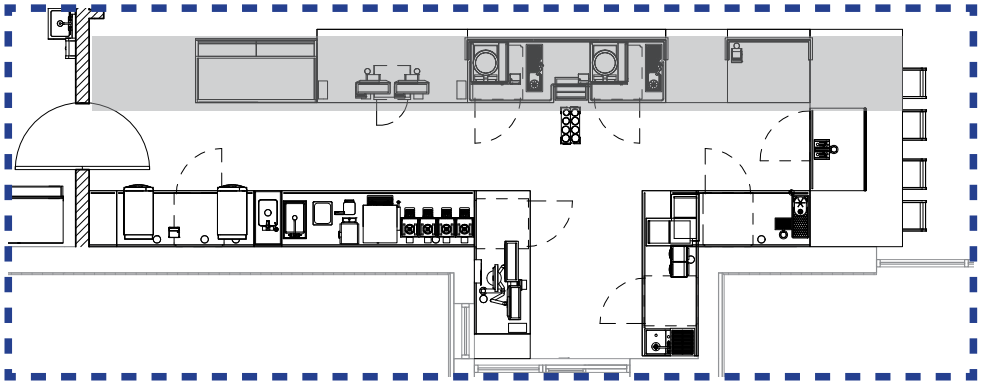


3 BACKLINE / WARMING / BREWERS / CBE





3 FRONTLINE / ESPRESSO /HOP/NITRO



2

Mastrenas with Metro Bar

CURRENT -> YEAR 10 PEAK HH UNITS

30.27 -> 47.14 with 5.04% yearly growth

2

Ovens

CURRENT -> YEAR 10 PEAK HH UNITS

20.12 -> 31.34 with 5.04% yearly growth

1

Double Bunn Brewers (Aero comes Year2)

NUMBER OF SHUTTLES

4 Additional, 6 Total

~~1~~ 2

Blenders

CURRENT -> YEAR 10 PEAK HH UNITS

7.36 -> 11.46 with 5.04% yearly growth

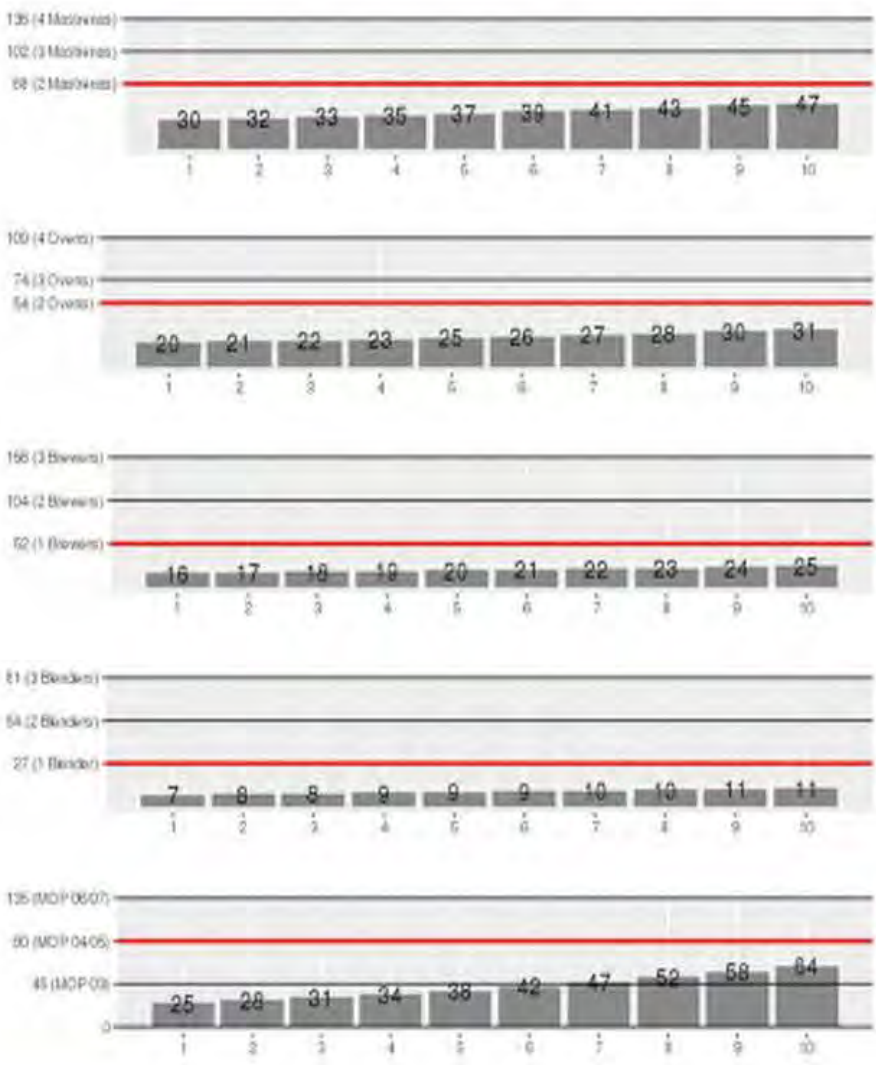
45in. Station

Station Name - MOP 04 or 05

CURRENT -> YEAR 10 PEAK HH UNITS

25.14 -> 64.24 with 10.99% yearly growth

reflects 18.4% MOP unit growth with a cap at 80% of non-dt volume



- Channel Mix During Peak Transactions

20% -> 8%

Average Cafe Transactions Mix

20% -> 32%

Average MOP Transactions Mix

60%

Average DT Transactions Mix



NA

Haynes Bridge & Devore

ANNUAL SALES AS OF YEAR 1
\$1,159,000

YEAR 10 ANNUAL SALES
\$1,804,781

- Aisle Width

48

POS Aisle Width

48

Espresso Aisle Width

48

Drive-Thru Aisle Width

- Customer Queuing (with POS recommended)

5 Customers

or 12.5 ft.

No

Chilled Food Case

Lobby Fixtures

4 Wall Bays, 1 Packaged Food Fixture, 3 Feature Zones, 3 Hanging Baskets, 3 Baskets

2 WALL BAYS!

- Back of House Equipment

3

Fridge Doors

3

Freezer Doors

8

Metro Racks

661 lbs

Ice Production Per Day

547.16 sq. ft.

BOH Size

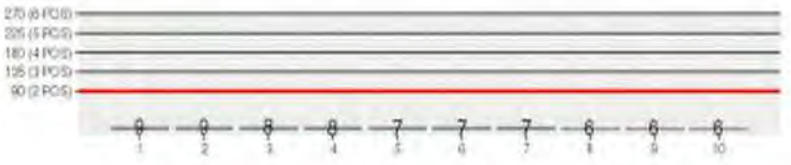
1500#

- Engine Requirements

2

Cafe POS

CURRENT -> YEAR 10 PEAK HH TRANS
9.23 -> 5.61 with -4.86% yearly growth
reflects 18.4% MOP unit growth and 5.04% total transaction growth



APPENDIX









ID : 17365



ID : 18412



ID : 18827



ID : 18734



ID : 18809



ID : 18320



ID: PONDER LOUNGE CHAIR
FINISH: F0008 & F0188



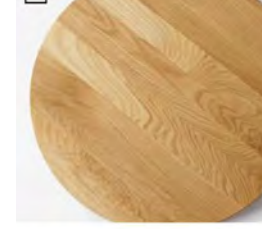
ID : 17645



ID : 17366



ID : 18733



ID : 18062



ID : 18729



ID : 17852



ID : 17339



ID : 12147



ID : 18472



ID : 18472



ID : 18320



ID : 17341



ID : 10068



ID : 18694



ID : 18695



ID : 18695



ID : 18695

CAFE FINISHES

RESTROOM FINISHES

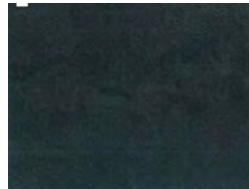
EXTERIOR FINISHES



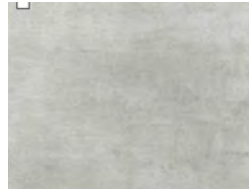
ID : WD0073 MAD101
Vertical Slot w/ Reveal



ID : 11377
Concrete - Light Gray Stone



ID : PL0019
Laminate Mottled Black



ID : 14747
Tile - Endymion - Silk - 24x24in 600x600mm



ID : CP0073
Composite - Plugged Concrete Quartz



ID : 19288
Spaced CM Brick - Mosaic 22" - 1800mm - 1200mm - 1800mm



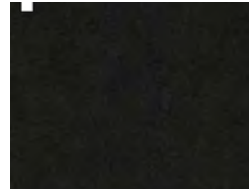
ID : 17776
Wall Texture - Texturables - TGP54



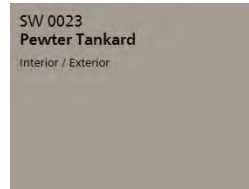
ID : 11377
Concrete - Light Gray Stone



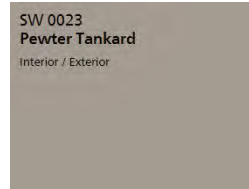
ID : CP0005
Composite - Black with Flecks



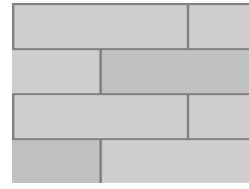
ID : 18740
Paint - Pura Nova - Black Shadow - 6x12in 150x300mm



SW 0023
Pewter Tankard
Interior / Exterior



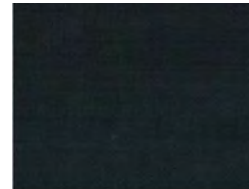
SW 0023
Pewter Tankard
Interior / Exterior



DUNAS STAR 10 - COLOR PEARL MAT
AND GLOSS
BY GC
VENDOR: GIL MACHADO

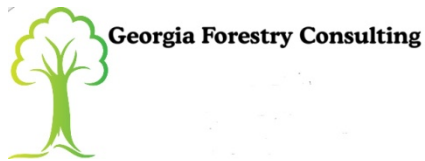


ID : 18899
Vinyl Wall Protection - Sahara Silk - Fes



ID : 12716
Treatment Roller Shade - Charcoal Woven F0049





August 31, 2018

**Stonewalk Companies
Attn: Rob Forrest
13210 Owens Way
Milton, GA 30004**

re: 243 Haynes Bridge Rd Tree Assessment

Mr. Forrest,

I have completed an inspection of the property located at 243 Haynes Bridge Rd in Alpharetta, Ga on August 29, 2018. I found no specimen trees, trees of quality or landscape trees located on the site.

Sincerely,

A handwritten signature in blue ink, which appears to read "Scott Berta", is written over a horizontal line.

Scott Berta
Georgia Forestry Consulting
GA Registered Forester #2683

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: Stonewalk Alpha II, LLC - Robert Forrest

Telephone: 404-514-8575

Address: 88 Roswell Street

Suite: _____

City Alpharetta

State: GA

Zip: 30009

Fax: na

Mobile Tel: 404-514-8575

Email: rob@stonewalkco.com

Subject Property Information:

Address: 243 Haynes Bridge Road

Current Zoning: C-2

District: 1

Section: 2

Land Lot: 696

Parcel ID: _____

Proposed Zoning: C-2

Current Use: Vacant Pad-Ready site

This Application For (Check All That Apply):☐ Conditional Use☐ Master Plan Amendment☐ Rezoning☐ Master Plan Review☒ Variance☐ Public Hearing☐ Comprehensive Plan Amendment☐ Other (Specify): _____

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

Retail/Restaurant with Drive Thru

Applicant's Request (Please itemize the proposal):

Variance to allow a one-way return alley across frontage

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

The property is currently zoned C-2 and allows the intended uses. There is now a downtown overlay that impacts the property. Our development meets or exceeds all of the C-2 conditions and the downtown overlay conditions but one -

Appendix A, Article 2.4.6. Vehicle Access and Parking Locations.

A. No driveway or off-street parking lots may be located between a building and the closest street unless an intervening approved building type exists.

All of the properties surrounding this one are already developed without the downtown overlay and have parking and drive aisles and interparcel access along the frontages making it difficult for vehicular traffic flow, including fire, to utilize rear alley access as this overlay anticipates. There are also 8-12' high walls on the South and West property lines making interparcel access even more impossible.

We have designed the site after meeting with staff to have a one-way flow around the building, splitting the right-in, right-out so as to not be directly in front of the building, and have moved the building much closer to Haynes Bridge, but to have circular access around the site, a one-way 16' wide (min per fire) "return" between the building and the frontage.

Starbucks/Stonewalk Properties
PROPERTY OWNER AUTHORIZATIONProperty Owner Information:

Contact Name: Stonewalk Alpha II, LLC

Telephone: 404-514-8575

Address: 88 Roswell Street

Suite:

City Alpharetta

State: GA

Zip: 30009

-

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

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

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

Identify Authorized Applicant:

Name of Authorized Applicant: Stonewalk Alpha II, LLC - Robert Forrest

Telephone: 404-514-8575

Address: 88 Roswell Street

Suite:

City Alpharetta

State: GA

Zip: 30009

-

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: Stonewalk Alpha II, LLC

Subject Public Hearing Case: 243 Haynes Bridge Road

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: NA

Position: NA

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:

BOARD OF ZONING APPEALS REVIEW CRITERIA

Please respond to the following ONLY if you are applying for a zoning variance.

Are there extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography? Please describe them.

All of the surrounding properties were developed in C-2 prior to being in the downtown overlay. They all have and/or contemplate interparcel access across the frontages rather than in the back. Also, The properties to the south and west are higher and have walls 8-12 feet high.

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? Please explain.

All the surrounding properties were previously developed under C-2 and now there is an overlay for downtown that impacts the development

Are there conditions that are peculiar to the subject property? Please describe them in detail.

All the surrounding properties are already developed and did not contemplate the downtown overlay and the rear alley design.

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Please defend your response.

No, it would match the surrounding properties better as designed.

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: 243 Haynes Bridge Road Variance

Contact Name: Robert Forrest

Telephone: 404-514-8575

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

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.

via email to rob@stonewalkco.com

V-18-17

Starbucks/Stonewalk Properties

11.1.18

M V P INVESTMENT CO
4710 LOU IVY RD
DULUTH GA 30096

KNIGHT ELSIE BURGESS
11725 HAYNES BRIDGE RD
ALPHARETTA GA 30009

WARNER THOMAS F
301 NOTTAWAY LN
ALPHARETTA GA 30009

VLM HOLDINGS LLC
1 KING ST APT 202
CHARLESTON SC 29401

BURGESS B GAIL
11715 HAYNES BRIDGE RD
ALPHARETTA GA 30009-1928

WOLF GEORGE R & WOLF URSULA V
303 NOTTAWAY LANE
ALPHARETTA GA 30009

RICHMOND INVESTMENTS INC
371 ARC WAY
MARIETTA GA 30064

DANYO DAN
730 COOPER SANDY COVE
ALPHARETTA GA 30004-0801

ALEXANDRE AMORIM RAFAEL A
305 NOTTAWAY LANE
ALPHARETTA GA 30009

TWO TWELVE DEVORE ROAD TRUST
312 W MAIN ST
CUMMING GA 30040

STRICKLAND MARCUS L & EDNA B
1235 OLD JONES RD
ALPHARETTA GA 30004

PARKER JAMES S & JODIE L
307 NOTTAWAY LANE
ALPHARETTA GA 30009

WRIGHT DAVID & WRIGHT ASHLEY
93 THOMPSON PL
ROSWELL GA 30075

CHAN TIN & ENG DANNY
3975 OLD MILTON PKWY # S 1
ALPHARETTA GA 30005

SPIEZIO KIMBERLY E
309 NOTTAWAY LANE
ALPHARETTA GA 30009

PETTAS DENNIS & PETTAS JENNIFER
2410 SPRINGMONTE PL
CUMMING GA 30041

VOEGELI KATHERINE TREADWAY
126 NOTTAWAY LN
ALPHARETTA GA 30009

MULL RONALD C & MULL JACQUELINE D
213 NOTTAWAY LANE
ALPHARETTA GA 30009

ALPHA DEVELOPMENT CORP
1048 WINDING BRANCH CT
ATLANTA GA 30338

RUSCIANO REVOCABLE LIVING TRUST
122 NOTTAWAY LN
ALPHARETTA GA 30009

C S H F OF GA INC
1800 CENTURY BLVD NE
ATLANTA GA 30345

DALTEX ALPHARETTA LLC
3715 NORTHSIDE PKWY
ATLANTA GA 30327

MC BETH LAIRD G & JOHANNA V
124 NOTTAWAY LN
ALPHARETTA GA 30009-2284

DALTEX ALPHARETTA LLC
3715 NORTHSIDE PKWY
ATLANTA GA 30327

M V P INVESTMENT CO
4710 LOU IVY RD
DULUTH GA 30096

FINEIS JAMES L & BAILEY ELLEN J
120 NOTTAWAY LN
ALPHARETTA GA 30009

NATIONAL PROPERTIES CORP
P.O. BOX 3475
TULSA OK 74101-3475

KNIGHT ELSIE BURGESS
11725 HAYNES BRIDGE RD
ALPHARETTA GA 30201

QUINTRELL WILLIAM H
128 NOTTAWAY LN
ALPHARETTA GA 30009

KJM HOLDINGS LLC
895 MANSELL RD
ROSWELL GA 30076

V-18-17

11.1.18

Starbucks/Stonewalk Properties

SCHOLES EDWARD J III & SCHOLES MAR
IA B
211 NOTTAWAY LANE
ALPHARETTA GA 30009

BAILEY JAMES R & BAILEY MARY M
115 NOTTAWAY LANE
ALPHARETTA GA 30009

HAEFNER DANIEL E
300 NOTTAWAY LANE
ALPHARETTA GA 30009

SMOTHERS ERIC W & SMOTHERS SHANNON
L
209 NOTTAWAY LANE
ALPHARETTA GA 30009

DASTHAGIR GULAM & NGUYEN THAO T
113 NOTTAWAY LANE
ALPHARETTA GA 30009

HAYNES PARK NEIGHBORHOOD ASSOCIATI
ON INC
500 SUGAR MILL RD BLDG/STE B200
SANDY SPRINGS GA 30350

DAMERON JULIA
207 NOTTAWAY LANE
ALPHARETTA GA 30009

DESMOND KERRY M & SHANLEY CATHERIN
E M
111 NOTTAWAY LANE
ALPHARETTA GA 30009

FOX DIANA M
205 NOTTAWAY LANE
ALPHARETTA GA 30009

JANUS PAUL S & KARIN L
109 NOTTAWAY LANE
ALPHARETTA GA 30009

FREDO JILL A
203 NOTTAWAY LANE
ALPHARETTA GA 30009

SCHLEICHER MARY A
107 NOTTAWAY LANE
ALPHARETTA GA 30009

FORD DEMARCO D
201 NOTTAWAY LANE
ALPHARETTA GA 30009

SMITH JOSEPH T & HORNE BARBARA J
310 NOTTAWAY LANE
ALPHARETTA GA 30009

OU YI-CHUNG & CHUO YUN-FANG
123 NOTTAWAY LANE
ALPHARETTA GA 30009

SPRIGGS ALICIA C
308 NOTTAWAY LANE
ALPHARETTA GA 30009

COLLINGS MICHAEL T & COLLINGS LAUR
A D
121 NOTTAWAY LANE
ALPHARETTA GA 30009

GOREN MARLENE S
306 NOTTAWAY LANE
ALPHARETTA GA 30009

JOHNSON GREAG & JOHNSON LYNN PAUL
ETTE BECKMAN
119 NOTTAWAY LANE
ALPHARETTA GA 30009

METZLER ROBERT A & METZLER CYNTHIA
R
304 NOTTAWAY LANE
ALPHARETTA GA 30009

KIRBO STEVEN W & WALKER MELISSA
117 NOTTAWAY LANE
ALPHARETTA GA 30009

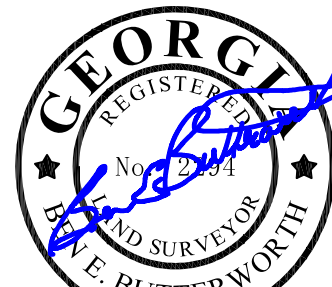
THOMPSON RICHARD H & THOMPSON ANGE
LA D
142 LAKOTA PASS
AUSTIN TX 78738-6563

LEGEND:

- CW CROSS WALK
DWL DASHED WHITE LINE
DYL DASHED YELLOW LINE
DSYL DOUBLE SOLID YELLOW LINE
SWL SINGLE WHITE LINE
SYL SINGLE YELLOW LINE
R CONCRETE RAMP
STOP BAR
BOLLARD
PARKING STOP
TRAFFIC SIGNAL POLE
TRAFFIC SIGNAL BOX
TELEPHONE MANHOLE
BURIED FIBER OPTIC CABLE MARKER

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.

BEN E. BUTTERWORTH RLS #2294
DATE 01/31/2018



FOR THE FIRM
BOUNDARY ZONE, INC.
LSF #839
NOT VALID WITHOUT
ORIGINAL SIGNATURE

FLOOD STATEMENT

BY GRAPHIC PLOTTING ONLY, I HAVE EXAMINED THE INTERMEDIATE REGIONAL FLOOD PANEL CURRENTLY AVAILABLE AND FOUND THAT THE PROPERTY IN QUESTION IS WITHIN FLOOD HAZARD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), PANEL NUMBER 13121C0058F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 18, 2013, CITY OF ALPHARETTA, FULTON COUNTY GEORGIA.

LEGAL DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 696 OF THE 1ST DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON COUNTY GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT B

COMMENCING AT A POINT AT THE MITERED INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY OF OLD MILTON PARKWAY (110' R/W) AND THE WESTERN RIGHT-OF-WAY OF HAYNES BRIDGE ROAD, THENCE RUNNING IN A SOUTHERLY DIRECTION ALONG THE RIGHT-OF-WAY OF HAYNES BRIDGE ROAD ±909.35' TO A ½" REBAR FOUND, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES, S00°42'05"W FOR A DISTANCE OF 124.78' TO A ½" REBAR SET, THENCE RUNNING S00°51'26"W FOR A DISTANCE OF 72.54' TO A ½" REBAR SET, THENCE RUNNING S01°05'15"W FOR A DISTANCE OF 91.51' TO A ½" REBAR SET, WHICH IS THE TRUE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY AND RUNNING THE FOLLOWING COURSES AND DISTANCES, S86°13'57"E FOR A DISTANCE OF 7.83' TO A ½" REBAR SET, THENCE RUNNING WITH A CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 191.87' AND A RADIUS OF 2279.62', BEING SUBTENDED BY A CHORD BEARING OF S05°14'00"W AND A CHORD DISTANCE OF 191.81' TO A ½" REBAR SET, THENCE RUNNING S00°46'25"E FOR A DISTANCE OF 30.80' TO A ½" REBAR FOUND, THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING THE FOLLOWING COURSES AND DISTANCES, N86°08'00"W FOR A DISTANCE OF 215.96' TO A 3/8" REBAR FOUND, THENCE RUNNING N01°14'38"E FOR A DISTANCE OF 113.93' TO A ½" REBAR SET, THENCE RUNNING N00°37'15"E FOR A DISTANCE OF 106.12' TO A ½" REBAR SET, THENCE RUNNING S86°13'57"E FOR A DISTANCE OF 186.52' TO A ½" REBAR SET ON THE WESTERN RIGHT-OF-WAY OF HAYNES BRIDGE ROAD, WHICH IS THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 1.034 ACRES (45,029 SQUARE FEET) MORE OR LESS.

SITE ADDRESS:

243 HAYNES BRIDGE ROAD
ALPHARETTA, GA 30009

ZONING INFORMATION:

C2 (GENERAL COMMERCIAL)

*SETBACKS ARE SUBJECT TO THE CITY OF ALPHARETTA BUILDING CODE REQUIREMENTS

FRONT: CONDITIONAL (BASED ON PREVAILING DEVELOPMENT PATTERNS)
SIDE: CONDITIONAL (BASED ON PREVAILING DEVELOPMENT PATTERNS) REAR: 10'
MAXIMUM BUILDING HEIGHT: 40'
MAXIMUM COVERAGE BY PRINCIPAL BUILDINGS: 70%

16 PARKING SPACES AND 0 HANDICAPPED PARKING SPACES

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION IS SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM THE CITY OF ALPHARETTA PLANNING AND ZONING DEPARTMENT.

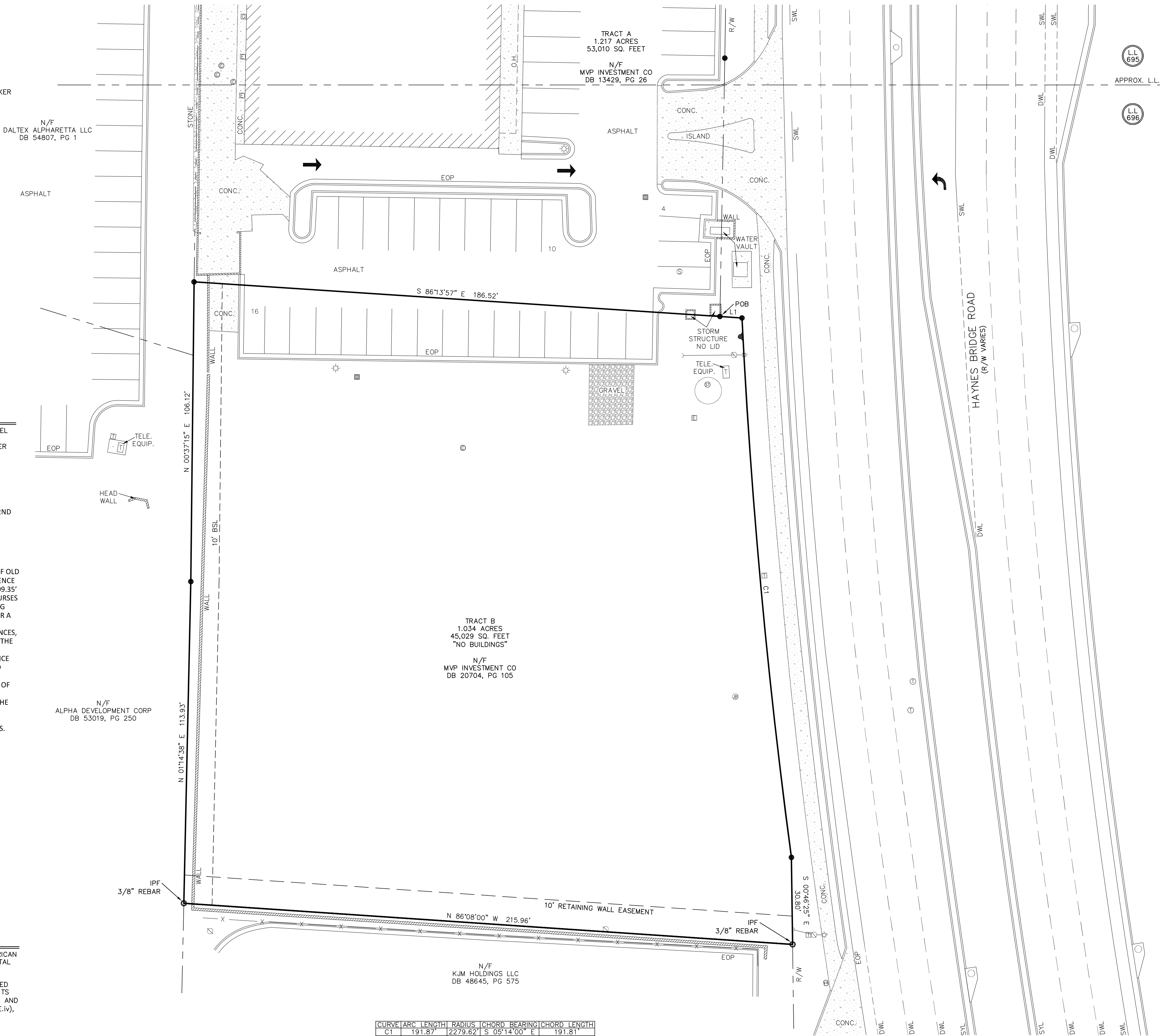
SURVEYOR'S CERTIFICATION

THIS SURVEY IS MADE FOR THE BENEFIT OF: STONEWALK ALPHA II, LLC., FIRST AMERICAN TITLE INSURANCE COMPANY, THE LAW OFFICES OF SAM MAGUIRE, JR., P.C., SIG CAPITAL 2, LLC, TOGETHER WITH ITS SUCCESSORS AND ASSIGNS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(B)(1), 8, 9, 11 (PURSUANT TO SECTION 5.E.IV), 13, & 21 OF TABLE A THEREOF.

BEN E. BUTTERWORTH, R.L.S.
GEORGIA REG. LAND SURVEYOR NO. 2294
FOR THE FIRM BOUNDARY ZONE, INC.

PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	191.87'	2279.62'	S 05°14'00" E	191.81'

LINE	BEARING	DISTANCE
L1	S 86°13'57" E	7.83'

SCHEDULE 'B' EXCEPTIONS:

PREPARED BY: AUGUSTA TITLE INC.

TITLE COMMITMENT #77851-8

EFFECTIVE DATE: 12/20/2017

PREPARED FOR: STONEWALK ALPHA II, LLC., FIRST AMERICAN TITLE INSURANCE COMPANY
THE LAW OFFICES OF SAM MAGUIRE, JR., P.C., SIG CAPITAL 2, LLC.

9. ITEM INTENTIONALLY DELETED.

10. EASEMENT MADE BY AND BETWEEN ELSIE SHAW, INDIVIDUALLY, AND AS EXECUTRIX OF THE LAST WILL AND TESTAMENT OF JOHN ROBERT SHAW A/K/A JOHN ROBERT SHAW, JR., AND OXFORD INVESTMENTS #9, LTD., DATED JUNE 30, 1987, FILED FOR RECORD JULY 1, 1987, RECORDED AT DEED BOOK 10909, PAGE 331, AFORESAID RECORDS.

DOES NOT AFFECT SUBJECT PROPERTY.

11. ITEM INTENTIONALLY DELETED.

12. RETAINING WALL EASEMENT AGREEMENT MADE BY AND BETWEEN GEORGE PETRAKOPOULOS AND SAM MELLAS D/B/A MVP INVESTMENT COMPANY, AND NORTH FULTON EXPRESS OIL, LLC, DATED MAY 15, 2008, FILED FOR RECORD NOVEMBER 18, 2009, RECORDED AT DEED BOOK 48546, PAGE 607, AFORESAID RECORDS.

DOES AFFECT SUBJECT PROPERTY, AS SHOWN HEREON.

13. DECLARATION OF EASEMENTS MADE BY MVP INVESTMENT COMPANY, LLLP, F/K/A MVP INVESTMENT COMPANY, FILED FOR RECORD DECEMBER 20, 2016, RECORDED AT DEED BOOK 57007, PAGE 346, AFORESAID RECORDS;

DOES AFFECT SUBJECT PROPERTY, AS FOLLOWS: (i) ACCESS EASEMENT BENEFITS SUBJECT PROPERTY AS SHOWN HEREON, (ii) UTILITY EASEMENT BENEFITS SUBJECT PROPERTY, BUT NO PLOTTABLE DESCRIPTION PROVIDED IN SUPPLIED DOCUMENT, AND (iii) PARKING EASEMENT BURDENS SUBJECT PROPERTY AS SHOWN HEREON.

SURVEYOR'S CERTIFICATE:

- THIS SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS (i) THE BOUNDARIES AND AREAS OF THE SUBJECT PROPERTY AND THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS THEREON AND THE DISTANCE THEREFROM TO THE NEAREST FACING EXTERIOR PROPERTY LINES OF THE SUBJECT PROPERTY; (ii) THE LOCATION OF ALL RIGHT-OF-WAY, EASEMENTS AND ANY OTHER MATTERS OF RECORD (OR OF WHICH I HAVE KNOWLEDGE OR HAVE BEEN ADVISED, WHETHER OR NOT OF RECORD) AFFECTING THE SUBJECT PROPERTY; (iii) THE LOCATION OF THE PARKING AREAS ON THE SUBJECT PROPERTY SHOWING THE NUMBER OF PARKING SPACES PROVIDED THEREBY; (iv) ALL ADJUTING DEDICATED PUBLIC STREETS PROVIDING ACCESS TO THE SUBJECT PROPERTY TOGETHER WITH THE WIDTH AND NAME THEREOF; AND (v) ALL OTHER SIGNIFICANT ITEMS ON THE SUBJECT PROPERTY.
- EXCEPT AS SHOWN ON THIS SURVEY AND AS NOTED BELOW, THERE ARE NO ENCROACHMENTS UPON THE SUBJECT PROPERTY BY IMPROVEMENTS ON ADJACENT PROPERTY; (ii) ENCROACHMENTS ON ADJACENT PROPERTY, STREETS OR ALLEYS BY ANY IMPROVEMENTS ON THE SUBJECT PROPERTY; (iii) PARTY WALLS, OR (iv) CONVEYANCES OR PROVISIONS;
- ADEQUATE INGRESS TO AND EGRESS FROM THE SUBJECT PROPERTY IS PROVIDED BY HAYNES BRIDGE ROAD; ALL REQUIRED BUILDING SETBACK LINES ON THE SUBJECT PROPERTY ARE LOCATED AS SHOWN HEREON;
- THE PROPERTY DOES VISIBLY SERVE ADJOINING PROPERTIES FOR DRAINAGE, BUT NOT FOR INGRESS, EGRESS, OR FOR ANY OTHER PURPOSES.
- THERE WAS NO EVIDENCE OF GRAVEYARDS, BURIAL SITES, EARTH MOVING WORK, BUILDING CONSTRUCTION, OR WETLANDS AT THE TIME OF THE SURVEY.
- AT THE TIME OF THE SURVEY, THE SURVEYOR DID NOT FIND ANY CHANGES OR PENDING CHANGES TO THE R/W.
- ALL ADJOINING PROPERTY LINES WHERE CONTIGUOUS, THERE WERE NO GAPS OR OVERLAPS.

DATED: 01/31/2018

BEN BUTTERWORTH - R.L.S. #2294
BOUNDARY ZONE INC. - L.S.F. #839

4195 SOUTH LEE STREET, SUITE 1
BUFORD, GA 30518

BUFORD
4195 SOUTH LEE STREET, SUITE 1
BUFORD, GEORGIA 30518

ATLANTA
235 PEACHTREE STREET NE, SUITE 400
ATLANTA, GEORGIA 30303

MARIETTA
1470 THE EXCHANGE, SUITE 100
MARIETTA, GA 30039

RALEIGH
2204C CANDLER DRIVE, APEX
NORTH CAROLINA 27525

ALTA / NSPS LAND TITLE SURVEY
PREPARED FOR: STONEWALK ALPHA II, LLC., FIRST AMERICAN TITLE INSURANCE COMPANY
THE LAW OFFICES OF SAM MAGUIRE, JR., P.C., SIG CAPITAL 2, LLC
LAND LOT 696, 1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA - 01/31/2018

PROJECT
1906501

SHEET
1 OF 1



BOUNDARY zone, inc. LAND SURVEYING SERVICES & LAND PLANNING SERVICES
SURVEYING LANDSCAPE ARCHITECTURE LAND PLANNING
WWW.BOUNDARYZONE.COM (770) 271-5772 (919) 363-9226



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: MP-18-11 TAPOUT FITNESS/NORTH POINT COMMONS MASTER PLAN

CITY COUNCIL:

JANUARY 14, 2019

This item was heard at the January 3, 2019 Planning Commission meeting. Staff recommended approval of the item subject to 3 conditions. There were no public comments. After discussion, the Planning Commission recommended to approve the item subject to staff's recommended conditions and adding language to condition #3. Vote (6-0)

II. RECOMMENDATION:

Approve MP-18-11 Tapout Fitness/North Point Commons Master Plan, subject to the following conditions (Planning Commission changes in RED):

1. 'Athletic Facility/Fitness Studio' shall be added as a permitted use in the North Point Commons Master Plan Pod B.
2. Replace dead, dying or missing landscape material in existing required landscape areas.
3. Developer shall provide at least 7 bicycle parking spaces to serve the entire property, subject to approval by Staff and guidance from Arts Alpharetta.

III. REPORT IN BRIEF:

The applicant, Chris Carmosino, is requesting an amendment to North Point Commons Master Plan to add 'Athletic Facilities/Fitness Studio' as a permitted use in Pod B. The request would allow Tapout Fitness to operate in an 8,000 square foot suite within the Stone Walk shopping center. The subject property is located at 970 North Point Drive, Suite A2, at the northwest corner of North Point Parkway and Georgia Lane.

DISCUSSION

The submitted request, if approved, will allow Tapout Fitness to operate in an 8,000 square foot suite within the Stone Walk shopping center. A master plan amendment is requested to add 'Athletic Facility/Fitness Studio' as a permitted use in North Point Commons Master Plan Pod B. The subject property is located at 970 North Point Drive, Suite A2, at the northwest corner of North Point Parkway and Georgia Lane.

The property is zoned PSC (Planned Shopping Center) and subject to the North Point Commons Master Plan Pod B. Surrounding properties are also zoned PSC and subject to the North Point Commons Master Plan, including Shane Company and First Citizens Bank to the west, Best Buy to the north, Sweet Tomatoes to the east and Ashley Furniture to the south. The Comprehensive Land Use Plan designation of the property is 'Commercial', which allows the proposed use.

The property was developed in 2008 as a 1-story, 36,000 square foot retail shopping center. 198 parking spaces are provided on the 4.3-acre site, of which the Unified Development Code (UDC) requires 183 parking spaces for a Retail Shopping Center less than 50,000 square feet.

The North Point Commons Master Plan was approved in 1998 (MP-97-07) for a 136-acre planned development allowing office, retail, restaurant and open space. Pods A and B were approved for retail as the primary use; however, 'Athletic Facility/Fitness Studio' is a permitted use in Pod A, but not permitted in Pod B. As shown in the table below, the North Point Commons Master Plan has been amended on several occasions. The applicant's property received master plan amendment approval in 2007 to allow two (2) restaurants to be redeveloped with a 36,000 square foot retail center.

File #	Project Name	Pod	Requested Change	Outcome	Date
MP-14-03	Salon Lofts	B	Add 'nail salon' within the Salon Lofts space	Approved	6/16/2014
MP-13-03/CU-13-08	Bowling Alley	C	Allow Bowling Alley (Use reverted on 9/24/14)	Approved	9/23/2013
MP-12-02/Z-14-07/V-14-08	Rooms To Go	C	Allow retail use	Approved	6/16/2014
MP-07-04/CLUP-07-04/Z-07-06/V-07-09	Glenridge Northpoint	C	Allow office with restaurant and retail uses.	Approved	8/27/2007
MP-07-02	Commercial Redevelopment	B	Convert 2 restaurants to a 36,000 SF retail center	Approved	6/18/2007
MP-01-07	Palladian	A	Break up a 12,000 SF retail bldg	Approved	10/22/2001
MP-97-07	North Point Commons MP		Establish a 136-acre master plan w/4 pods allowing office, retail and restaurant uses	Approved	1/19/1998

Tapout Fitness has locations across the U.S. and internationally. There are four (4) locations in the Atlanta metro area, including Dallas, Norcross, Sandy Springs and Woodstock. The business brands itself as a martial arts infused fitness for all ages and fitness levels. The applicant provided a floor plan that depicts a full range of cardio and free weight equipment, individual and group classes and locker room (without showers). Tapout Fitness is open 24 hours a day, with staffing on Monday – Friday 6:00 AM – 8:00 PM and Saturday 9:00 AM – 3:00 PM. The applicant anticipates up to 10 employees at the proposed location.



STANDARDS FOR MASTER PLAN AMENDMENTS

The Planning Commission and the City Council shall consider the following standards in considering a rezoning application, giving due weight or priority to those factors particularly appropriate to the circumstances of each application:

- a. Whether the zoning proposal will permit a use that is suitable in view of the zoning use and development of adjacent and nearby property.

Response: The proposed use is suitable in view of adjacent businesses in the retail shopping center being developed for commercial uses. In addition, the proposed use is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Commercial'.

- b. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

Response: The proposal would not adversely affect the existing use or usability of adjacent or nearby properties. Sufficient parking is provided for the proposed use and the use would be compatible with the surrounding retail uses and other locations for this business, which are similarly situated in retail corridors and shopping centers.

- c. Whether the zoning proposal will adversely affect the natural environment.

Response: Not applicable.

- d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned.

Response: Pods A and B are designated 'Retail' in the North Point Commons Master Plan; however, an 'Athletic Facility/Fitness Studio' is a permitted use in Pod A, but not in Pod B. Therefore, it is recommended that the proposed use be added as a permitted use in Pod B.

- e. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

Response: The proposed use would not result in significant impacts on public facilities and services.

- f. Whether the zoning proposal is supported by new or changing conditions not anticipated or reflected in the existing zoning on the property.

Response: City Council recently approved changes to the UDC that would permit residential uses in the North Point area. As a result of adding residential to the area, there will be a need for certain retail service uses, such as 'Athletic Facility/Fitness Studio'.

g. Whether the zoning proposal reflects a reasonable balance between the promotion of the public health, safety, morality or general welfare against the right to unrestricted use of property.

Response: The master plan amendment reflects a reasonable balance between the public welfare and private property rights. Pods A and B are designated 'Retail' in the North Point Commons Master Plan; however, an 'Athletic Facility/Fitness Studio' is a permitted use in Pod A, but not in Pod B. Therefore, it is recommended that the proposed use be added as a permitted use in Pod B.

h. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.

Response: Pods A and B are designated 'Retail' in the North Point Commons Master Plan; however, an 'Athletic Facility/Fitness Studio' is a permitted use in Pod A, but not in Pod B. Therefore, it is recommended that the proposed use be added as a permitted use in Pod B.

i. The extent to which the zoning proposal is consistent with the Comprehensive Plan.

Response: The proposal meets the Comprehensive Land Use Plan designation of the property, which is 'Commercial'.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that it can generally support the request for master plan amendment. The request is compatible with properties in the vicinity, which are also designated 'Commercial' and developed with commercial uses. The use would be compatible with the surrounding retail uses and other locations for this business, which are similarly situated in retail corridors and shopping centers.

CITIZEN PARTICIPATION PLAN

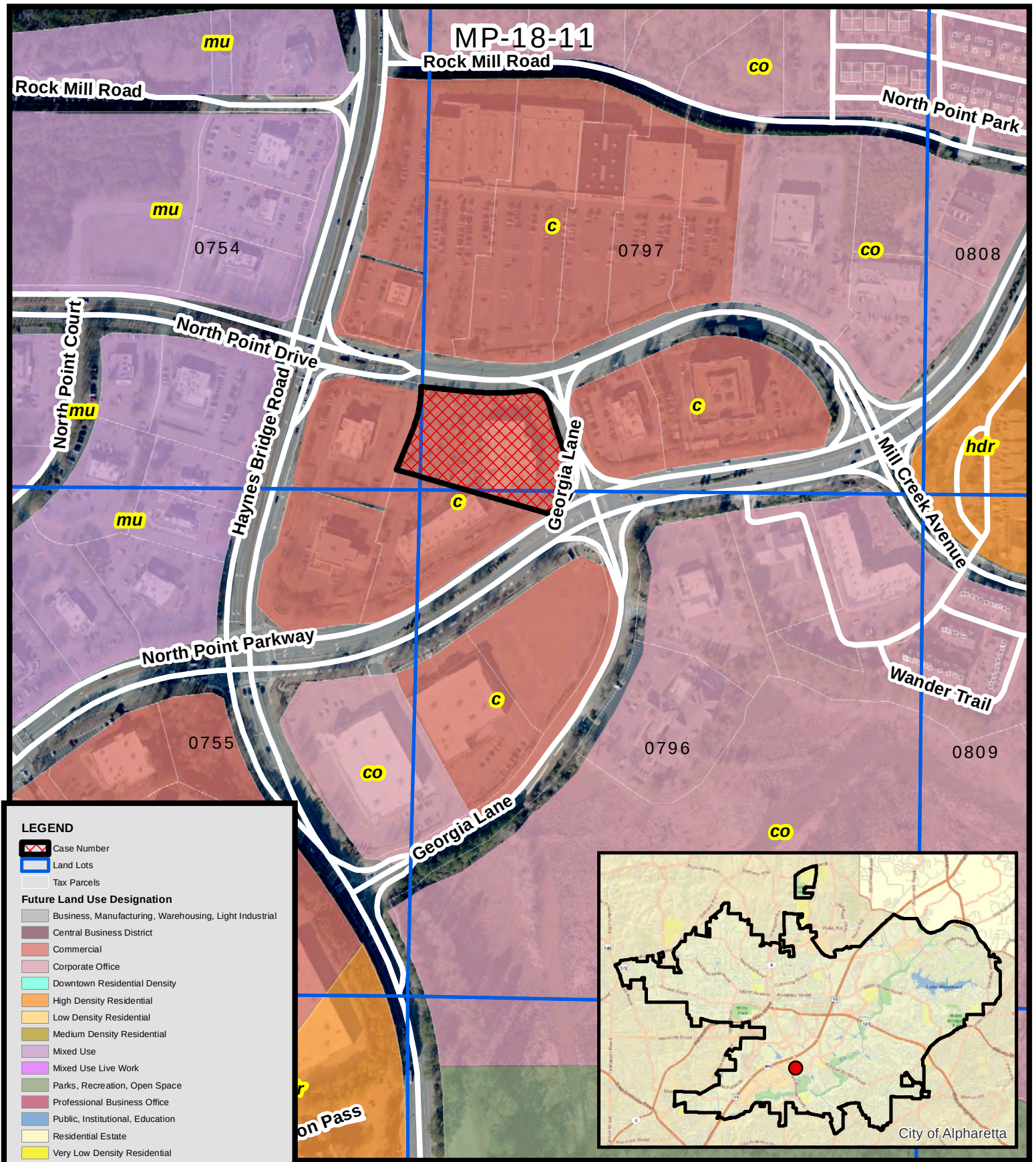
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on December 12, 2018. There were no comments on the sign-in sheet.

IV. ATTACHMENTS:

- Site Plan



LEGEND

- Case Number
- Land Lots
- Tax Parcels

Future Land Use Designation

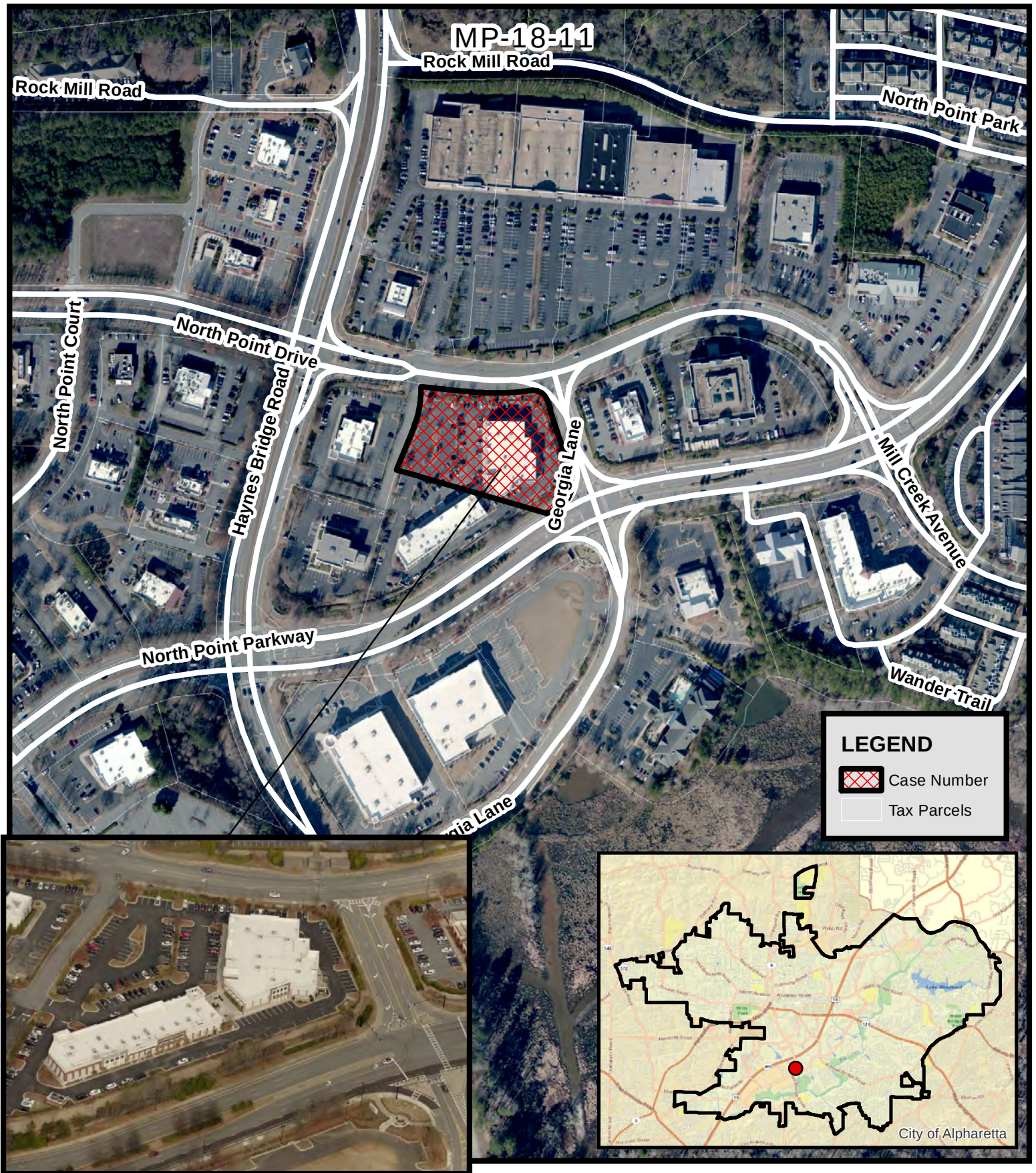
- Business, Manufacturing, Warehousing, Light Industrial
- Central Business District
- Commercial
- Corporate Office
- Downtown Residential Density
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Mixed Use
- Mixed Use Live Work
- Parks, Recreation, Open Space
- Professional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

Future Land Use
 Tap Out/North Point Commons
 970 North Point Drive

MP-18-11
 D/LL: 1/2/754, 796, 797
 PC Date: 1/03/19
 CC Date: 1/14/19



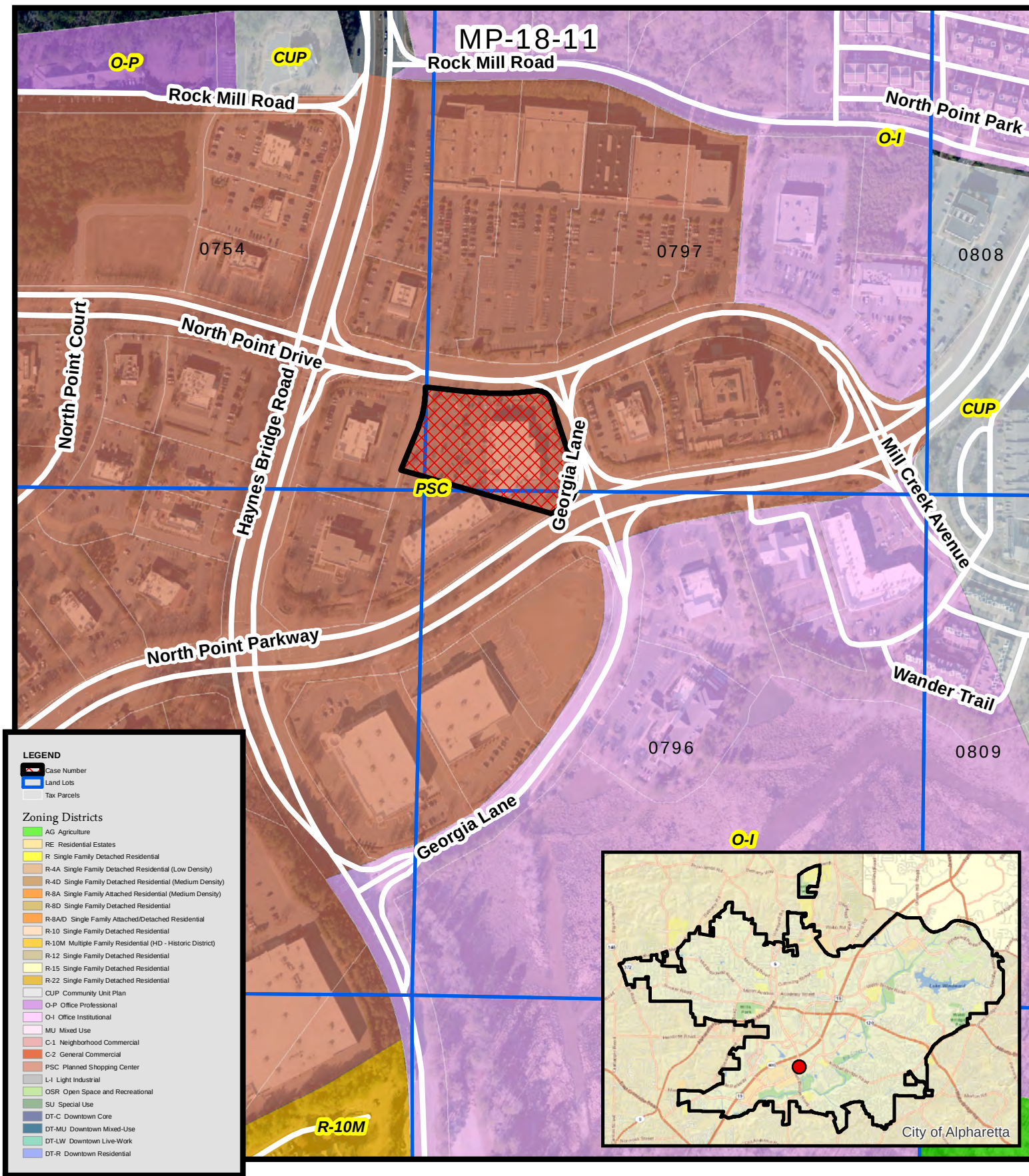
Location Map Provided by:
 Community Development - GIS



Aerial Map
Tap Out/North Point Commons
970 North Point Drive

MP-18-11
D/LL: 1/2/754, 796, 797
PC Date: 1/03/19
CC Date: 1/14/19

Location Map Provided by:
Community Development - GIS

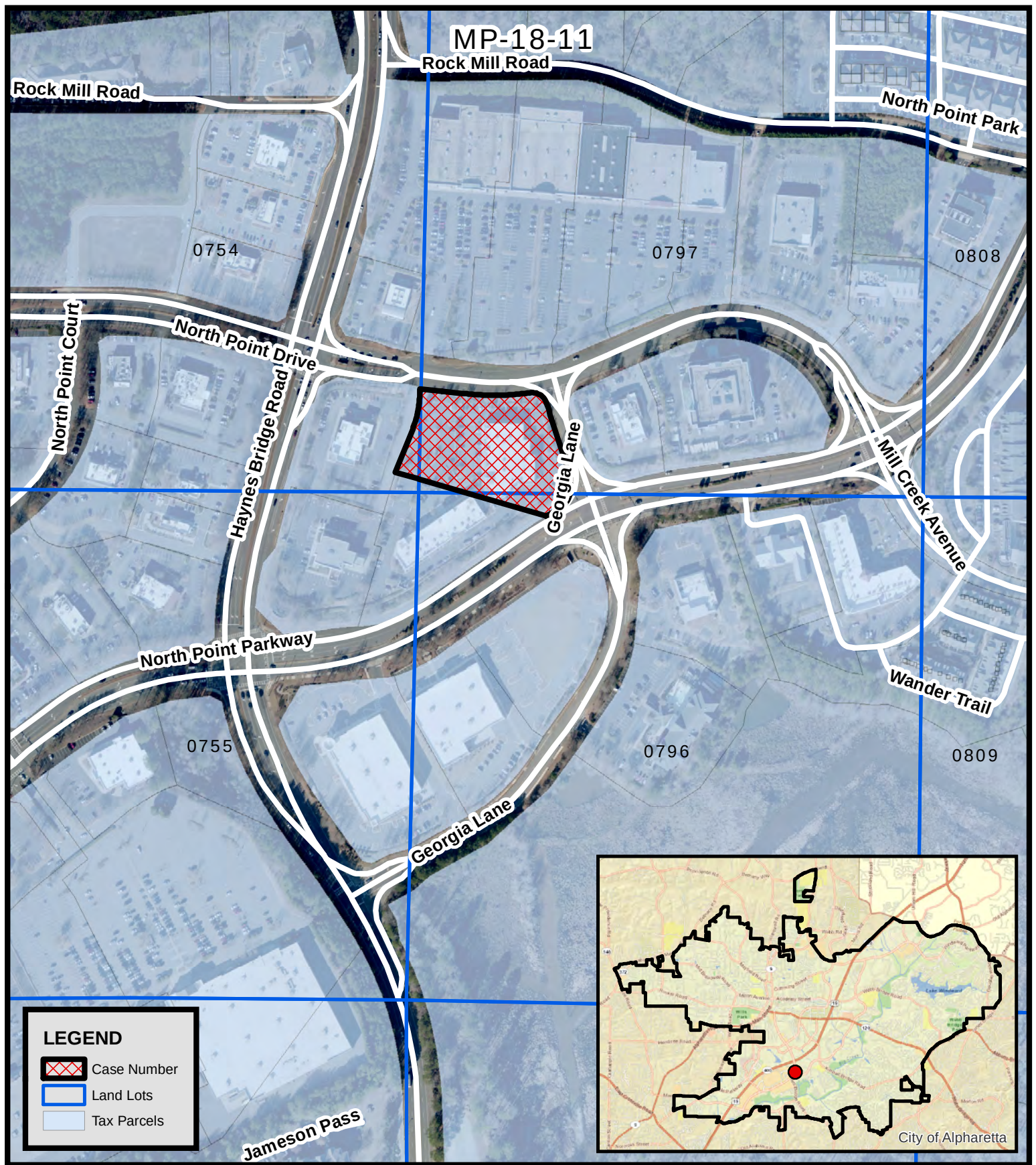


Zoning Map
Tap Out/North Point Commons
970 North Point Drive



MP-18-11
 D/LL: 1/2/754, 796, 797
 PC Date: 1/03/19
 CC Date: 1/14/19

Location Map Provided by:
 Community Development - GIS



Location Map
Tap Out/North Point Commons
970 North Point Drive

MP-18-11
D/LL: 1/2/754, 796, 797
PC Date: 1/03/19
CC Date: 1/14/19

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: Stone Walk - Tapout

Contact Name: Chris Carmosino

Telephone: 404.962.8612

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 or questions were 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.

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: 12.12.18

Print Form



1180 W Peachtree St NW
Suite 500
Atlanta, Georgia 30309
Phone: 404.962.8612

Date 11.28.18

Dear Property Owner,

We have filed a Public Hearing Application with the City of Alpharetta for consideration of a modification to the Northpoint Commons Master Plan, to allow CH Retail Fund I / Atlanta Stone Walk, LLC to lease a space in their Stone Walk at Northpoint Shopping Center to Tapout Fitness, a first-class fitness center operator.

Public Hearings for this item will be considered by the Planning Commission on January 3, 2019 and the City Council on January 14, 2019. Both meetings will take place at in Council Chambers at City Hall at 6:30 p.m. Prior to this hearing, our Application will be available at the Community Zoning Information Meeting on Wednesday, December 12, 2018 in the rotunda of City Hall, 2 Park Plaza, from 6:00 to 7:00 p.m.

If you have any questions, please do not hesitate to call me at 404-962-8612.

Sincerely,

A large, light blue, semi-transparent watermark of the word "STREAM" in a bold, sans-serif font, positioned horizontally across the middle of the page.

Chris Carmosino
Senior Property Manager

TITLE EXCEPTIONS

THIS SURVEY IS BASED ON A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 2-33750, DATED FEBRUARY 15, 2016.

(G) EASEMENT FROM E. D. THOMAS TO GEORGIA POWER COMPANY, DATED JULY 14, 1936, FILED FOR RECORD JULY 26, 1936 AT 1:32 P.M., RECORDED IN DEED BOOK 1588, PAGE 541, AFORESAID RECORDS.

MAY AFFECT SUBJECT SITE. BLANKET IN NATURE. TOO VAGUE TO PLOT.

(H) EASEMENT FROM GUY V. RICE TO GEORGIA POWER COMPANY, DATED MARCH 8, 1976, FILED FOR RECORD APRIL 26, 1977 AT 9:41 P.M., RECORDED IN DEED BOOK 6490, PAGE 06, AFORESAID RECORDS.

MAY AFFECT SUBJECT SITE. BLANKET IN NATURE. TOO VAGUE TO PLOT.

(I) EASEMENT RIGHTS AS CONTAINED IN THAT CERTAIN LIMITED WARRANTY DEED FROM RICHARD B. GOODSELL TO THE CITY OF ALPHARETTA, GEORGIA, A GEORGIA MUNICIPAL CORPORATION, DATED JULY 24, 1985, FILED FOR RECORD AUGUST 7, 1985 AT 8:30 A.M., RECORDED IN DEED BOOK 18058, PAGE 166, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN QUITCLAIM DEED OF RELEASE FROM THE CITY OF ALPHARETTA, GEORGIA, A GEORGIA MUNICIPAL CORPORATION TO JAMESTOWN LAND INVESTORS L.L.P., A GEORGIA LIMITED PARTNERSHIP, DATED OCTOBER 30, 1988, FILED FOR RECORD JULY 29, 1989 AT 1:31 P.M., RECORDED IN DEED BOOK 27177, PAGE 340, AFORESAID RECORDS.

DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY.

(J) EASEMENT FROM JAMESTOWN LAND INVESTORS L.L.P. TO GEORGIA POWER COMPANY, DATED JULY 12, 1996, FILED FOR RECORD MAY 14, 1997 AT 11:14 A.M., RECORDED IN DEED BOOK 22594, PAGE 130, AFORESAID RECORDS.

AFFECTS SUBJECT SITE. BLANKET IN NATURE. TOO VAGUE TO PLOT.

(K) DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR NORTH POINT COMMONS BY JAMESTOWN LAND INVESTORS L.L.P., A GEORGIA LIMITED PARTNERSHIP, DATED JULY 2, 1988, FILED FOR RECORD JULY 8, 1988 AT 10:43 A.M., RECORDED IN DEED BOOK 24701, PAGE 204, AFORESAID RECORDS; AS AMENDED BY THAT CERTAIN AMENDMENT NO. 1 TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR NORTH POINT COMMONS BY JAMESTOWN LAND INVESTORS L.L.P., A GEORGIA LIMITED PARTNERSHIP, DATED NOVEMBER 12, 1989, FILED FOR RECORD NOVEMBER 12, 1989 AT 12:19 P.M., RECORDED IN DEED BOOK 27063, PAGE 1, AFORESAID RECORDS; AS FURTHER AMENDED BY AMENDMENT NO. 2 TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR NORTH POINT COMMONS BY JAMESTOWN LAND INVESTORS L.L.P., A GEORGIA LIMITED PARTNERSHIP, DATED OCTOBER 15, 2001 AT 1:29 P.M., RECORDED IN DEED BOOK 31141, PAGE 383, AFORESAID RECORDS; BUT Omitting ANY RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.

(L) DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR NORTH POINT COMMONS BY JAMESTOWN LAND INVESTORS L.L.P., A GEORGIA LIMITED PARTNERSHIP, DATED JANUARY 12, 2001, FILED FOR RECORD JANUARY 16, 2001 AT 2:14 P.M., RECORDED IN DEED BOOK 29874, PAGE 188, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN CONSENT AND JOINDER TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR NORTH POINT COMMONS BY 185 NORTH POINT COMMONS, L.L.C., A GEORGIA LIMITED LIABILITY COMPANY, DATED JUNE 8, 2001, FILED FOR RECORD JUNE 11, 2001 AT 8:51 A.M., RECORDED IN DEED BOOK 30503, PAGE 232, AFORESAID RECORDS; AS FURTHER AFFECTED BY THAT CERTAIN AFFIDAVIT CONCERNING DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR NORTH POINT COMMONS BY STEPHEN J. ZOUKAS, DATED OCTOBER 8, 2001, FILED FOR RECORD OCTOBER 15, 2001 AT 12:29 P.M., RECORDED IN DEED BOOK 31141, PAGE 383, AFORESAID RECORDS; BUT Omitting ANY RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.

AFFECTS SUBJECT SITE. BLANKET IN NATURE. TOO VAGUE TO PLOT.

(M) EASEMENT FROM HOPS GRILL & BAR, INC. TO GEORGIA POWER COMPANY, DATED JANUARY 20, 1999, FILED FOR RECORD JULY 13, 1999 AT 8:30 A.M., RECORDED IN DEED BOOK 27281, PAGE 223, AFORESAID RECORDS.

AFFECTS SUBJECT SITE. BLANKET IN NATURE. TOO VAGUE TO PLOT.

(N) EASEMENT FROM DON PABLO'S OPERATING CORP. (F/K/A DPAI OPERATING COMPANY, INC.) AN OHIO CORPORATION TO NEUSE, INCORPORATED, A NORTH CAROLINA CORPORATION, DATED OCTOBER 6, 1999, FILED FOR RECORD NOVEMBER 18, 1999 AT 1:54 P.M., RECORDED IN DEED BOOK 28012, PAGE 192, AFORESAID RECORDS.

AFFECTS SUBJECT SITE AS PLOTTED.

(O) EASEMENT FROM HOPS GRILL & BAR, INC., A FLORIDA CORPORATION TO NEUSE, INCORPORATED, A NORTH CAROLINA CORPORATION, DATED OCTOBER 22, 1999, FILED FOR RECORD NOVEMBER 18, 1999 AT 1:54 P.M., RECORDED IN DEED BOOK 28012, PAGE 198, AFORESAID RECORDS.

AFFECTS SUBJECT SITE AS PLOTTED.

(P) EASEMENT FROM SOBHART, LLC TO GEORGIA POWER COMPANY, DATED JANUARY 29, 2001, FILED FOR RECORD JUNE 8, 2001 AT 3:30 P.M., RECORDED IN DEED BOOK 30487, PAGE 3, AFORESAID RECORDS.

AFFECTS SUBJECT SITE. BLANKET IN NATURE. TOO VAGUE TO PLOT.

(Q) GROUND LEASE AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF GROUND LEASE BY AND BETWEEN NORTHPOINT EXCHANGE SERVICES, L.L.C., A GEORGIA LIMITED LIABILITY COMPANY ("LANDLORD") AND REAL DEVELOPMENT NORTHPOINT, L.L.C., A GEORGIA LIMITED LIABILITY COMPANY ("TENANT"), DATED JULY 31, 2007, FILED FOR RECORD AUGUST 13, 2007 AT 10:04 A.M., RECORDED IN DEED BOOK 45331, PAGE 870, AFORESAID RECORDS.

EXEMPT.

(R) SEWER EASEMENT FROM ACTION OUTDOOR ADVERTISING L INC., ACTION OUTDOOR ADVERTISING B, LLC AND ACTION OUTDOOR ADVERTISING B, LLC TO FULTON COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, DATED JUNE 3, 2008, FILED FOR RECORD JULY 3, 2008 AT 12:06 P.M., RECORDED IN DEED BOOK 46933, PAGE 615, AFORESAID RECORDS.

AFFECTS SUBJECT SITE AS PLOTTED.

(S) WATER VAULT EASEMENT FROM ACTION OUTDOOR ADVERTISING L INC., ACTION OUTDOOR ADVERTISING B, LLC AND ACTION OUTDOOR ADVERTISING B, LLC TO FULTON COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, DATED JUNE 3, 2008, FILED FOR RECORD JULY 3, 2008 AT 12:06 P.M., RECORDED IN DEED BOOK 46933, PAGE 615, AFORESAID RECORDS.

AFFECTS SUBJECT SITE AS PLOTTED.

(T) ALL THOSE MATTERS AS DISCLOSED BY THAT CERTAIN PLAT RECORDED IN PLAT BOOK 203, PAGES 146 AND 147, AFORESAID RECORDS.

AFFECTS SUBJECT SITE AS PLOTTED.

(U) ALL THOSE MATTERS AS DISCLOSED BY THAT CERTAIN PLAT OF SURVEY PREPARED BY LANDPRO SURVEYING AND MAPPING, INC., DATED JULY 25, 2007, BEARING THE SIGNATURE AND SEAL OF JAMES H. RADER, GEORGIA REGISTERED SURVEYOR, SEAL NO. 3033.

CURRENT CONDITIONS SHOWN.

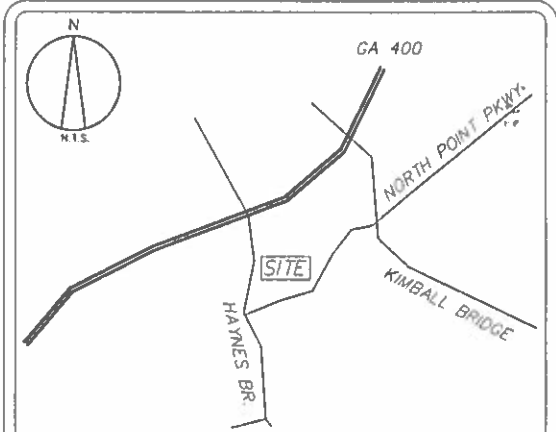
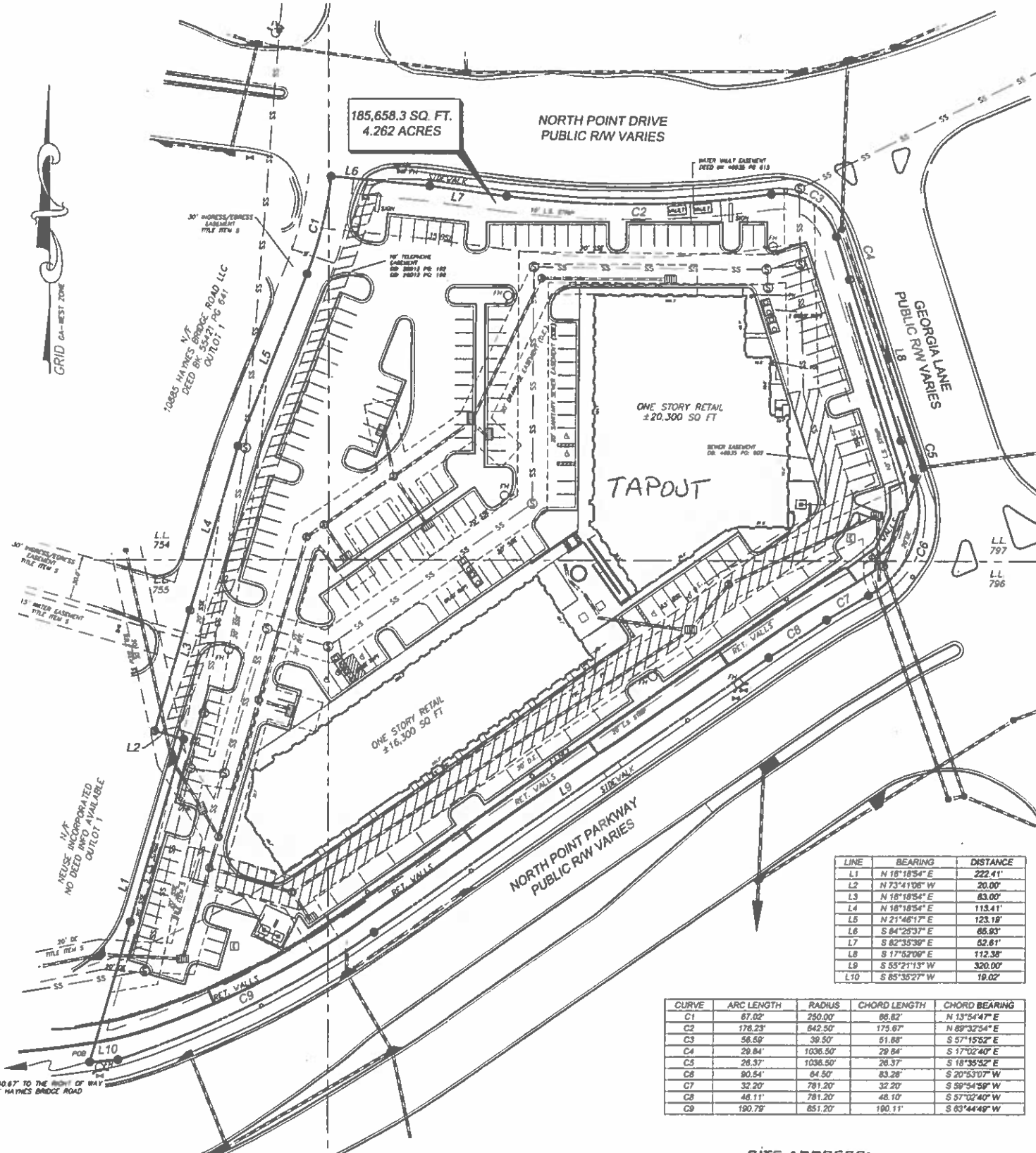
SURVEY LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING IN GEORGIA LAND LOTS 754, 755, 796 AND 797, DISTRICT 1, SECTION 2, CITY OF ALPHARETTA, FULTON COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE EAST RIGHT OF WAY OF HAYNES BRIDGE ROAD (PUBLIC RIGHT OF WAY VARIES) AND THE NORTH RIGHT OF WAY OF NORTH POINT PARKWAY (PUBLIC RIGHT OF WAY VARIES); THENCE EAST ALONG THE SAID RIGHT OF WAY OF NORTH POINT PARKWAY A DISTANCE OF 7606.7 FEET TO A POINT, WHICH IS THE POINT OF BEGINNING;

THENCE LEAVING THE SAID RIGHT OF WAY AND CONTINUING NORTH 18 DEGREES 18 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 222.41 FEET TO A POINT; THENCE NORTH 73 DEGREES 41 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 16 DEGREES 18 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 84.00 FEET TO A POINT; THENCE NORTH 16 DEGREES 18 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 113.41 FEET TO A POINT; THENCE NORTH 21 DEGREES 48 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 123.18 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 67.02 FEET AND A RADIUS OF 250.00 FEET, BEING SUBTENDED BY A CHORD OF NORTH 13 DEGREES 54 MINUTES 47 SECONDS EAST A DISTANCE OF 66.83 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF NORTH POINT DRIVE (PUBLIC RIGHT OF WAY VARIES); THENCE ALONG THE SAID RIGHT OF WAY SOUTH 84 DEGREES 25 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 65.83 FEET TO A POINT; THENCE SOUTH 82 DEGREES 35 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 52.61 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 178.23 FEET AND A RADIUS OF 842.50 FEET, BEING SUBTENDED BY A CHORD OF NORTH 89 DEGREES 39 MINUTES 54 SECONDS EAST A DISTANCE OF 175.67 FEET TO A POINT ON THE WEST RIGHT OF WAY OF GEORGIA LANE (PUBLIC RIGHT OF WAY VARIES); THENCE WITH A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 56.58 FEET AND A RADIUS OF 38.50 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 57 DEGREES 15 MINUTES 52 SECONDS EAST A DISTANCE OF 51.88 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 29.84 FEET AND A RADIUS OF 1036.50 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 17 DEGREES 02 MINUTES 40 SECONDS EAST A DISTANCE OF 29.84 FEET TO A POINT; THENCE ALONG THE SAID RIGHT OF WAY SOUTH 17 DEGREES 02 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 112.38 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 26.37 FEET AND A RADIUS OF 1036.50 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 18 DEGREES 35 MINUTES 37 SECONDS EAST A DISTANCE OF 26.37 FEET TO A POINT ON THE SAID NORTH RIGHT OF WAY OF NORTH POINT PARKWAY; THENCE ALONG THE SAID RIGHT OF WAY WITH A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 90.54 FEET AND A RADIUS OF 64.50 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 20 DEGREES 33 MINUTES 07 SECONDS WEST A DISTANCE OF 83.28 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 32.20 FEET AND A RADIUS OF 781.20 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 59 DEGREES 02 MINUTES 40 SECONDS WEST A DISTANCE OF 46.10 FEET TO A POINT; THENCE SOUTH 33 DEGREES 21 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 330.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 180.79 FEET AND A RADIUS OF 631.20 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 63 DEGREES 44 MINUTES 49 SECONDS WEST A DISTANCE OF 100.11 FEET TO A POINT; THENCE SOUTH 05 DEGREES 35 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 18.02 FEET TO A POINT, WHICH IS THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 4.262 ACRES AND IS DEPICTED ON THAT ALTA/ACSM PLAT OF SURVEY PREPARED BY LANDPRO SURVEYING AND MAPPING, INC., SEALED AND CERTIFIED BY JAMES H. RADER, GRLS NO. 3033, DATED MARCH 15, 2016.



VICINITY MAP

SURVEY NOTES

1. THIS SURVEY IS BASED ON A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 2-33750, DATED FEBRUARY 15, 2016.
2. THIS PLAT WAS PREPARED FROM A FIELD SURVEY USING A THREE SECOND TOPCON TOTAL STATION.
3. THE PRECISION OF THE FIELD DATA UPON WHICH THIS SURVEY IS BASED WAS VERIFIED WITH REDUNDANT LINEAR MEASUREMENTS. THE RELATIVE POSITIONAL PRECISION IS LESS THAN 0.07 FEET PER POINT. THE FIELD DATA HAS BEEN ADJUSTED USING LEAST SQUARES.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 287,110.5 FEET.
5. ALL IPF & IPS ARE #4 REBAR UNLESS NOTED OTHERWISE.
6. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAYS, PUBLIC OR PRIVATE.
7. NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOOD PLAIN, AND LIES IN ZONE "X" ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13121C0066F, EFFECTIVE DATE OF SEPTEMBER 18, 2013.
8. DISTANCES SHOWN HEREON ARE GROUND DISTANCES. BEARINGS SHOWN HEREON ARE BASED ON ANGLES TURNED AND ARE REFERENCED TO GRID NORTH.
9. INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON THE LOCATION OF VISIBLE APPURTENANCES. LANDPRO SURVEYING AND MAPPING, INC. MAKES NO CERTIFICATION AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION SHOWN HEREON.
10. NUMBER OF MARKED PARKING SPACES. 198 INCLUDING 7 HANDICAP.
11. THERE IS NO VISIBLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS ON THIS SITE.
12. THERE IS NO VISIBLE EVIDENCE OF RECENT STREET OR SIDEWALK REPAIRS OR CONSTRUCTION IN THE PUBLIC RIGHT OF WAYS ADJACENT TO THIS SITE.

SURVEY CERTIFICATION

TO CH RETAIL/ACQUISITIONS, L.L.C.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 7(B)(1), 7(C), 8, 9, 11, 13, 14, 16, 17, 18, 20(A) AND 21 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 03/11/2016. DATE OF PLAT 03/15/2016.

FURTHERMORE, THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



JAMES H. RADER GEORGIA RLS# 3033

LINE	BEARING	DISTANCE
L1	N 18°18'54"E	222.41'
L2	N 73°41'06"W	20.00'
L3	N 16°18'54"E	83.00'
L4	N 16°18'54"E	113.41'
L5	N 21°48'17"E	123.18'
L6	S 84°25'37"E	65.83'
L7	S 82°35'39"E	62.61'
L8	S 17°52'09"E	112.38'
L9	S 55°21'13"W	320.00'
L10	S 85°35'27"W	18.02'

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	67.02'	250.00'	66.83'	N 13°54'47"E
C2	178.23'	842.50'	175.67'	N 89°39'54"E
C3	96.89'	39.50'	61.88'	S 57°15'52"E
C4	29.84'	1036.50'	29.84'	S 17°02'40"E
C5	26.37'	1036.50'	26.37'	S 18°35'32"E
C6	90.54'	64.50'	83.28'	S 20°53'07"W
C7	32.20'	781.20'	32.20'	S 59°02'40"W
C8	46.11'	781.20'	46.10'	S 57°02'40"W
C9	180.79'	631.20'	180.11'	S 63°44'49"W

SITE ADDRESS:

970 NORTH POINT DR
ALPHARETTA, GA 30022



REVISION	DATE	PURPOSE

LandPro
SURVEYING AND MAPPING
305 CREEKSTONE RIDGE
WOODSTOCK, GA 30188
TELE: 404-386-2170
AUTHORIZATION NO. LB6000838
WWW.LANDPROSURVEYING.COM
INFO@LANDPROSURVEYING.COM
COPYRIGHT 2016

ALTA/NSPS LAND TITLE SURVEY

CH RETAIL/ACQUISITIONS, L.L.C.			
LAND LOTS 754, 755, 796 & 797			
DISTRICT 1			
SECTION 2			
CITY OF ALPHARETTA, FULTON COUNTY, GA			
SCALE	DATE	PROJECT NO.	SHEET
1" = 40'	03/15/16	20160315	1 OF 1

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

lap out fitness

FOR OFFICE USE ONLY

Case #: PH#180056

☒ Fee Paid Initial: PC

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: Chris Carmosino Telephone: 404-962-8612

Address: 1180 West Peachtree Street Suite: 500

City Atlanta State: GA Zip: 30309 Fax: _____

Mobile Tel: 770-527-6067 Email: Chris.Carmosino@streamrealty.com

Subject Property Information:

Address: 970 NorthPoint Drive, Alpharetta, GA, 30022 Current Zoning: PSC

District: 1st Section: 2nd Land Lot: 797 Parcel ID: 12-2860-0754-023-0

Proposed Zoning: PSC Current Use: Retail Shopping Center

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): _____ | |

Alpharetta Planning Commission Review Criteria

How will this proposal be compatible with surrounding properties?

The proposed use is for a first-class fitness operator to occupy a space in the shopping center. Fitness has become a key component to all retail-centric properties, offering a gathering point and attracting other shoppers to the property. While there currently exist some specialty fitness operators in the market, there are no full-service fitness facilities in the immediate area, so this tenant would undoubtedly be filling a need.

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

This proposal will increase value of the surrounding properties by bringing more customers to the market, and by providing a service not now accounted for in the market, all while not overly burdening traffic or parking.

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

The space in question has been vacant since the center was first constructed in 2009. It is unusually-shaped and overly deep. Nearly 10 years'-worth of diligent leasing efforts have turned up no other viable users. It is a fair assessment to say that the fitness facility restriction within the current master plan are unreasonable given the evolution of the retail environment---and because there have emerged no other viable prospects for this space as currently zoned.

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

No increase to population, de minimis increase to traffic.

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

None.

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

It is a retail use in a retail property, so it is entirely consistent with all future land use maps.

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

The shape and layout of the vacancy are challenging, so it requires a specific user that can adapt. A fitness facility works within the space.

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.

Support letter included, others forthcoming.

Applicant Request and Intent

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

To allow for a first-class fitness operator to occupy a space within a shopping center.

Applicant's Request (Please itemize the proposal):

To amend the current Master Plan, which restricts fitness center use within this Pod.

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

This proposal would facilitate the ability for the Applicant to lease space to a fitness operator, as consistent with shopping center tenancy in the area in surrounding markets. The operator is first-class, and would be filling a gap in the market, meeting popular demand.



1180 West Peachtree Street
Suite 500
Atlanta, Georgia 30309
Phone: 404.962.8600
Fax: 404.962.8604
www.streamrealty.com

November 19, 2018

Mr. Michael Woodman
Senior Planner – Community Development Department
City of Alpharetta
2 Park Plaza
Alpharetta, GA 3009

Re: *Application to Amend the North Point Commons Master Plan to accommodate a Fitness Center use at the Stone Walk at North Point Shopping Center.*

Dear Mr. Woodman and Councilmembers of the City of Alpharetta:

I am writing this letter in support of the proposed use modification to the North Point Commons Master Plan that would allow for our client, CH Retail Fund I/Atlanta Stone Walk, LLC to lease a space in their Stone Walk at North Point Shopping Center to TapouT Fitness, a first-class fitness center operator.

As you know, the incorporation of health and fitness users has become a vital component to successful retail properties. We own nearly a million square feet of retail property in the Greater Atlanta MSA, and we lease/manage another 2 million on behalf of third party clients. We have some health or fitness component at nearly all of those properties—and those that do not currently have such use, we are aggressively seeking it. The current restriction against athletic or fitness facilities within this pod is, in our view, obsolete and overly burdensome. The space in question has remained vacant since this property was first constructed in 2009. Nearly a decade's worth of diligent leasing efforts have turned up no other viable prospects.

However, most relevant to this proposal is the fact that we (Stream) leased a space at one of our owned shopping centers earlier this year to this very tenant. They have been an exemplary addition to our roster so far, providing first-class service to their customers in the market, in an attractive facility, all while increasing foot traffic and not burdening parking. In this case, our money is already where our mouth is, and we strongly support the positive outcome for our client and the community that this amendment surely accomplishes.

We ask you to please consider this proposal favorably.

Sincerely,

STREAM REALTY PARTNERS, L.P.

Simon Arpiarian
Managing Partner

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Chris Carmosino

Telephone: 404-962-8612

Address: 1180 West Peachtree Street

Suite: 500

City Atlanta

State: GA

Zip: 30309

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: Chris Carmosino

Telephone: 404-527-6067

Address: 1180 West Peachtree Street

Suite: 500

City Atlanta

State: GA

Zip: 30309

So Sworn and Attested:

Owner Signature: Chris Carmosino, AS AN AGENT FOR

Date: 11.19.18

CH RETAIL FUND 1 / ATLANTA STATE WALK, LLC



Patricia M. Causey

MY COMMISSION EXPIRES ON: Date: 11.19.18

APR 21 2019

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: Chris Carmosino

Subject Public Hearing Case: Stone Walk - Master Plan Amendment

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: N/A Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: Chris Carmosino, AS AN AGENT FOR
CH RETAIL FUND 2/ATLANTA STONEWALK, LLC.

Date: 11.19.18

EXHIBIT A

Land Description

All that tract of or parcel of land lying and being in Land Lots 754, 755, 796 and 797 of the 1st District, 2nd Section, Fulton County, Georgia, and being more particularly described as follows:

Commencing at the intersection of the eastern right-of-way line of Haynes Bridge Road and the northern right-of-way line of North Point Parkway (a variable right-of-way); running thence northeasterly along the said right-of-way line of North Point Parkway a distance of 260.67 feet to a point marked by an iron pin, said point being the TRUE POINT OF BEGINNING.

Thence, leaving the aforesaid right-of-way line of North Point Parkway, run North 16° 18' 54" East, a distance of 222.41 feet to a point marked by an iron pin;

Thence, run North 73° 41' 06" West, a distance of 20.00 feet to a point marked by a nail;

Thence, run North 16° 18' 54" East, a distance of 83.00 feet to a point marked by a nail;

Thence, run North 16° 18' 54" East, a distance of 113.41 feet to a point marked by a nail;

Thence, run North 21° 46' 17" East, a distance of 123.19 feet to a point marked by a nail;

Run thence, along the arc of a curve to the left, an arc distance of 67.02 feet (said arc having a radius of 250.00 feet), on a chord bearing of North 13° 54' 47" East, a chord distance of 66.82 feet, to a point marked by nail located on the southerly right-of-way line of North Point Drive (a variable right-of-way);

Thence, run South 84° 25' 37" East, along said right-of-way line of North Point Drive, a distance of 65.93 feet to a point;

Thence, continuing along said right-of-way line of North Point Drive, run South 82° 35' 39" East a distance of 52.61 feet to a point;

Thence, continuing along said right-of-way line of North Point Drive, along the arc of a curve to the left, run an arc distance of 176.23 feet (said arc having a radius of 642.50 feet), on a chord bearing of North 89° 32' 54" East, a chord distance of 175.67 feet to a point located at the intersection of the aforesaid southerly right-of-way line of North Point Drive and the right-of-way line of Georgia Lane (a variable right-of-way);

BASIC LEASE INFORMATION

Lease Date:

September 26, 2018

Landlord

CH Retail Fund I/Atlanta Stone Walk, L.L.C., a Delaware limited liability company

Tenant

Centerline Stonewalk Inc., a Georgia corporation

Premises:

The area known as suite number A-2 containing 8,000 rentable square feet described on the plan attached as Exhibit A and located at 970 Northpoint Drive, Alpharetta, Georgia 30022, being part of the shopping center commonly known as Stone Walk (the "Shopping Center"), which is situated on the property described in Exhibit B. The term "Shopping Center" includes the property described in Exhibit B, together with the improvements thereon, including the building in which the Premises are located (the "Building"), and such additions and other changes as Landlord may, from time to time, designate as being included within the Shopping Center. Exhibit A is attached hereto solely for the purpose of locating the Premises within the Shopping Center and depicting the general layout of the Shopping Center and shall not be deemed to be a representation, warranty or agreement by Landlord as to any information shown thereon or that the Shopping Center or stores be exactly as indicated thereon.

Term:

128 full calendar months, plus any partial month from the Commencement Date to the end of the month in which the Commencement Date falls, starting on the Commencement Date and ending at 5:00 p.m. local time on the last day of the 128th full calendar month following the Commencement Date, subject to adjustment and earlier termination as provided in the Lease. The "Commencement Date" means the earlier of the following dates:

- (a) the date upon which Tenant opens the Premises to the public for business, or
- (b) 120 days following the issuance of building permits from the City of Alpharetta (regardless of when Tenant elects to collect them), provided Tenant timely submits for same and thereafter diligently and continuously pursues same pursuant to Section 25(c) of this Lease.

Minimum Rent:

Minimum Rent shall be the following amounts for the following periods of time:

Lease Month	Annual Minimum Rent Rate Per Rentable Square Foot	Monthly Minimum Rent
1 - 20*		
21 - 32		
33 - 44		
45 - 56		
57 - 68		
69 - 80		
81 - 92		
93 - 104		
105 - 116		
117 - 128		

* Subject to Exhibit L attached hereto.

As used herein, the term "Lease Month" means each calendar month during the Term (and if the Commencement Date does not occur on the first day of a calendar month, the period from the Commencement Date to the first day of the next calendar month shall be included in the first Lease Month for purposes of determining the duration of the

Term and the monthly Minimum Rent rate applicable for such partial month).

Security Deposit:

[REDACTED]

Rent:

Minimum Rent, Additional Rent and all other sums that Tenant may owe to Landlord or otherwise be required to pay under the Lease.

Permitted Use:

Offering the following goods and services: physical training, kickboxing and general fitness activities as well as selling limited products related thereto and for no other purpose. Notwithstanding anything contained in the preceding sentence or in this Lease to the contrary, Tenant is specifically prohibited from engaging in any of the uses set forth on Exhibit K attached hereto.

Trade Name:

TapouT Fitness

Tenant's Proportionate Share:

22.16%, which is the percentage obtained by dividing (a) the number of rentable square feet in the Premises as stated above by (b) the 36,105 rentable square feet in the Shopping Center. Landlord and Tenant stipulate that the number of rentable square feet in the Premises and in the Shopping Center set forth above is conclusive and shall be binding upon them. Tenant's Proportionate Share is subject to adjustment as provided in Section 6(c) of the Lease.

Initial Liability Insurance Amount:

\$1,000,000.

Initial Monthly Payment of Rent:

The following shall constitute Tenant's initial monthly payment of Rent required pursuant to Sections 3, 6(b), 10(e) and 15(b) of the Lease, which shall be adjusted as and when required under the terms of the Lease:

Minimum Rent

Additional Rent

Tenant's Proportionate Share of Common Area Costs

Tenant's Proportionate Share of Insurance Costs

Tenant's Proportionate Share of Taxes

Total Initial Monthly Payment

[REDACTED]

Tenant's Address:

Prior to Commencement Date:

Centerline Stonewalk Inc.

5770 Peachtree Ind Blvd Spk
Norcross, GA 30071

Attention: Sean or Eric Boxer

Telephone: 954-418-5161

Telecopy: _____

Following Commencement Date:

Centerline Stonewalk Inc.

970 Northpoint Drive, Suite A-2
Alpharetta, Georgia 30022

Attention: Sean or Eric Boxer

Telephone: 954-418-5161

Telecopy: _____

Landlord's Address:

For all Notices:

Stream Realty Partners

1180 W. Peachtree St. NW, Suite 2500
Atlanta, GA 30309

Attention: Property Manager - Chris
Carmosino

Telecopy: 404-962-8604

With a copy to:

CH Retail Fund I/Atlanta Stone Walk,
L.L.C.

3819 Maple Avenue
Dallas, Texas 75219

Attention: Asset Manager - Atlanta Stone
Walk

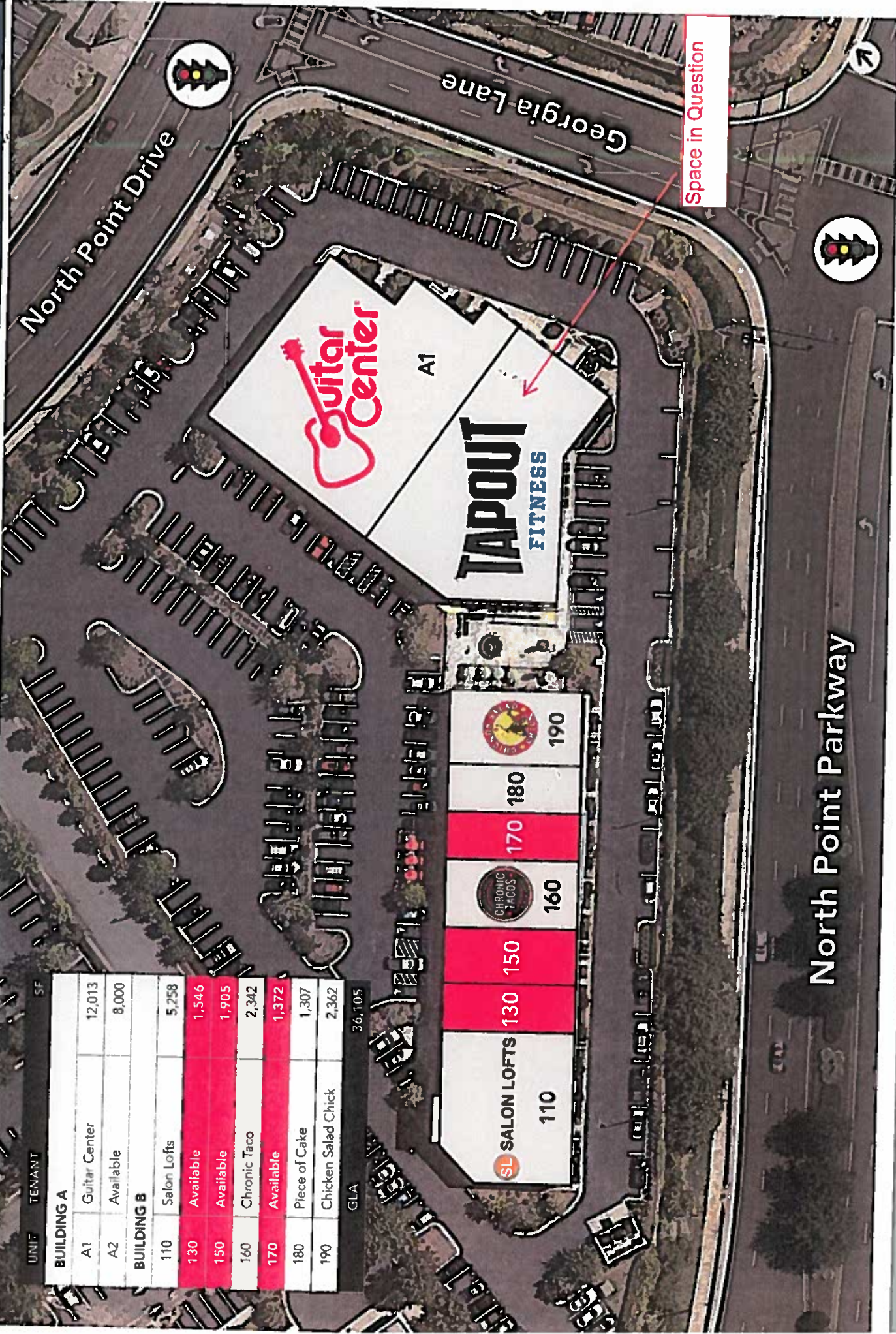
Telecopy: 214-445-0808

The foregoing Basic Lease Information is incorporated into and made a part of the Lease identified above. If any conflict exists between any Basic Lease Information and the Lease, then the Lease shall control.

STONE WALK

Site Plan

UNIT	TENANT	SF
BUILDING A		
A1	Guitar Center	12,013
A2	Available	8,000
BUILDING B		
110	Salon Lofts	5,258
130	Available	1,546
150	Available	1,905
160	Chronic Taco	2,342
170	Available	1,372
180	Piece of Cake	1,307
190	Chicken Salad Chick	2,362
GLA		36,105



North Point Parkway

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: Stone Walk - Tapout

Contact Name: Chris Carmosino

Telephone: 404.962.8612

The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

- | | |
|--|---|
| ☒ Letter | ☐ Personal Visits |
| ☐ Telephone | ☐ Group Meeting |
| ☐ Email | ☐ Other (Please Specify) _____ |

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

They can contact us by phone.

C P VENTURE TWO L L C
8080 PARK LN STE 800
DALLAS TX 75231

CH RETAIL FUND I ATLANTA STONE WAL
K L L C
3520 PIEDMONT RD STE 410
ATLANTA GA 30305

FIVE NINE SIX SIX NORTHPOINT PARKW
AY LLC
780 OLD ROSWELL PL # 100
ROSWELL GA 30076

KOLODKIN ALAN B & ELAINE S
3530 PIEDMONT RD # PH2
ATLANTA GA 30305

STAPLES THE OFFICE SUPERSTORE EAST
INC
500 STAPLES DRIVE
FRAMINGHAM MA 01701

HUMMINGBIRD ALPH LLC
11540 US HWY 92 EAST
SEFFNER FL 33584

ORLANDO BK ONE ASSOCIATES L P RIPO
N MAIN ASSOCIATE
940 EMMETT AVE STE 200
BELMONT CA 94002-3864

COLE JO ALPHARETTA GA LLC
5555 DARROW RD
HUDSON OH 44236

LAROSE LLC & CLINGING VINE LLC
11911 SAN VICENTE BLVD SUITE 310
LOS ANGELES CA 90049

VILLAGE CREATIVE LABS PARTNERS L P
940 EMMETT AVE STE 200
BELMONT CA 94002

CH RETAIL FUND I ATLANTA STONE WAL
K L L C
3520 PIEDMONT RD STE 410
ATLANTA GA 30305

BFC PROPERTIES INC ET AL
515 LYELL DR SUITE 101
MODESTO CA 95356

GREENE HOGG NP I LLC
3425 DULUTH PARK LN
DULUTH GA 30096

TWELVE THOUSAND EIGHTY FIVE BRANDF
ORD STREET PROJE
15822 BERNARDO CENTER DR # A
SAN DIEGO CA 92127

VILLAGE CREATIVE LABS PARTNERS L P
940 EMMETT AVE STE 200
BELMONT CA 94002

DDL NORTHPOINT LLC
5810 LAUREL OAK DR
SUWANEE GA 30024-3369

BRANCH BANKING & TRUST CO
P.O. BOX 167
WINSTON SALEM NC 27102-0167

10885 HAYNES BRIDGE ROAD LLC
P O BOX 660066
ATLANTA GA 30366-6666

ML NORTHPOINT HOLDING LLC
11777 SAN VICENTE BLVD SUITE 900
LOS ANGELES CA 90049

ALPHARETTA HOTEL VENTURES LP
2235 FARADAY AVE SUITE O
CARLSBAD CA 92009

NORTH POINT INVESTMENTS LLC
3055 RIVER NORTH PKWY
ATLANTA GA 30328

PALLADIAN NORTH POINT COMMONS LLC
4920 ROSWELL RD STE 45B - 104
ATLANTA GA 30342

ASHLEY REAL ESTATE LLC
1 ASHLEY WAY
ARCADIA WI 54612

NEUSE INCORPORATED
P O BOX 27131
RALEIGH NC 27611-7131

ASHLEY REAL ESTATE LLC
1 ASHLEY WAY
ARCADIA WI 54612



CITY COUNCIL MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: CU-18-12/V-18-20 HAND AND STONE MASSAGE AND FACIAL SPA

CITY COUNCIL: JANUARY 14, 2019

This item was heard at the January 3, 2019 Planning Commission meeting. Staff recommended approval of the item subject to 4 conditions. There were no public comments. After discussion, the Planning Commission recommended to approve the item subject to staff's recommended conditions. Vote (5-0)

II. RECOMMENDATION:

Approve CU-18-12/V-18-20 Hand And Stone Massage and Facial Spa, subject to the following conditions:

1. 'Spa Services' shall be added as a conditional use at 12850 Alpharetta Highway Suite 1100, limited to no more than 2,250 square feet.
2. Conditional use approval shall be limited to Hand and Stone Massage and Facial Spa; no additional spa services businesses or subleasing shall be permitted within the approved space.
3. Hours of operation shall be Monday – Friday 9:00 AM – 9:00 PM, Saturday 9:00 AM – 7:00 PM and Sunday 10:00 AM – 6:00 PM.
4. Window signage shall be limited to no more than 10% of the window area. No lighting window trim.

III. REPORT IN BRIEF:

The applicant, Hand and Stone Massage and Facial Spa, is requesting a conditional use permit to allow 'Spa Services' for a massage, facial and hair removal/waxing business. A variance is requested to allow the business to be located within 2,000' or less of a comparable business. The subject property is located at 12850 Alpharetta Highway, Suite 1100, in the Windward Commons (Kroger) shopping center and at the northeast corner of Alpharetta Highway and Windward Parkway.

DISCUSSION

The submitted request, if approved, would permit the applicant to provide massage, facial and hair removal/waxing services in a 2,250 square foot suite in the Windward Commons shopping center. A variance is requested to allow the business to be located within 2,000' or less of a comparable business. The subject property is located at 12850 Alpharetta Highway, Suite 1100, in the Windward Commons (Kroger) shopping center and at the northeast corner of Alpharetta Highway and Windward Parkway.

The property is zoned C-2 (General Commercial), which allows 'Spa Services' with approval of a conditional use permit. Surrounding properties are zoned C-1 (Neighborhood Commercial) and City of Milton to the north, City of Milton to the east and south, and C-1 to the west. Mambo Café, Cutter's Cigar & Spirits, Rite Aid and Lowes are located to the west and Wells Fargo Bank and Kroger Fuel Center are located to the south.

The Kroger shopping center is a 125,181 square foot retail strip center with Kroger as the anchor and in-line retail space for retail, restaurant and office uses. The applicant's business is proposed within Suite 1100, which is a 2,250 square foot suite facing Alpharetta Highway. Other businesses within the Windward Commons shopping center include Roasters, Leslie's Pool Supplies, GNC and Menchie's Frozen Yogurt, to name a few. EasyVet received conditional use approval in 2018 to allow an Animal Hospital at the subject property.

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

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

The applicant's 2,250 square foot space meets the maximum size in the definition of 'Spa Services'. However, the business is located within 2,000' of businesses providing similar services. Rio Body Wax – Brazilian Wax, which is located at 875 N. Main Street, Suite 354, is approximately 1,000' away from the applicant's business and provides waxing/hair removal as its primary service. Rio Body Wax was permitted by-right as a 'Beauty Shop' in 2015 prior to the City's change to the UDC definition of 'Spa Services', which now classifies waxing/hair removal as 'Spa Services'. A conditional use (CU-12-04) was approved in 2012 for Healthy Massage, which is located at 875 N. Main Street, Suite 352, and is approximately 1,100' from the applicant's proposed location. Healthy Massage is primarily massage and foot reflexology services. Out of an abundance of caution, Staff advertised a variance to the 'Spa Services' distance requirement; however, the applicant's business is a full-service spa providing a variety of spa services. Staff spoke to enforcement agencies in the metro area and found that no complaints has been received regarding the other business locations.

Hand and Stone Massage and Facial Spa is a national chain with 350+ locations across the U.S. and Canada and four (4) locations in the Atlanta metro area (Marietta, Peachtree City, Sandy Springs, and Chamblee). The business received conditional use approval in 2008 (MP-08-06) and formerly operated at 6500 North Point Parkway in the North Point Market Center next to Old Navy. Hand and Stone Massage and Facial Spa is a full service spa providing a variety of services, including massage, facials and hair removal. Hours of operation are Monday – Friday 9:00 AM – 9:00 PM, Saturday 9:00 AM – 7:00 PM and Sunday 10:00 AM – 6:00 PM. The applicant anticipates up to 22 employees at the proposed location.

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: Windward Commons was developed in compliance with the site access standards.

2. The extent to which refuse areas, loading and service areas, off street parking, and buffers and screening are provided on the property;

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

3. Ensuring that the conditional use will not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity or diminish and impair property values within the surrounding neighborhood;

Response: The proposed retail service use would be complimentary to the other commercial uses in Windward Commons and therefore should not be injurious to the use and enjoyment of the area.

4. Ensuring that the conditional use will not increase local or state expenditures in relation to the cost of servicing or maintaining neighboring properties;

Response: Not applicable.

5. Ensuring that the conditional use will not impede the normal and orderly development of surrounding property for uses predominant in the area; and

Response: The proposed retail service use would complement the other commercial uses in Windward Commons.

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

Response: The proposed retail service use would complement the other commercial uses in Windward Commons.

VARIANCE REVIEW CRITERIA

The City of Alpharetta Unified Development Code (UDC) Article IV, Section 4.5.3 outlines the criteria set forth for granting a variance. The ordinance specifically states..."a variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that":

(1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography; or

Response: The applicant's business is a full-service spa which is different than the two (2) businesses within 2,000' that focus exclusively on massage and waxing services, respectively.

(2) The application of the Ordinance to this particular piece of property would create an unnecessary hardship; or

Response: The applicant's business is a full-service spa which is different than the two (2) businesses within 2,000' that focus exclusively on massage and waxing services, respectively.

(3) There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned; or

Response: The applicant's business is a full-service spa which is different than the two (2) businesses within 2,000' that focus exclusively on massage and waxing services, respectively.

(4) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the City of Alpharetta ordinances.

Response: The applicant's business is a full-service spa which is different than the two (2) businesses within 2,000' that focus exclusively on massage and waxing services, respectively.

CONCURRENCES

Staff's analysis finds that the requested conditional use is not in conflict with the established conditional use standards and should have little impact on the area. The proposed retail service use would complement surrounding commercial uses and sufficient parking exists to support the proposed use. While staff advertised the distance requirement variance out of an abundance of caution, the applicant's business is a full-service spa which is different than the two (2) businesses within 2,000' that focus exclusively on massage and waxing services. If approved, conditions should be established that regulate and limit an expansion of services.

CITIZEN PARTICIPATION PLAN

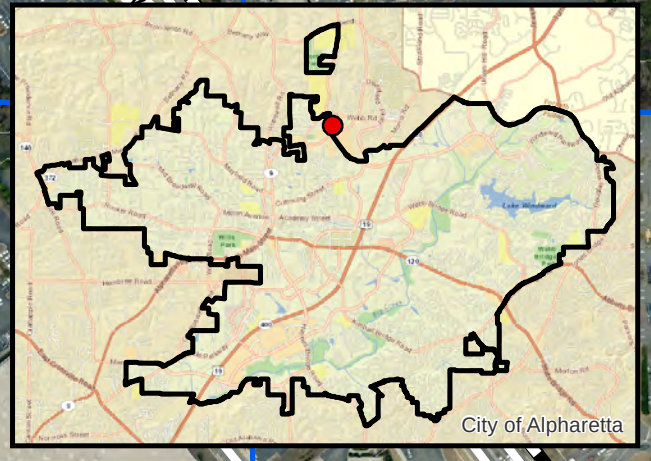
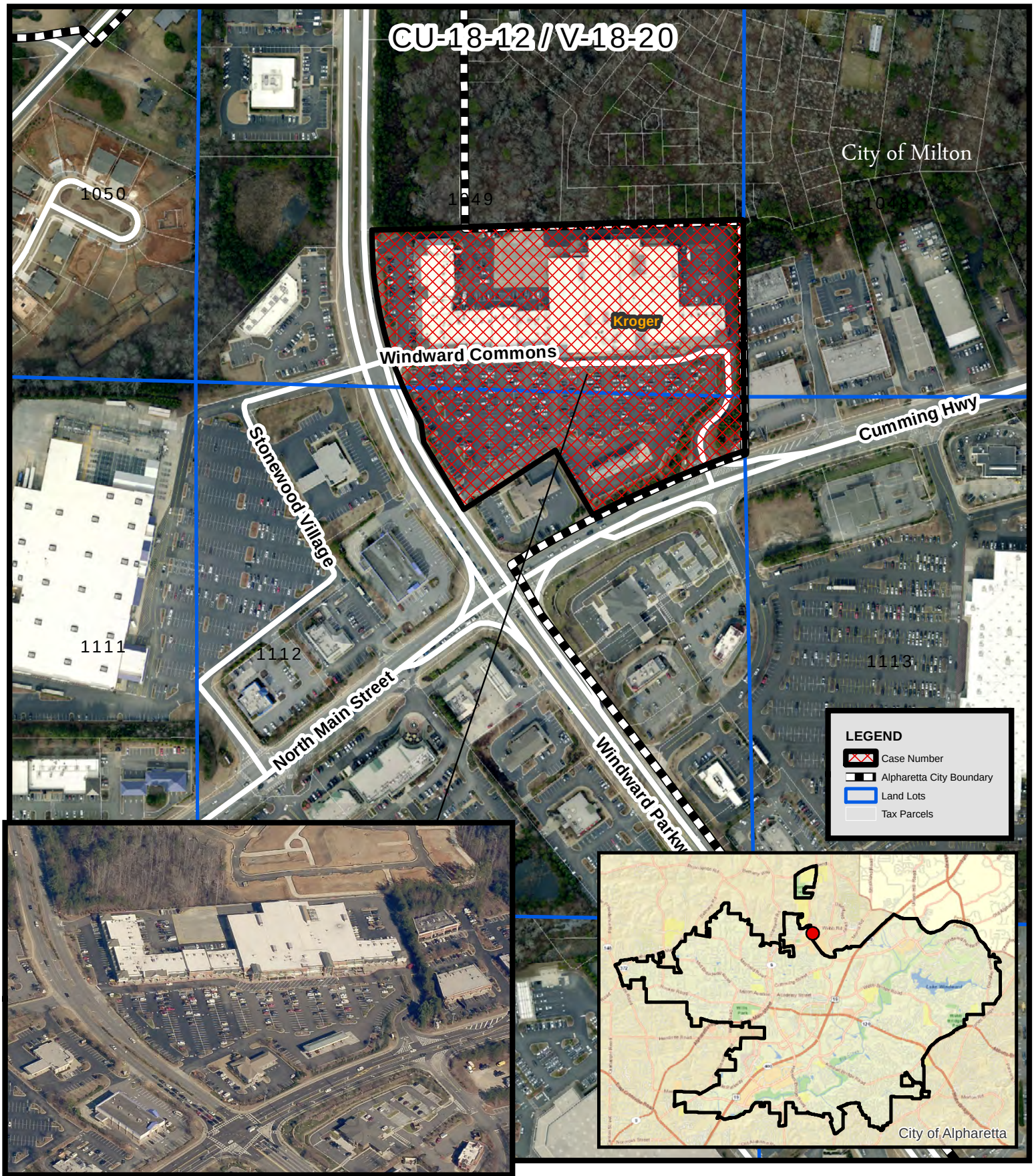
The report submitted by the applicant states that property owners were contacted regarding the applicant's intent. The report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on December 12, 2018. No one signed-in with comments.

IV. ATTACHMENTS:

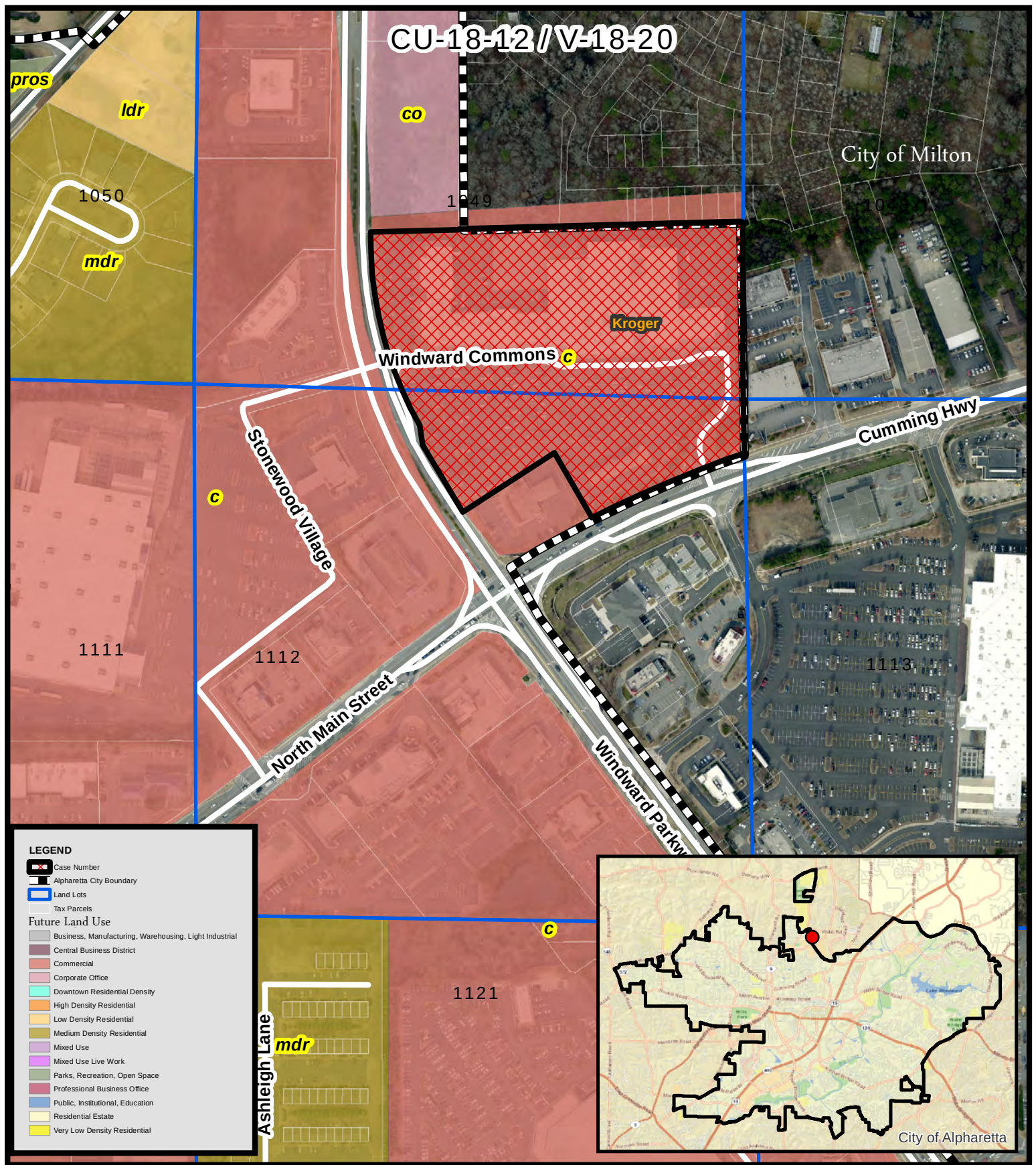
- Site Plan
- Floor Plan



Aerial Map
Hand & Stone Massage and Facial Spa
12850 Highway 9 Suite 1100

CU-18-12 / V-18-20
D/LL: 2/2/1049, 1112
PC: 1/03/19
CC: 1/14/19

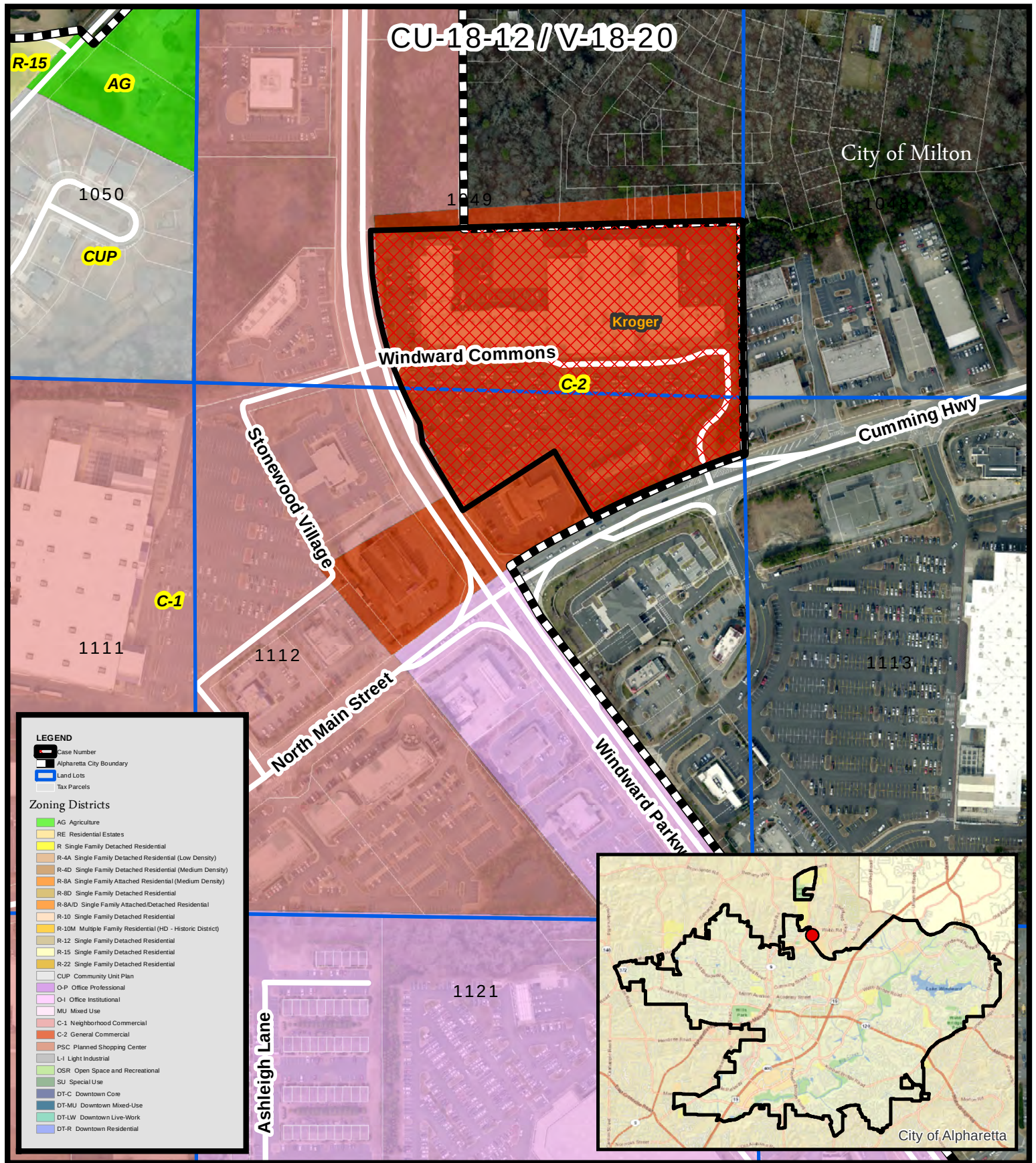
Location Map Provided by:
Community Development - GIS



Future Land Use
 Hand & Stone Massage and Facial Spa
 12850 Highway 9 Suite 1100

CU-18-12 / V-18-20
 D/LL: 2/2/1049, 1112
 PC: 1/03/19
 CC: 1/14/19

Location Map Provided by:
 Community Development - GIS

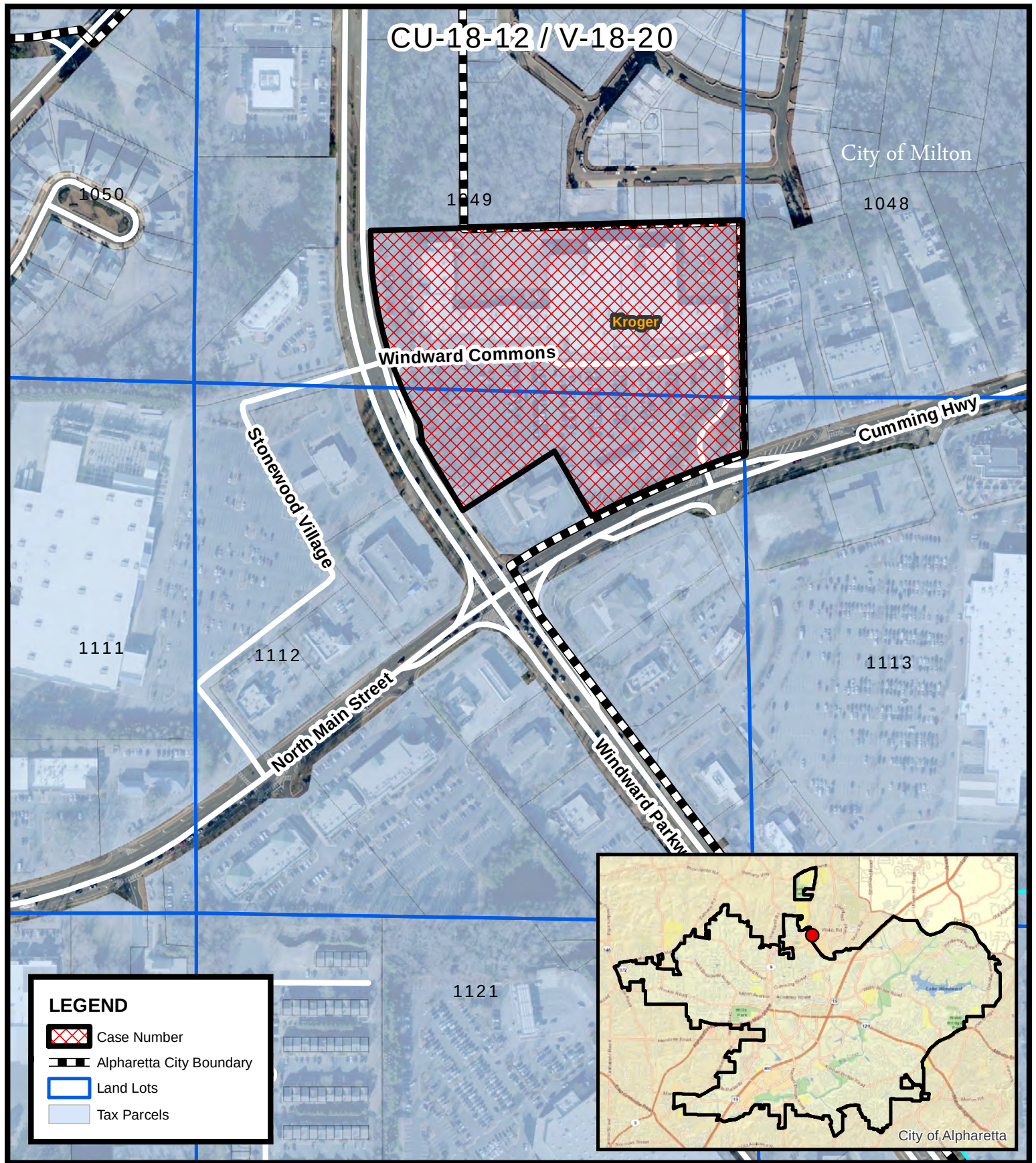


Zoning Map
Hand & Stone Massage and Facial Spa
12850 Highway 9 Suite 1100

CU-18-12 / V-18-20
D/LL: 2/2/1049, 1112
PC: 1/03/19
CC: 1/14/19

Location Map Provided by:
 Community Development - GIS





Location Map
 Hand & Stone Massage and Facial Spa
 12850 Highway 9 Suite 1100

CU-18-12 / V-18-20
 D/LL: 2/2/1049, 1112
 PC: 1/03/19
 CC: 1/14/19

Location Map Provided by:
 Community Development - GIS

October 19, 2018

VIA ELECTRONIC MAIL

Scott T. Hastey
Bovis, Kyle, Burch & Medlin
200 Ashford Center North, Suite 500
Atlanta, Georgia 30338-2668

Re: Alpharetta's Massage and Spa Establishments Ordinance

Scott,

As we recently discussed over the phone, Alpharetta's Code of Ordinances has recently been interpreted to prevent the location of a massage and spa establishment at the Windward Commons shopping center within the City, based on Section 10-289's requirement of a minimum distance between such establishments and State Route 9. However, for the reasons that follow, I believe the proposed massage and spa establishment complies with the distance requirements contained in the Code. If you agree with my reasoning, I would appreciate a short letter from you confirming that Section 10-289 does not prohibit a massage and spa establishment at the shopping center, so that we can proceed with Alpharetta's Conditional Use Permit application process.

InvenTrust Properties Corp. owns and operates the Windward Commons shopping center at 12850 Alpharetta Highway in Alpharetta. The shopping center property is zoned to Alpharetta's General Commercial (C-2) zoning district, which allows both "spa services" and "massage therapy" uses (the latter with the City Council's approval of a Conditional Use Permit). Accordingly, InvenTrust recently entered into a lease agreement with Hand & Stone Massage and Facial Spa that would allow Hand & Stone to operate a massage and spa establishment within the leased premises, an approximately 2,295-square foot storefront space located about midway between the shopping center's existing Kroger grocery store and the Roasters restaurant. After meeting with Kathi Cook, the Director of Alpharetta's Community Development Department, to discuss the Conditional Use Permit application requirements, InvenTrust learned that the proposed massage and spa use would not be allowed due to the City's business regulations pertaining to massage and spa establishments. Specifically, InvenTrust was told that the leasing of space to a massage and spa establishment would violate Section 10-289(a) of the Code, which reads: "It shall be unlawful to establish a massage establishment or a spa establishment in the city, unless said establishment is located: (1) At least 300 feet from State Route 9..." As such, the City could not accept InvenTrust's application for a Conditional Use Permit.

“Massage Establishment”

The distance requirement quoted above allows a “massage establishment” and a “spa establishment” within the City so long as the establishment is not too close to State Route 9. The Code’s business regulations governing massage and spa establishments (Chapter 10, Article IX) defines massage establishment as “a commercial establishment where any person offers or engages in massage or massage therapy...”, and defines spa establishment as “a commercial establishment that offers or engages in personal services that call for the patron to disrobe, such as body wraps, hydro mineral wraps, body polishes, body washes, baths and hydro-tub soaks.” Section 10-276. From these regulations, it’s clear that the minimum distance requirement applies to the actual place where the massage therapy or personal service is conducted. In this case, that would be only the 2,295-square foot storefront premises described in the Hand & Stone lease.

The Windward Commons shopping center has several separate storefronts leased to companies that include Leslie’s Pool Supplies, Roasters, GNC, Little Caesars Pizza, Menchie’s Frozen Yogurt, Kroger and The UPS Store. The shopping center also features shared parking and landscaping facilities. Hand & Stone would not have any legal ability to “engage in massage therapy” in any of these other parts of the shopping center. This restriction is written into the lease, which describes with specificity Hand & Stone’s leasable area, and requires Hand & Stone to operate only in a way that does not violate the exclusive rights of any other tenants of the shopping center. Accordingly, under the Code’s definitions only the leased store space qualifies as a “massage establishment” or “spa establishment”, so it is to the leased store space that the minimum distance requirement applies. The store space described in the lease is approximately 470 feet away from State Route 9, far exceeding the minimum distance.

Distance measurement

Section 10-286(b) provides that “... For the purpose of this subsection, measurements shall be made in a straight line in all directions without regard to intervening structures or objects, from the closest point on a boundary line of the massage establishment or spa establishment *parcel* to the closest point on the State Route 9... right-of-way.” [emphasis added] As a matter of clarity, the qualifying words “for the purpose of the subsection” appear to limit the measurement provision to subsection Section 10-286(b), such that it would not apply to the minimum distance requirements that are listed in subsection Section 10-286(a). Adding to the vagueness, Article IX does not define “parcel”. It does, however, define “premises” as “the real property, *or portion thereof*, upon which the massage establishment or spa establishment is located, including, but not limited to, the establishment and the grounds, private walkways, and parking lots and/or parking garages *under the ownership or control of the establishment*.” [emphasis added]

C. Sam Thomas, Scott T. Hastey
Bovis, Kyle, Burch & Medlin
October 19, 2018
Page 3 of 4

In the absence of a definition of “parcel”, the definition of “premises” illuminates the Code’s intent, and it anticipates the location of a massage establishment within just a portion of a larger property. First, the definition provides for a massage establishment’s location on “real property, or a portion thereof”. Accordingly, the massage establishment may be located on premises (a parcel) forming only a portion of a larger tract of real property. Such is the case here, where the proposed massage and spa establishment would lease space that is a small portion of a much larger shopping center. Second, the definition would include additional real property in the massage or spa establishment premises, but only if it is “under the ownership or control of the establishment”, such as private walkways, grounds, and parking areas. Measurement of the minimum distance requirement from State Route 9 must therefore be from the right-of-way to the portion of real property under the control of the massage establishment, and not to other portions of the real property that are not under the establishment’s control. In the current case, the Hand & Stone lease gives the massage company control of only the 2,295 square feet within the four walls of the store space, and does not give over any control of Windward Commons’ grounds, walkways, or parking. As a result, the minimum distance requirement should only measure from the right-of-way to the Hand & Stone parcel or premises, which is the leased store space only, and not to other, unrelated portions of the shopping center property not under the establishment’s control.

Conclusion

In the interpretation of the Code’s distance requirements of Section 10-286, the definitions of massage establishment, spa establishment, and premises lead to one conclusion, that the 300-foot minimum distance from State Route 9 is measured to the portion of the real property on which the massage or spa services are actually rendered. As such, Alpharetta’s location and distance requirements for massage establishments do not prevent the proposed lease of retail space to Hand & Stone. Under Section 10-286(a), a massage or spa establishment, meaning the place where a person actually engages in massage therapy or spa services, must be at least 300 feet away from State Route 9. As Hand & Stone could only engage in massage therapy within the store space provided for in the lease, this store space is the “massage establishment” for distance requirement purposes. Section 10-286(b) provides that the distance requirement is measured from the right-of-way to the portion of real property under the control of the massage establishment. Under the terms of its lease, Hand & Stone controls only the real property leased to it by the operator of the shopping center, which in this case is limited to a specific store area located at least 300 feet from State Route 9.

As I mentioned above, if you agree with our interpretation of the Code’s requirements for massage and spa establishments, we would appreciate a short letter providing confirmation, because it would allow InvenTrust to proceed with applying for a Conditional Use Permit. If you disagree or would like to discuss this matter further, please don’t hesitate to give me a call.

THE **GALLOWAY** LAW GROUP, LLC

C. Sam Thomas, Scott T. Hastey
Bovis, Kyle, Burch & Medlin
October 19, 2018
Page 4 of 4

Sincerely,

THE GALLOWAY LAW GROUP, LLC



William Woodson Galloway

cc: C. Sam Thomas
Jordan Edwards
InvenTrust Properties Corp.

December 10, 2018

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

RE: Conditional Use Permit Application by SpaDos, LLC for a new business at 12850 Alpharetta Hwy

Dear Property Owner:

SpaDos, LLC has filed an application for a Conditional Use Permit to allow the establishment of a Hand and Stone Massage and Facial Spa franchise location in the Windward Commons shopping center located at 12850 Alpharetta Highway in Alpharetta.

The City Planning Commission will hold a public hearing on Thursday, January 3, 2019. The City Council will hold a public hearing on Monday, January 14, 2019 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. If you would like additional information you may contact Jason Buxton by email at jbuxton@handandstone.com or by phone 678-371-8747.

Sincerely,

Jason Buxton
SpaDos, LLC

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: Hand and Stone Massage and Facial Spa

Contact Name: Deborah Small Telephone: 770-376-9798

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.

Boston Wholesale: Manager called on December 1, 2018 at 3:18 pm
to state he did not have an issue with the spa at opening at
12850 Highway 9N, Alpharetta Ga 30004.
No other recipients of attached letter has reached out to w.
—end statement—

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.

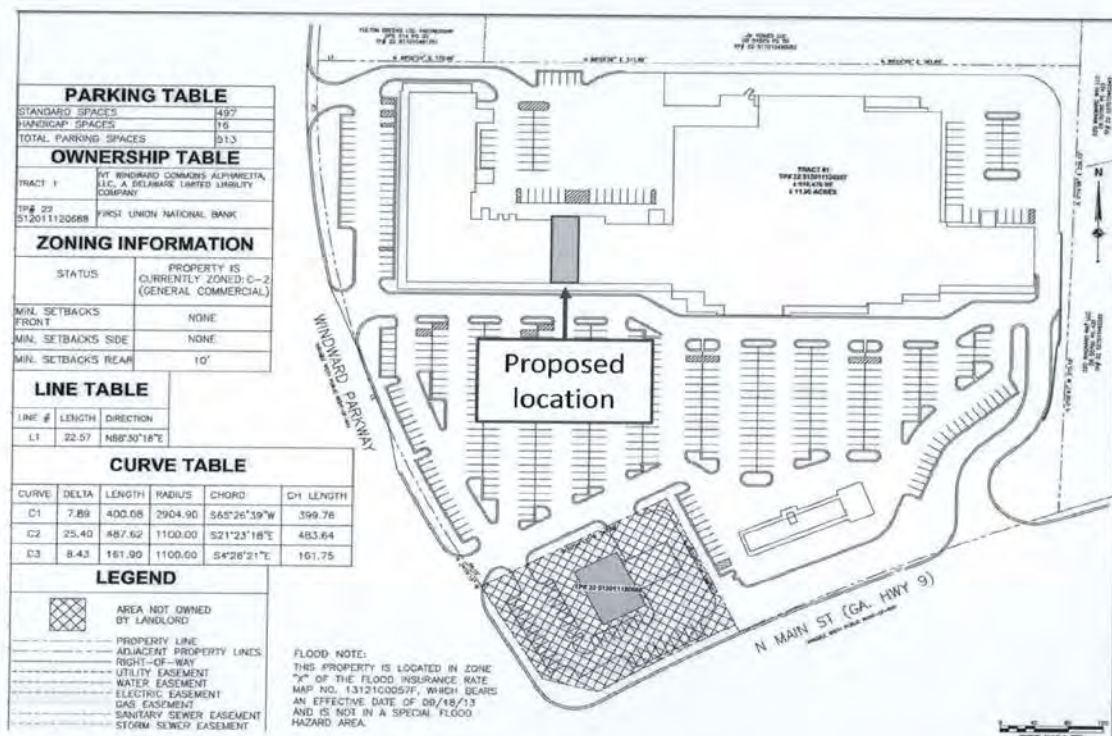
I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided 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: Deborah Small Date: 12/13/2018

Print Form

Business Name	Address	Address	City	State	Zip
Chastain Cleaners	12850 Highway 9 N		Alpharetta	GA	30004
Dog Wash Café	12850 Highway 9 N	Ste 200	Alpharetta	GA	30004
M Salon & Spa	12850 Highway 9 N	Ste 300	Alpharetta	GA	30004
Nail Dynasty	12850 Highway 9 N	Ste 400	Alpharetta	GA	30004
The UPS Store	12850 State Highway 9	Ste 600	Alpharetta	GA	30004
Kroger	12870 State Highway 9		Alpharetta	GA	30004
Menchie's Frozen Yogurt	12850 Highway 9 N	Ste 700	Alpharetta	GA	30004
Little Caesars	12850 Highway 9 N		Alpharetta	GA	30004
Great Clips	12850 Highway 9 N	Ste 900	Alpharetta	GA	30004
Subway	12850 Alpharetta Hwy# 1000		Alpharetta	GA	30004
Results Physiotherapy	12850 Highway 9 N	Ste 1050	Alpharetta	GA	30004
GNC	12850 State Highway 9	Spc 1300	Alpharetta	GA	30004
Winward Dental Group	12850 Highway 9 N	Ste 1400	Alpharetta	GA	30004
Lin's Chinese Restaurant	12850 Highway 9 N	Ste 1600	Alpharetta	GA	30004
Discover Staffing	12850 State Highway 9	Ste 1700	Alpharetta	GA	30004
Roasters	12850 State Highway 9		Alpharetta	GA	30004
Leslie Swimming Pool Supply	12850 Highway 9 N		Alpharetta	GA	30004
Huntington Learning Center	12850 Highway 9 N		Alpharetta	GA	30004
Easy Vet Animal Clinic	12850 Highway 9 N	Ste 2200	Alpharetta	GA	30004
F45 Gym	12850 Alpharetta Hwy	Ste 2300	Alpharetta	GA	30004
Lowe's Home Improvement	4925 Windward Pkwy		Alpharetta	GA	30004
Cutters Cigar & Spirits	4915 Windward Pkwy		Alpharetta	GA	30004
Wells Fargo Bank	12830 Highway 9 N		Alpharetta	GA	30004
Walmart Supercenter	5200 Windward Pkwy		Alpharetta	GA	30004
Navy Federal Credit Union	5140 Windward Pkwy		Alpharetta	GA	30004
Kensley by John Wieland Homes	2475 Webb Rd		Milton	GA	30004
Costco Wholesale	2855 Jordan Ct		Alpharetta	GA	30004
Fry's Electronics	3065 Webb Rd		Milton	GA	30004
The Home Depot	5300 Windward Pkwy		Alpharetta	GA	30004
Target	13055 GA-9 N		Milton	GA	30004

4/e



November 28, 2018

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

RE: Conditional Use Permit Application by SpaDos, LLC for a new business at 12850 Alpharetta Hwy

Dear Property Owner:

SpaDos, LLC has filed an application for a Conditional Use Permit to allow the establishment of a Hand and Stone Massage and Facial Spa franchise location in the Windward Commons shopping center located at 12850 Alpharetta Highway in Alpharetta.

The City Planning Commission will hold a public hearing on Thursday, January 3, 2019 at 6:30pm. The City Council will hold a public hearing on Monday, January 14, 2019 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. If you would like additional information you may contact Jason Buxton by email at jbuxton@handandstone.com or by phone 678-371-8747.

The proposed site plan is included.

Sincerely,

Jason Buxton
SpaDos, 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: DEBORAH SMALL Telephone: 770-376-9798Address: 5001 PEACHTREE BLVD. Suite: 610City: CHAMBLEE State: GA Zip: 30341 Fax: N/AMobile Tel: 770-376-9798 Email: deborahsmall1109@gmail.com**Subject Property Information:**Address: WINWARD COMMONS (SHOPPING CENTER)
12850 ALPHARETTA HIGHWAY, ALPHARETTA, GA 30004 Current Zoning: C2District: 2 Section: 2 Land Lot: 1112, 1049 Parcel ID: 2251201112035.7Proposed Zoning: CUP Current Use: strip shopping center**This Application For Check All That Apply**☒ Conditional Use☐ Rezoning☐ Variance☐ Comprehensive Plan Amendment☐ Master Plan Amendment☐ Master Plan Review☐ Public Hearing☐ Other Specify: _____☐ Exception

10/31/18

HAND & STONE MASSAGE AND SPA

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

As a national chain, Hand and Stone massage and facial Spa, will bring brand awareness to the existing property and will add to the base of existing businesses within the 10 mile radius of Hwy 9.

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

We anticipate the brand recognition of Hand and Stone massage and Facial Spa will enhance the property and add/increase drive and foot traffic within this area.

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

Yes, it could be developed for economic gain for the community as it will bring employment opportunities for the residents and taxes for the city to collect.

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

As a national chain that is dependent on memberships, we anticipate on the low end the following

85 new clients per week x 4 weeks = 340 x 12 month = 4080 a yr

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

For schools, we partner with schools and take care of the teachers and admin. staff throughout the year by sponsoring the local teams and PTA events and other fundraising.

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

As the ACP keeps in mind the community vision and goals, Hand and Stone massage and Facial Spa, looks forward to, partnering with the community and supporting surrounding businesses, schools and residents.

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

Not to our knowledge.

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.

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: SPA DDS, LLC (MEMBER - JASON BUXTON)

Subject Public Hearing Case: Hand and Stone, 12850 Alpharetta Highway
Alpharetta, GA 30004

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: _____ 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: _____

Jason Buxton

Date: 9/27/18

APPLICANT REQUEST AND INTENT

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

- FRANCHISED LOCATION OF "HAND & STONE MASSAGE AND FACIAL SPA."
- NATIONAL FRANCHISE BRAND, INCLUDES 350+ LOCATIONS IN U.S. & CANADA, INCLUDING FIVE OTHER EXISTING LOCATIONS IN GA. (MARIETTA, PEACHTREE CITY, SANDY SPRING, CHAMBLEE, ETC.)
- SERVICES INCLUDE THERAPEUTIC MASSAGE, SKIN CARE, HAIR REMOVAL, FACIALS, AND THE SALE OF RELATED PRODUCTS.

Applicant's Request (Please itemize the proposal):

- GRANT A CONDITIONAL USE PERMIT TO ALLOW BUSINESS TO OPERATE IN THIS SHOPPING CENTER.

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

- OPERATION OF THE FRANCHISED BUSINESS DESCRIBED ABOVE.

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:

Hand and Stone, 12850 Alpharetta Highway, Alpharetta GA 30004

Contact Name:

DEBORAH SMALL

Telephone:

770-376-9798

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 list

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.

10/31/18

RUCKER RALPH & SARAH
1780 BIRMINGHAM RD
ALPHARETTA GA 30004

GENOA DEERFIELD LLC
3330 CUMBERLAND BLVD SUITE 250
ATLANTA GA 30339

CU-18-12
HAND & STONE MASSAGE AND SPA
KHAN HASAN NEWAZ & FARHANA SHARITA
2703 AUGERON CT
ALPHARETTA GA 30004

ROYAL BRIGHT SERVICES INC
19711 RIDGEWOOD PL
YORBA LINDA CA 92886

DEERFIELD SQUARE ASSOC LLC
1545 PEACHTREE ST # 250
ATLANTA GA 30309

DONIPARTHI HEMA N & NALLNIKISHNA K
1200 S BENTLEY CREEK DR
ALPHARETTA GA 30004

FIROOZI PEGAH
10695 BRIDGEMOR DR
ALPHARETTA GA 30022

SHUBERT & BOOTH WINDWARD 3 LLC
234 W 44TH ST
NEW YORK NY 10036

D R HORTON INC
8200 ROBERTS DR SUITE 100
SANDY SPRINGS GA 30350

ANDY & MARCI FRIED REALTY LLC
6105 BLUE STONE RD #211
SANDY SPRINGS GA 30328-5905

HAMILTON CHASE ALPHARETTA LLC
828 BALLARD CANYON RD
SOLVANG CA 93463

JW HOMES LLC
4125 ATLANTA RD
SMYRNA GA 30081

STATON LLC
12910 HIGHWAY 9 NE
ALPHARETTA GA 30004-3609

NAVY FEDERAL CREDIT UNION
P.O. BOX 24526
MERRIFIELD VA 22119-4626

TCF CHARITABLE REAL ESTATE
50 HURT PLZ SUITE 449
ATLANTA GA 30303

HASHEMI FARIZAZ
2875 WEBB RD
ALPHARETTA GA 30004

SCOTT H LEE TR
P.O. BOX 8050 MS-0555
BENTONVILLE AR 72712-8050

FULTON GREENS LTD PTNRSHIP
6892 S YOSEMITE CT STE 2-105
CENTENNIAL CO 80112-1464

D2D WINDWARD WAY LLC
11770 HAYNES BRIDGE RD SUITE 205 2
62
ALPHARETTA GA 30009

WINDWARD PROMENADE L L C
210 INTERSTATE NORTH PKWY SE STE 50
ATLANTA GA 30339-2231

K L WALL LLC
6090 LIVELY CT
CUMMING GA 30040-6264

FRG LLC
27904 HWY 281 N #106
SAN ANTONIO TX 78260

PMB WINDWARD LLC
2000 RIVEREDGE PKWY STE 940
ATLANTA GA 30328

MOORE SAMUEL V & CHARLOTTE
2885 WEBB RD
ALPHARETTA GA 30004

D2D WINDWARD WAY L L C
11770 HAYNES BRIDGE RD SUITE 205 2
62
ALPHARETTA GA 30009

FIDELITY BANK
3490 PIEDMONT RD NE STE 1550
ATLANTA GA 30305

HALLMARK INVESTMENTS WINWARD LLC
4875 WINDWARD PKWY
ALPHARETTA GA 30004

TRIPLE R DEVELOPMENT GROUP LLC
11 HORSESHOE DR
GREENSBORO GA 30642-4842

COGBURN WALK HOMEOWNERS ASSOCIATIO
N INC
8800 ROSWELL RD BLDG/STE B100
SANDY SPRINGS GA 30350

WINDWARD PROFESSIONAL PAVILLION LLC
4895 WINDWARD PKY STE 200
ALPHARETTA GA 30004

10/31/18

MULLINAX DONA JEAN
12975 COGBURN RD
ALPHARETTA GA 30004

CU-18-12
HAND & STONE MASSAGE AND SPA

D2D WINDWARD WAY LLC
11770 HAYNES BRIDGE RD SUITE 205 2
62
ALPHARETTA GA 30009

LOWES HOME CENTERS INC
1000 LOWE'S BLVD
MOORESVILLE NC 28117

WINDWARD DV LLC
131 ROSWELL ST # B201
ALPHARETTA GA 30009

FULTON GREENS LTD PARTNERSHIP LLC
6892 S YOSEMITE CT STE 2-105
CENTENNIAL CO 80112-1464

FIRST UNION NATIONAL BANK
P.O. BOX 2609
CARLSBAD CA 92018-2609

WINDWARD COMMONS INC
500 N DEARBORN ST STE 400
CHICAGO IL 60654-3386

ARC CAFEUSA001 LLC
2325 E CAMELBACK RD STE 1100
PHOENIX AZ 85016

KMD ALPHARETTA LLC
2424 N FEDERAL HWY # 454
BOCA RATON FL 33431-7746

PROVIDENCE BANK
15 WINDWARD PKWY
ALPHARETTA GA 30004

10/31/18

CU-18-12

HAND & STONE MASSAGE AND SPA

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: IVT Windward Commons Alpharetta, LLC

Telephone: (630) 570-0700

Address: 3025 Highland Parkway

Suite: 350

City Downers Grove

State: IL

Zip: 60515

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: Jason Buxton

Telephone: 678-371-8747

Address: 2150 Fincher Road

Suite:

City Canton

State: GA

Zip: 30114

So Sworn and Attested:

IVT Windward Commons Alpharetta, LLC, a Delaware limited liability company
 By: IVT OP Limited Partnership, a Delaware limited partnership, its sole member
 By: IVT OP GP, LLC, a Delaware limited liability company, its general partner
 By: Inver Trust Properties Corp., a Maryland Corporation, its sole member

Owner Signature: _____

By: _____

Date: 10/3/18

Notary: _____

AMY E. MARTINEZ Vice President General Counsel and Secretary
 Official Seal
 Notary Public - State of Illinois
 My Commission Expires Apr 5, 2022

Notary Signature: _____

Date: 10/3/18

SCHEDULE A (Continued)

File No.: **NCS-801242-CHI2**

Policy No.: **NCS 801242**

Parcel 1

All that tract or parcel of land lying and being in Land Lots 1112 and 1049, 2nd District, 2nd Section, Fulton County, Georgia, and being more particularly described as follows:

Beginning at a right-of-way monument found at the intersection of the northwesterly right-of-way of State Route 9 (80-foot right-of-way) and the Land Lot Line common to Land Lots 1112 and 1113, aforesaid district and county; thence leaving said Land Lot Line and along the northwesterly right-of-way of State Route 9, run along the arc of a curve to the left, said arc having a radius of 2,904.90 feet and a distance of 400.07 feet (being subtended by a chord bearing South 65 degrees 26 minutes 39 seconds West, 399.76 feet) to a point; thence leaving said right-of-way, run North 29 degrees 02 minutes 31 seconds West, 189.00 feet to a point; thence South 60 degrees 24 minutes 13 seconds West, 242.89 feet to a point on the easterly line of Proposed Windward Parkway Extension; thence along the easterly line of said Proposed Extension, run the following three (3) courses and distances: North 34 degrees 05 minutes 15 seconds West, 56.15 feet to a point; along the arc of a curve to the right, having a radius of 1100.00 feet and a distance of 487.62 feet (being subtended by a chord bearing North 21 degrees 23 minutes 18 seconds West, 483.64 feet) to a point; along the arc of a curve to the right, said arc having a radius of 1100.00 feet and a distance of 161.90 feet (being subtended by a chord bearing North 04 degrees 28 minutes 21 seconds West, 161.75 feet) to a point at the Southwest corner of property now or formerly Fulton Greens Limited Partnership; thence leaving said Proposed Extension, and with the southerly line of Fulton Greens, run North 88 degrees 30 minutes 18 seconds East a distance of 22.57 feet to a 1/2 inch rebar found; thence North 88 degrees 02 minutes 04 seconds East a distance of 170.96 feet to a 1/2 inch rebar found in concrete at the Southwest corner of property now or formerly Potts; thence with the southerly line of Potts, run North 88 degrees 05 minutes 58 seconds East a distance of 311.88 feet to a half-inch rebar found at the Northwest corner of property now or formerly Hardeman; thence with the southerly line of Hardeman and the southerly line of property now or formerly Kingsolver, run North 88 degrees 04 minutes 09 seconds East, 381.86 feet to a steering rod on the westerly line of property now or formerly Winsberg, said westerly line also being the Land Lot Line common to Land Lots 1049 and 1048, aforesaid district and county; thence along the westerly line of Winsberg and the Land Lot Line common to Land Lots 1049 and 1048, run South 00 degrees 14 minutes 58 seconds East, 256.73 feet to three-quarter inch open-top pipe found; thence continuing along said common Land Lot Line, run South 00 degrees 09 minutes 41 seconds West, 310.18 feet to a right-of-way monument found at the intersection of the northwesterly right-of-way of State Route 9 and the Land Lot Line common to Land Lot 1112 and Land Lot 1113 and the Point of Beginning.

Said tract contains 11.90 acres and is depicted as "Developer Tract Phase I(A)," and "Developer Tract Phase I(B)," and "Kroger Tract" and "Developer Tract Phase II" on that certain ALTA/ACSM Land Title Survey for NationsBank, Faison-Fulton Greens, LLC, and Chicago Title Insurance Company by Armstrong Land Surveying, Inc., certified by Robert T. Armstrong, GRLS No. 1901, dated June 1, 1998, last revised March 17, 1999.

Parcel 2

Easements and other interests in real property contained in that certain Declaration of Restrictive Covenants by Fulton Greens Limited Partnership dated July 1, 1998, filed for record July 13, 1998 and recorded in Deed Book 24781, Page 1, aforesaid records; as affected by Amendment to Declaration of Restrictive Covenants by Fulton Greens Limited Partnership dated May 12, 1999, filed for record May 28, 1999 and recorded in Deed Book 26760, Page 181, aforesaid records.

Parcel 3

Easements and other interests in real property contained in that certain Sanitary Sewer Easement Agreement by and among Pioneer Real Estate Development, Inc., Martha James Stone, Fulton Greens Limited Partnership and Faison-Fulton Greens, LLC dated August 18, 1998, filed for record August 31, 1998 and recorded in Deed Book 25173, Page 258, aforesaid records; as amended by Amendment to Sanitary Sewer Easement Agreement by and among Fulton Greens Limited Partnership and Faison-Fulton Greens, LLC dated February 25, 1999, filed for record February 26, 1999 and recorded in Deed Book 26187, Page 186, aforesaid records; as amended by Second Amendment to Sanitary Sewer Easement Agreement by and among Fulton Greens Limited Partnership and Faison-Fulton Greens, LLC dated May 12, 1999, filed for record June 25, 1999 and recorded in Deed Book 26933, Page 305, aforesaid records.

Parcel 4

Easements and other interests in real property contained in that certain Drainage Easement Agreement between Fulton Greens Limited Partnership and G&H Woodward, LLC dated February 25, 1999, filed for record February 26, 1999 and recorded in Deed Book 26187, Page 220, aforesaid records.

Parcel 5

Easements and other interests in real property contained in that certain Reciprocal Easement Agreement by and between Faison-Fulton Greens, LLC and Fulton Greens Limited Partnership dated May 12, 1999, filed for record June 25, 1999 and recorded in Deed Book 26933, Page 275, aforesaid records.

Parcel 6

Easements and other interests in real property contained in that certain Drainage Easement Agreement by and between Faison-Fulton Greens, LLC and Fulton Greens Limited Partnership dated May 12, 1999, filed for record June 25, 1999 and recorded in Deed Book 26933, Page 286, aforesaid records.



August 2, 2018

Jason Buxton
2150 Fincher Road
Canton, GA 300114

RE: Proposal for Architectural and Engineering Services

Hand and Stone, Alpharetta, GA

Dear Jason,

Thank you for the opportunity for HS Design, LLC (referred to as "HS Design" or the "Architect") to provide you with a proposal for Architectural and Engineering Services for your upcoming spa in Alpharetta, GA. By being an in-house architectural firm solely dedicated to H&S Franchise owners, our primary focus is to provide you with accurate construction documents, professional service, and quick turnaround times, all of which are at a competitive rate.

Project Description:

The scope of work for this project will consist of tenant improvements for a new Hand and Stone location at Winward Commons Shopping Center in Alpharetta, GA. The space is approximately 2,250 sf.

The layout of the spa will be shown as the Concept Plan and will include the following:

- 7-8 Treatment Rooms
- One (1) Couple's Treatment Room
- Reception and Waiting Area
- Office
- Two (2) Restrooms
- Employee Break Room
- Storage Closets

Spa construction will generally include metal stud walls and drywall and follow materials as dictated by local building codes.

No exterior alternations are anticipated except for a new store sign.

Scope of Services:**Schematic Design:**

A Concept Plan will be created based on building shell drawings obtained from the landlord. If accurate shell drawings are not obtainable, it may be necessary for us to conduct a site survey of the premises before proceeding further. The site survey would be a flat fee of \$1,500 plus direct reimbursement for travel expenses. See *Reimbursable Expenses*.

Construction Documents:

Once the Concept Plan is complete and has been approved by you, the Client and Hand & Stone Franchise Corp., drawings will proceed to the Construction Document phase. Any significant changes made to the base plan after approval is subject to additional design fees.

Construction Documents will consist of plans, elevations, details, schedules and specifications in sufficient detail to receive building permits and for a qualified contractor's use for construction.

Construction Documents will include architectural, HVAC, plumbing and electrical design. The fire suppression and/or fire alarm will be designed by the contractor. Fire suppression scope is limited to the location of sprinkler heads as required.

HVAC design will include design of ductwork. Exhaust fans will be provided for the toilet rooms. Structural supports for the units will be indicated.

Plumbing design is limited to water and sanitary riser diagram and plans.

Electrical design will include new lighting, receptacles, switches and other power requirements.

Upon the completion of the initial Construction Documents, a "check set" will be provided to you, the Client as well as the landlord for review and to provide comments. Comments will then be incorporated into the drawings prior to issuing completed permit sets.

Bidding:

H&S Director of Construction, Nick Malone, can provide assistance when sending the project out to bid. HS Design will be available to answer any requests for information (RFIs) from bidding contractors.

Permitting:

You will be provided with sets of signed and sealed Construction Documents for submission for permits. Payment of review or permit fees is not included in this proposal.

Once all comments are received from the building department, they will be addressed in order to obtain plan check approval. Re-submissions will be made via your contractor. Any changes that require significant deviation from the completed drawings will be considered additional services.

This proposal does not include completion of permit forms or providing information about the building shell or site.

Permit Expediting Services:

HS Design can coordinate permit expediting services (highly recommended) on your behalf to help streamline the project. In many cases, this can move your Grand Opening up by weeks! These fees range from \$900 to \$2,250 for most locations.

Base Project Fees:

The fees for the services listed above are as follows:

Architectural Services (Schematic Design and Construction Documents)	\$5,000
Engineering Services (Construction Documents)	\$5,500
Total	\$10,500

Retainer:

An initial retainer of \$2,000 is required at the commencement of our services.

Administrative Fees:

Electronic (unsigned and unsealed) sets will be provided to the Client and Hand & Stone Franchise Corporation at no additional costs. Any hard copies of drawings and/or signed and sealed digital copies required by the building department for permit review and/or by the landlord will be billed as required. Printing/postage/shipping will be charged at 1.10 times costs. *See Reimbursable Expenses below.*

Reimbursable Fees:

Reproductions and other administrative expenses:	1.10 times cost
Travel (mileage)	current IRS rate for mileage
Travel, lodging, meals	cost

Additional Services:

Additional Services, which shall be billed in addition to this proposal, include, but are not limited to:

- Design services requested by you that are beyond the scope of the work or that deviate significantly from the initial scope of the work.
- Review of millwork shop drawings, plumbing submittals, electrical submittals, etc.
- Verification of existing conditions of the shell space.
- Site Visits
- Environmental Remediation
- Design and drawings for signage, or other graphics.
- Structural alterations.
- Energy calculations for the building shell.
- Isometric Riser Diagrams
- Meetings with utility companies.
- Preparing As-Built drawings at completion of construction.
- Fault Current Calculations
- Review of Applications for Payment
- LEED design and documentation
- Preparation of Sample Boards

These services can be provided at the following hourly rates, and will only be undertaken with your approval:

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HAND & STONE MESSAGE AND SPA

Architect: \$150.00 per hour
Project Manager: \$100.00 per hour

Preliminary Schedule:

Schematic Design:	< 3 business days from contract execution
Construction Documents (check set):	max 30 business days from Schematic Design approvals
Permit sets ready to ship:	< 5 business days from receipt of final Client and Landlord comments

Respectfully Submitted:



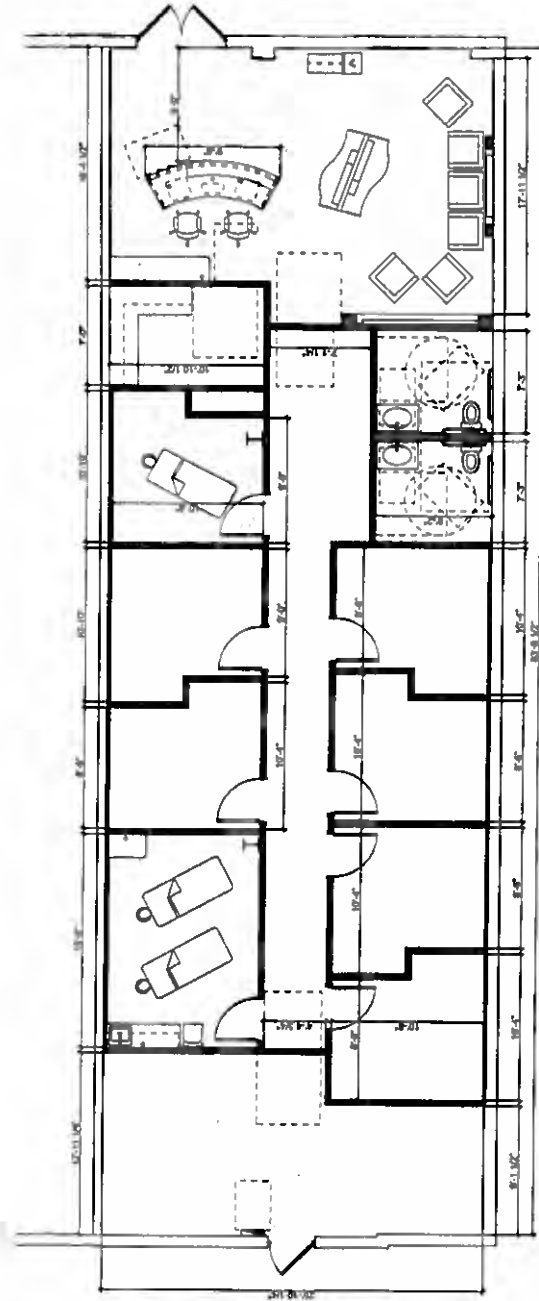
Maryanne E Vizoco
HS Design, LLC

Acceptance: If accepted please sign one copy of this signature page and return with the retainer payment. Upon acceptance and execution this proposal becomes a legally binding agreement. The Terms and Conditions attached hereto are incorporated herein and shall apply to this proposal.

X _____ X _____
(Client) (Date)

HAND & STONE - ALPHARETTA, GA
TEST FIT
07-03-18mty

CU-18-12



10/31/18

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CU-18-12

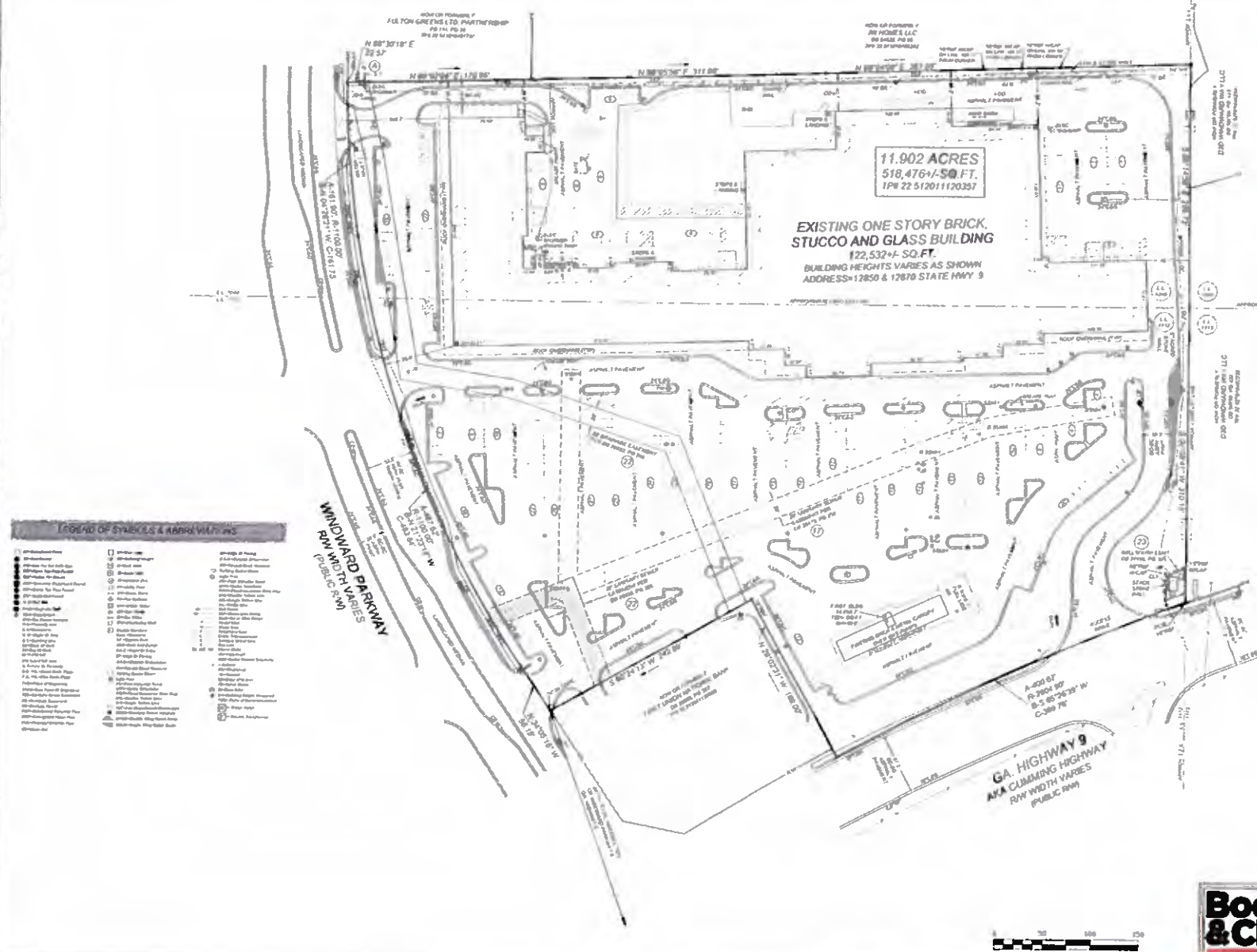


FLOOD NOTE
No portion of this property is in a Special Flood Hazard Area as shown on the Flood Insurance Rate Map currently in effect as of 09/15/2015.



THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE GEORGIA SURVEYING ACT OF 1967, AS AMENDED, AND THE PROFESSIONAL SURVEYOR'S OATH. THE SURVEYOR'S CERTIFICATE OF REGISTRATION IS ON FILE WITH THE SURVEYING BOARD OF THE STATE OF GEORGIA.

Bock & Clark National Coordinators
1-(800)-SURVEYS (787-8363)
Bock & Clark Corporation
3550 W Market Street, Suite 200
Akron, Ohio 44333
www.bockandclark.com



LEGEND OF SYMBOLS & ABBREVIATIONS

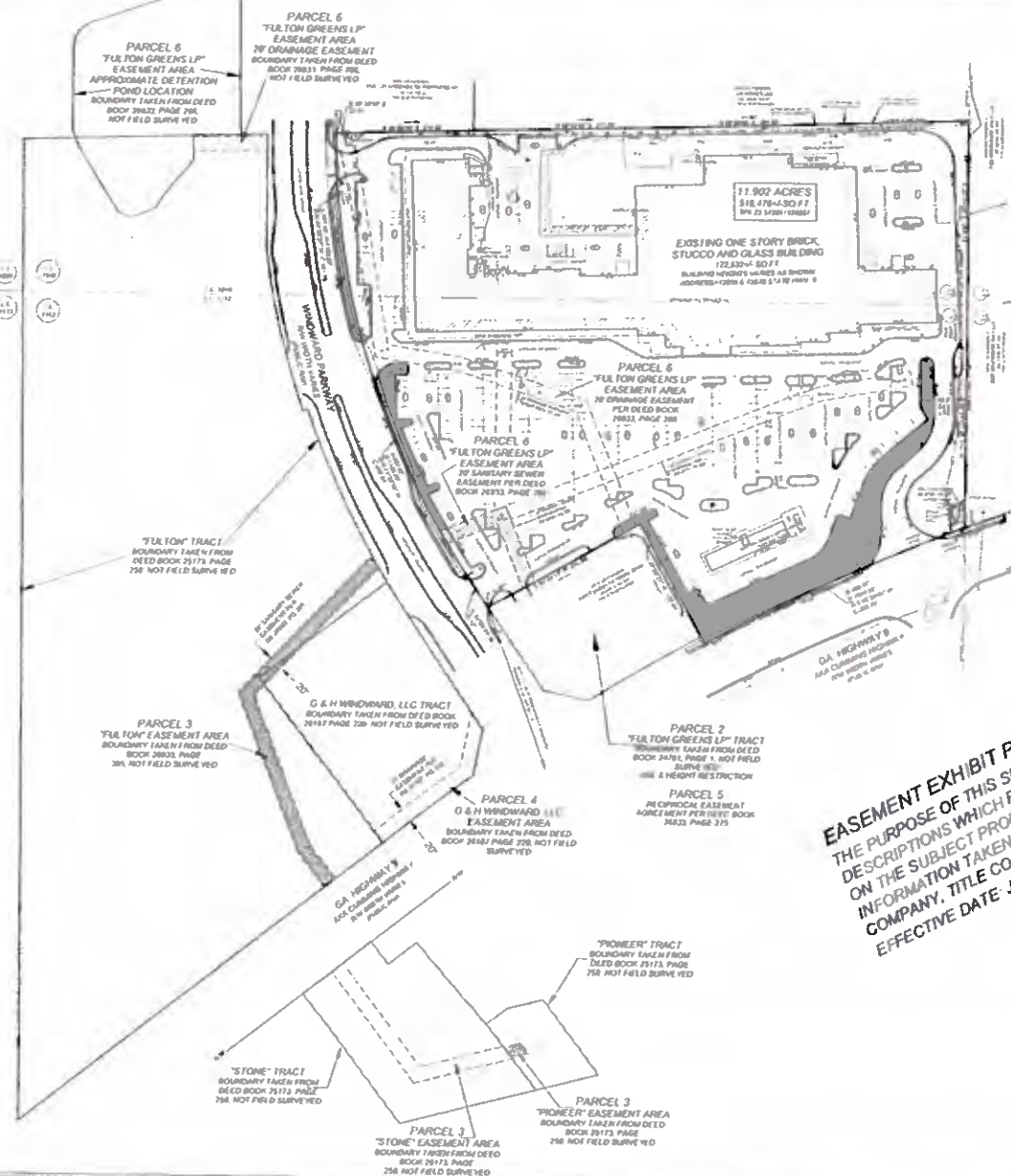
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10/31/18

HAND & STONE MASSAGE AND SPA

CU-18-12



GA HIGHWAY B
N/A Cushting Inquiries
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drain to other

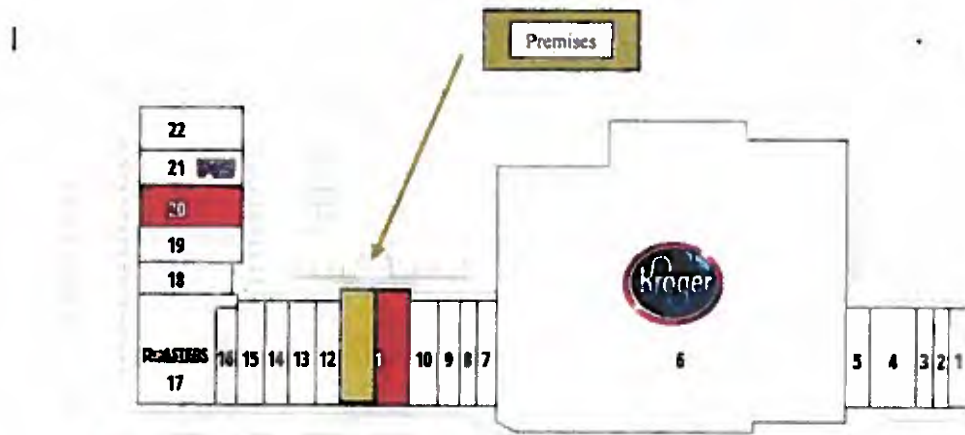
EASEMENT EXHIBIT PLAT:
THE PURPOSE OF THIS SHEET IS TO SHOW PARCELS 2-6 OF RECORD
DESCRIPTIONS WHICH RELATE TO VARIOUS EASEMENTS LOCATED
ON THE SUBJECT PROPERTY AND ADJACENT PROPERTIES.
INFORMATION TAKEN FROM FIRST AMERICAN TITLE INSURANCE
COMPANY, TITLE COMMITMENT NUMBER: NCS-801242-CH/2 BEARING
EFFECTIVE DATE: JUNE 13, 2016.

LEGEND OF SYMBOLS & ABBREVIATIONS

□ Unemployment Rate
 □ Employment 1st 900 day
 □ Employment 2nd 900 day
 ■ Minimum Age/16
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tsay@boclark.com • boclark@boclark.com
www.boclark.com

EXHIBIT "A" – SITE PLAN "Suite 1100"



Formatted: Centered

Monument Sign

Windward Parkway

Wroger Fuel Center

Monument Sign

Alpharetta Highway (GA-9)

Total SF: 117,234
Monument Signs: 2
Parking: 513 Spaces



HAND & STONE
MASSAGE AND FACIAL SPA

Welcome
to Hand & Stone Real Estate



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CU-18-12
HAND & STONE MASSAGE AND SPA

HAND & STONE
MASSAGE AND FACIAL SPA

Welcome
to Hand & Stone Real Estate



Massage + Facial + Waxing

Delivering spa services to the middle market with professionalism, affordability and convenience.



massage



facials



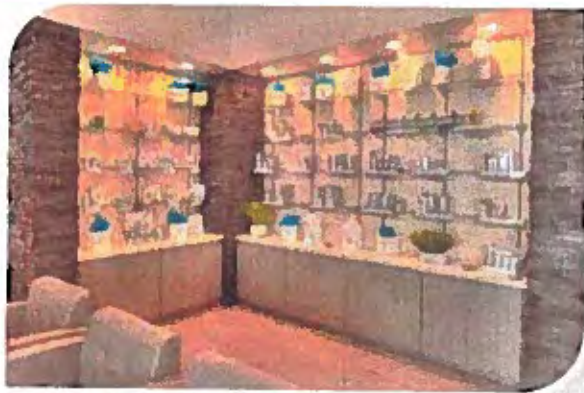
waxing

Brand Vision

- Professional, convenient spa services priced 40% less than traditional spas
- Offers a membership-based program that saves customers money and allows for affordable luxury services to be part of their healthy lifestyle
- Provides for a new business model that creates demand with attractive pricing and convenience
- Open 7 days a week, 50% of appointments are reserved same day



Site Requirements



- 2,000 to 3,500 sq. feet with minimum 25' frontage
- Power centers, daily use and lifestyle centers
- Co-tenants with female oriented or grocery focus; Wegmans, Whole Foods, Kohls, Target, Ross, Marshalls, salons, fitness, vitamins
- Demographics: 70/30 female/male customer base; average household income \$61,000, traffic minimum 20,000; 119,000 population within 10 minutes, GLA of 1,800,000 retail within 8 minutes



Target Deal Terms



- Base rent from \$18 to \$35 plus extras
- 5-year lease with 5-year option
- No percentage rent
- 120 days for build out from permits from vanilla box
- \$20-\$35 per sq. foot in tenant allowance from vanilla box
- HVAC of 1 ton per 250 sq. feet
- Exclusives for massage, facials, hair removal



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CU-18-12

Top Quality Build-out



- Professionally designed by Hanson Design Group to have a spa look and feel
- 8 to 13 rooms, with a couples room and two facial rooms
- Water in majority of rooms to provide additional spa services
- Top quality materials including granite surface top, ceramic tile, custom cabinetry
- Premium retail display and product lines – Dermalogica™, Clarity RX™



HAND & STONE
MASSAGE AND FACIAL SPA

Welcome
to Hand & Stone Real Estate



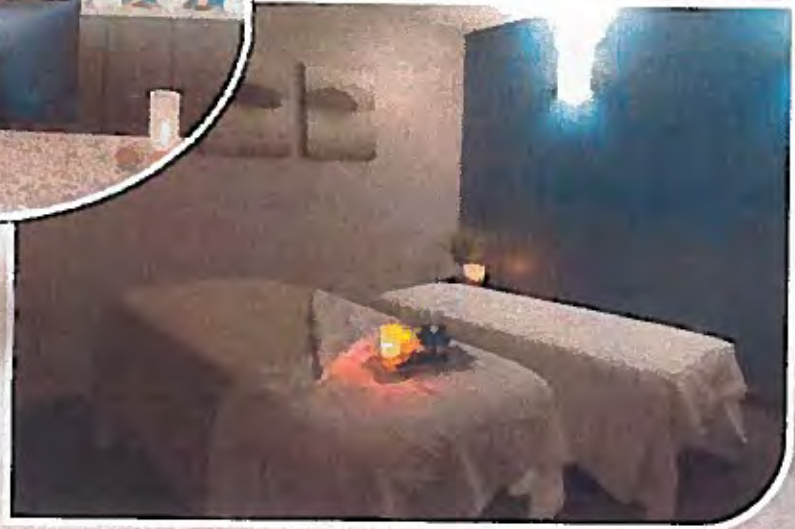
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MASSAGE AND FACIAL SPA

Welcome
to Hand & Stone Real Estate



Strength of Tenancy



Only spa franchise designed to provide full services in each treatment room.



Clean, Quiet Tenant

- No odors or noise
- Draws 250 customers per week
- Franchisees required to spend 5% of sales on advertising



Solid Franchisee Tenants with Franchisor Support

- Franchisees must be owner operated
- \$750,000 min. net worth
- Typically out placed professionals
- Avg. Sales over \$1,200,000 for mature spas
- Comps up 27% in 2016
- Total investment \$750,000
- Franchisor controls/assists with building plans, construction, contractor



Recent Deals Completed

- Developers Diversified Realty
- Federal Realty
- Kimco Vornado
- Regency Center
- Brixmor
- Fameco Real Estate
- Cherry Hill Retail Partners
- The Irvine Company



HAND & STONE
MASSAGE AND FACIAL SPA

Welcome
to Hand & Stone Real Estate



For More Information

ksmith@handandstone.com
Tel. 215-259-7540 x205
Kris Smith, VP of Real Estate



Spa Dos, LLC dba Hand and Stone Massage and Facial Spa

12850 Alpharetta Highway Ste 1100

Alpharetta, Georgia 30004

Windward Commons Shopping Center

Jason Buxton: Owner

C: 678-371-8747

Email: jasonbuxton2020@gmail.com

Deborah Small: Operations Director

C: 770-376-9798

Email: deborahsmall09@gmail.com



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

CITY COUNCIL:

JANUARY 14, 2019

This item was heard at the 12/6/2018 Planning Commission meeting. Staff recommended denial of the item. One resident spoke in support stating that the development is needed in order to provide attainable housing options in the City. After discussion, the Planning Commission recommended to approve the item subject to staff's recommended conditions. Vote (4-3)

The applicant was granted a deferral to the January 14, 2019 Council meeting to provide the applicant with additional time to address staff concerns over open/greenspace, parking and tree saves. The applicant provided a revised site plan, dated January 3, 2019. The table below provides a summary of the differences between the zoning plans presented to Planning Commission and Council. **Please note: The staff report 'Discussion' on the following pages does not reflect the applicant's latest zoning plan.**

	Current (Approved) Zoning Plan	Planning Commission Zoning Plan	Council Zoning Plan
Use	Stacked Flats	Townhomes	Townhomes
Dwelling Units	42	63	62
Bedrooms	Unknown	(22) 2-bedroom (41) 3-bedroom	(24) 2-bedroom (38) 3-bedroom
Overall Master Plan Density	6.53 du/ac	7.41 du/ac	7.33 du/ac
Open/Greenspace	1.43 acres	1.43 acres	1.41 acres
Linear Park (width)	30'	30'	20'
Units w/Driveways (min. 18', single-wide)	None	22 units (35%)	62 units (100%)
Guest Parking (On-Site)	16 spaces	15 spaces	12 spaces
Guest Parking (On- Street)	20 spaces	23 spaces	23 spaces
Overall Parking	2.67+ spaces/unit*	2.6 spaces/unit	3.18 spaces/unit (2 tandem spaces in each garage and 1 space in each driveway + guest parking)**
Tree Saves	None	None	25" Pine, 26" Pine, 18" Water Oak (off-site), Relocate or replace Ginkgo tree, Commit to planting 2 signature trees (min. 8" caliper maple, oak or elm)

*Parking rate likely higher. Condo garage parking included 2 spaces/unit and unspecified number of guest spaces.

**2.56 spaces/unit, if only counting 1 of the covered tandem spaces, per ITE Manual.

II. RECOMMENDATION:

Approve MP-18-10 Notting Hill of Alpharetta, subject to the following conditions:

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. 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 1.43 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 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. 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. Min. 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 seating/gathering areas, lighting (pedestrian and bollards), landscape and hardscape. A wayfinding sign shall be placed at a key location along the trail. Alpha Loop improvements, outside of required 6' sidewalk, shall be eligible for impact fee credits, as approved by Staff. Alpha Loop shall maintain min. 10' setback from residential buildings, as approved by Staff.
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. Developer shall save the following trees: #170 (38" Water Oak) OR #179 (24" Magnolia) and 16" Magnolia.
18. Developer shall identify locations with significant tree groupings and incorporate those groupings into the final site plan, as approved by Staff.
19. 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.
20. Corner of Thompson and Park Street shall be heavily landscaped, including a decorative wall and focal point feature, as approved by Staff.
21. Decorative paver aprons shall be required at each project driveway, as approved by Staff.
22. 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.
23. Developer shall provide easement to allow for a future connection between the property and the Post Office property through the East-West street/driveway.
24. Widths/lengths of fire department access road shall comply with Appendix D – Fire Apparatus Access Roads.
25. Streets less than 24' wide shall be marked "No Parking".
26. New overhead utilities shall be placed underground. 10' landscape strip on Park Street shall be exclusive of overhead utilities and utility easements.
27. 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, would 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 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 original Master Plan, as depicted below, was approved on March 30, 2015 as a mixed-use development and did not initially include the subject property. Stacked flats were previously approved on the portion of the property fronting Old Milton Parkway and west of Park Street. A portion of the subject

property was rezoned to DT-LW (Downtown Live-Work) on March 28, 2016 to allow seven (7) 'For-Sale' townhome units and ten (10) single-family detached homes. In early 2017, Phase II of the Master Plan was amended again 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 previous and current approvals, as well as the applicant's proposal and net change to the Old Milton Holdings Master Plan.

Original Old Milton Holdings Master Plan



Old Milton Holdings Master Plan History

	Original Master Plan	Portion of Subject Property	Current Master Plan	Proposed Master Plan	Net Change
Year	2015	2016	2017	Current	
Acreage	21.07 ac	2.19 ac	23.89 ac*	23.89 ac	
Residential	21 SFD 111 TH 54 Stacked Flats	10 SFD 7 TH	25 SFD 89 TH 42 Stacked Flats	25 SFD 152 TH	-42 Stacked Flats +63 Townhomes
Density	8.83 du/ac	7.76 du/ac	6.53 du/ac	7.41 du/ac	+0.88 du/ac

*23.89 ac = Original Master Plan + Portion of Subject Property + 0.63 acres at corner of Thompson and Park Streets.

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
Southernton/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 depicted below, the current site plan depicts stacked flat buildings over structured parking and oriented to two (2) large greenspaces and a 30' wide linear park along Thompson Street. The applicant provided an open/green space analysis of the current and proposed site plans, which shows that the amount of open/green space would generally remain the same at approximately 1.43 acres.

Current 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. Units 27 – 48 have minimum 18' driveways, which could accommodate one (1) additional parking space; however, the applicant intends to offer an option for those units to convert one (1) garage space to an office. Units 1 – 26 have driveways that are approximately five-feet (5') and Units 49 – 63 do not appear to 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. Based on two (2) parking spaces for each unit, as well as the guest and on-street parking, a total of 164 parking spaces are provided for a ratio of 2.6 spaces/unit. Due to concerns over the lack of available parking in some City townhome and condominium subdivisions, it is recommended that a condition be added requiring 3.75 parking spaces per unit. The current (approved) plan included parking underneath the stacked flat buildings with two (2) parking spaces being provided for each unit, as well as some additional guest parking available in the garages, 16 guest surface spaces and on-street parking.

A 30' wide linear park (civic area) is depicted along Thompson Street and includes a sidewalk and greenspace. The linear park is also depicted on the current (approved) plan, as well as on the south side of Thomson Street just west of Westside Parkway and along the frontage of the Thompson Street Flats project under construction on the west end of Thompson Street. It was previous conditioned 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, it is recommended that the developer 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 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

I. RECOMMENDATION:

Approve MP-18-10 Notting Hill of Alpharetta, subject to the following conditions:

1. The site, consisting of approximately ~~2.823.27~~ 1/3/2019 acres, shall be developed substantially similar to plan prepared by AEC, dated ~~11/29/2018~~ 1/3/2019, 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'~~ 20' 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~~ 3.18 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 1.43~~ 1.41 acres.
8. Linear Park shall be developed along Thompson Street with a minimum ~~30'~~ 20' 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 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. Architectural building materials, colors, features and/or elements for the townhome units fronting Thompson Street will be varied to create differentiation between buildings, subject to Staff approval. 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. Min. 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 ~~ing seating/gathering areas, lighting (pedestrian and bollards)~~ ing landscape and hardscape. A wayfinding sign shall be placed at a key location along the trail. Alpha Loop improvements, outside of required 6' sidewalk, shall be eligible for impact fee credits, as approved by Staff. Alpha Loop shall maintain min. 10' setback from residential buildings, as approved by Staff.

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. Developer shall ~~save the following trees: #170 (38" Water Oak) OR #179 (24" Magnolia) and 16" Magnolia~~ install minimum of two signature trees (min. 8" caliper maple, oak or elm) within the park/amenity areas.
18. Developer shall identify locations with significant tree groupings and incorporate those groupings into the final site plan, as approved by Staff. Developer will also relocate or replace the Gingko tree near the northwest corner of the property.
19. 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.
20. Corner of Thompson and Park Street shall be heavily landscaped, including a decorative wall and focal point feature, as approved by Staff.
21. Decorative paver aprons shall be required at each project driveway, as approved by Staff.
22. 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.
23. Developer shall provide easement to allow for a future connection between the property and the Post Office property through the East-West street/driveway.
24. Widths/lengths of fire department access road shall comply with Appendix D – Fire Apparatus Access Roads.
25. Streets less than 24' wide shall be marked "No Parking".
26. New overhead utilities shall be placed underground. 10' landscape strip on Park Street shall be exclusive of overhead utilities and utility easements.
27. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.

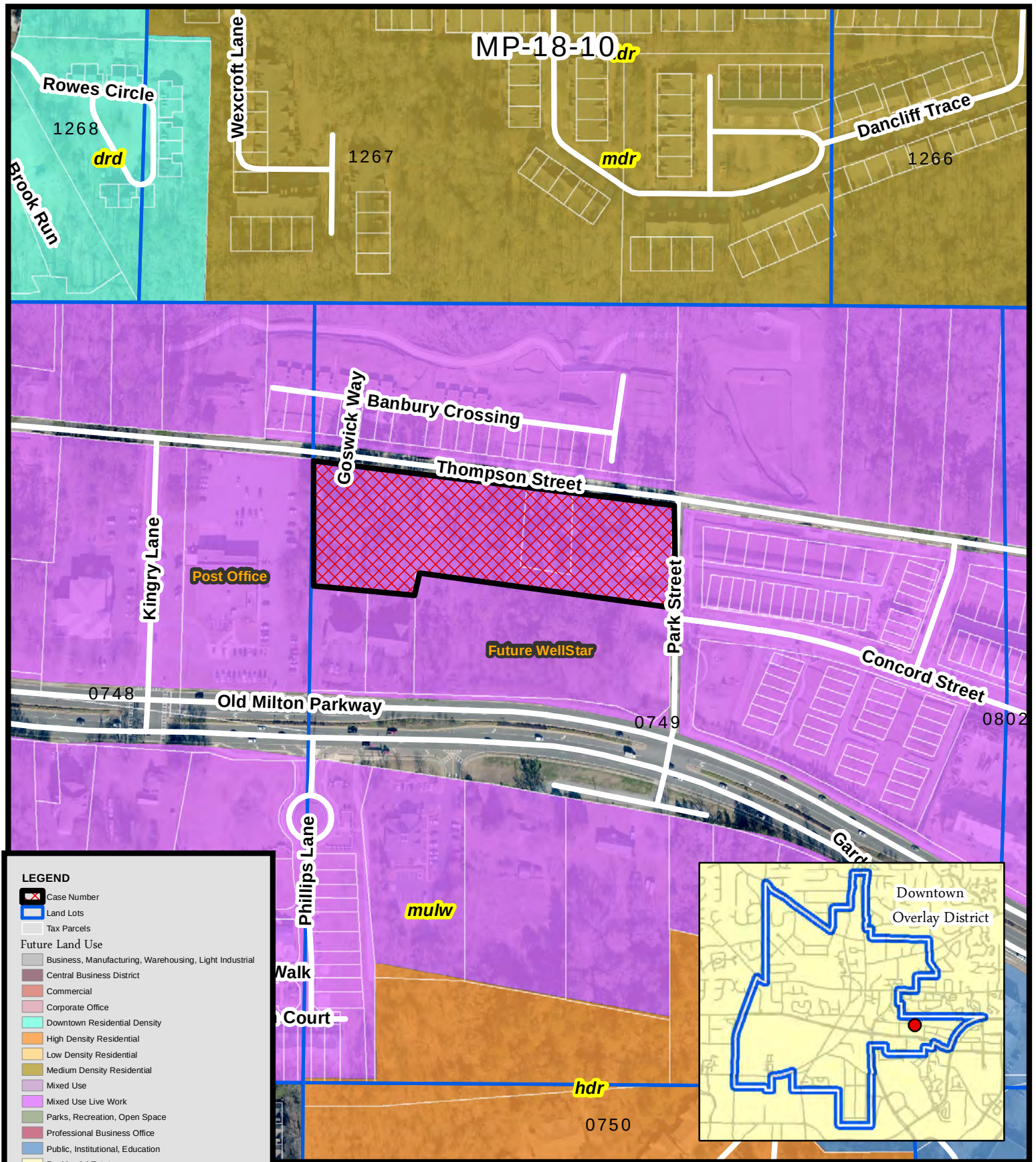


Aerial Map
Notting Hill of Alpha LLC
Thompson Street

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



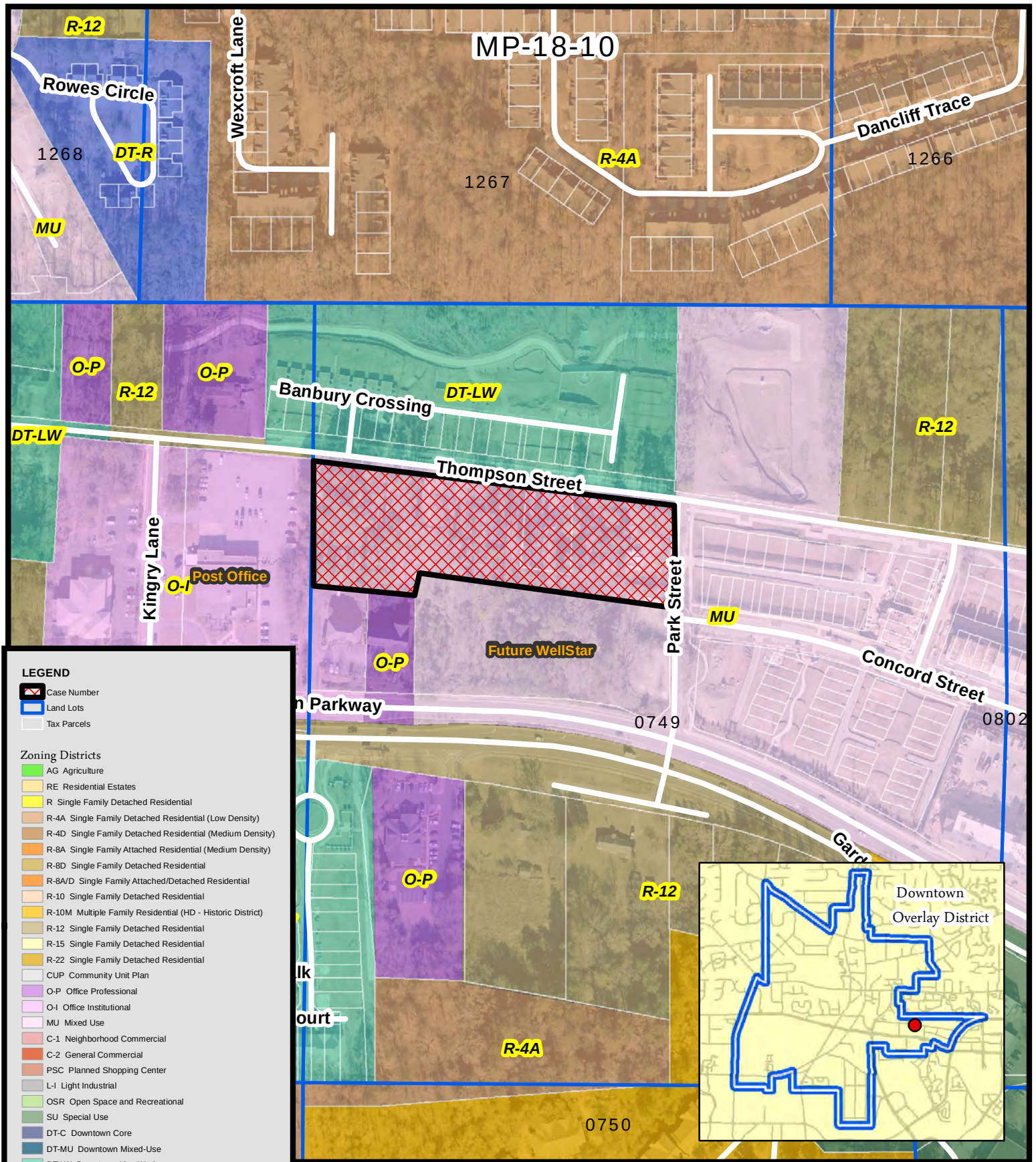


Future Land Use
Notting Hill of Alpha LLC
Thompson Street

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



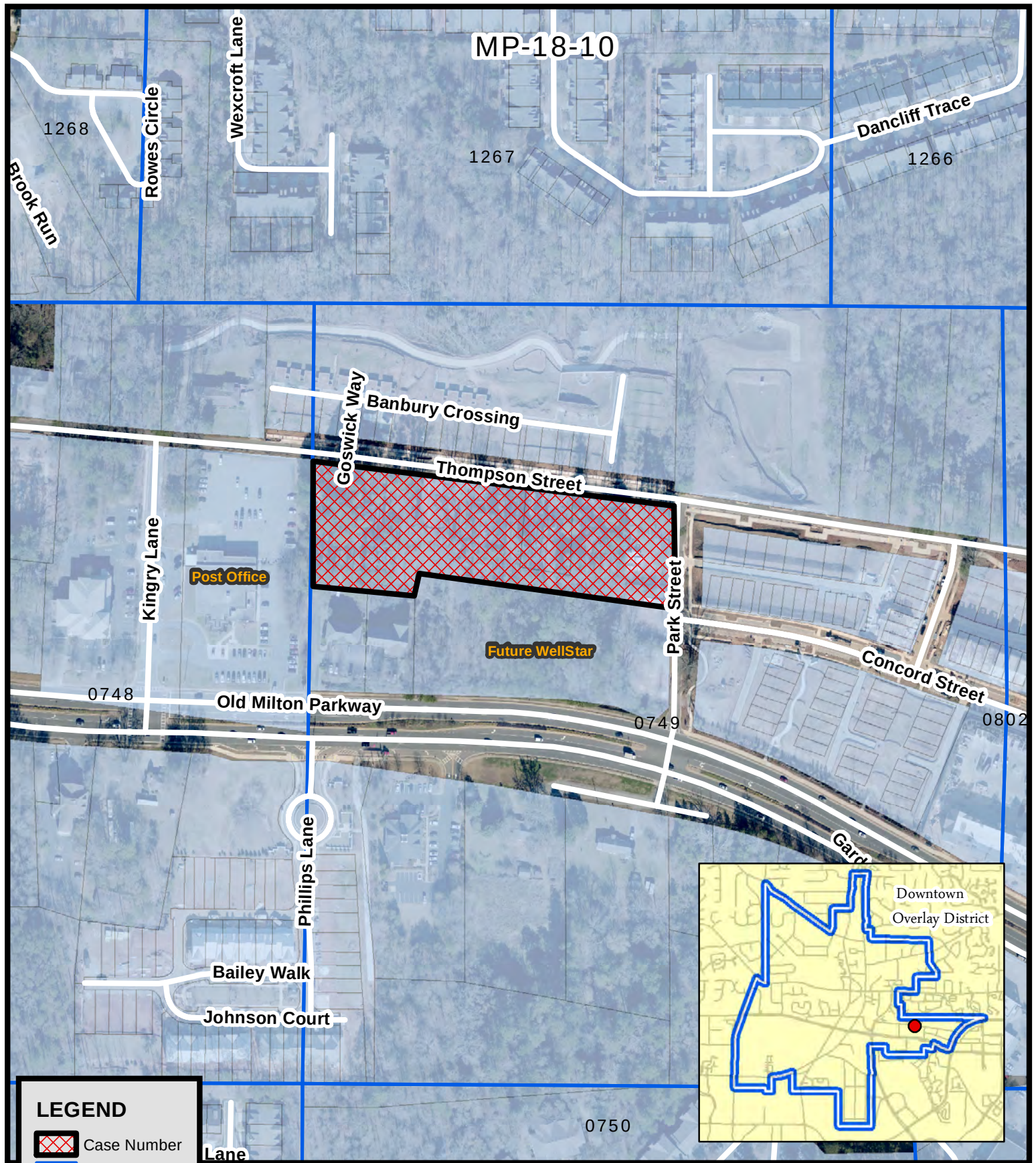


Zoning Map Notting Hill of Alpha LLC Thompson Street

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

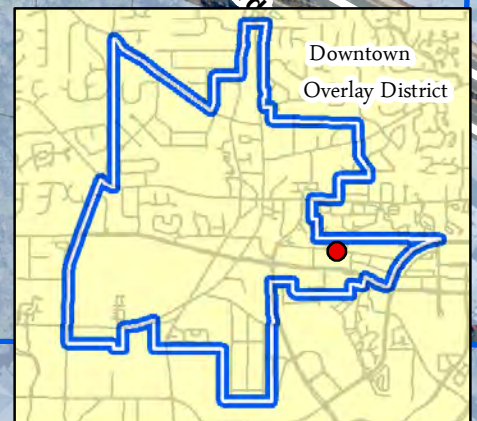
Location Map Provided by:
Community Development - GIS





LEGEND

-  Case Number
-  Land Lots
-  Tax Parcels

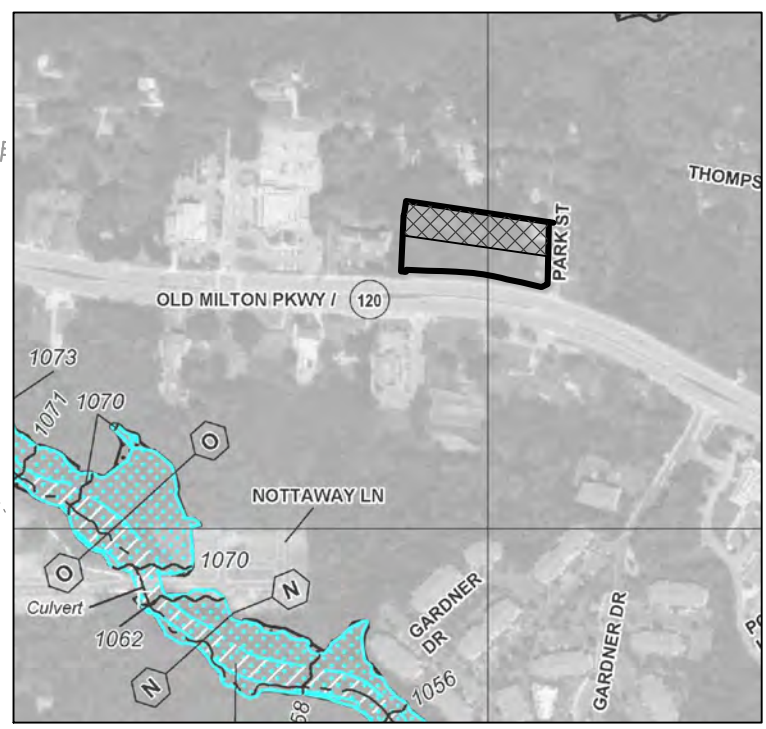
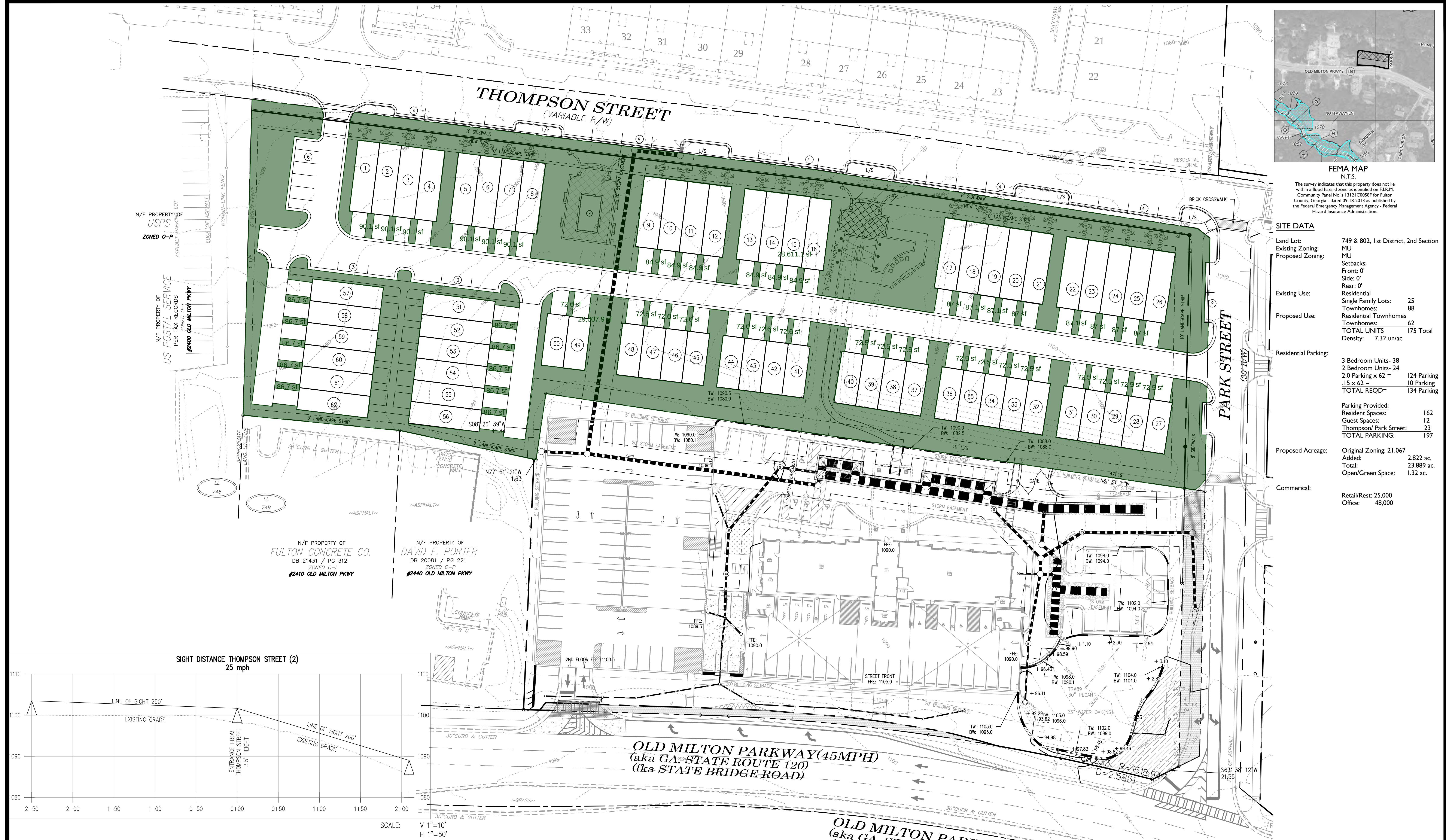


Location Map Notting Hill of Alpha LLC Thompson Street

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



FEMA MAP
N.T.S.

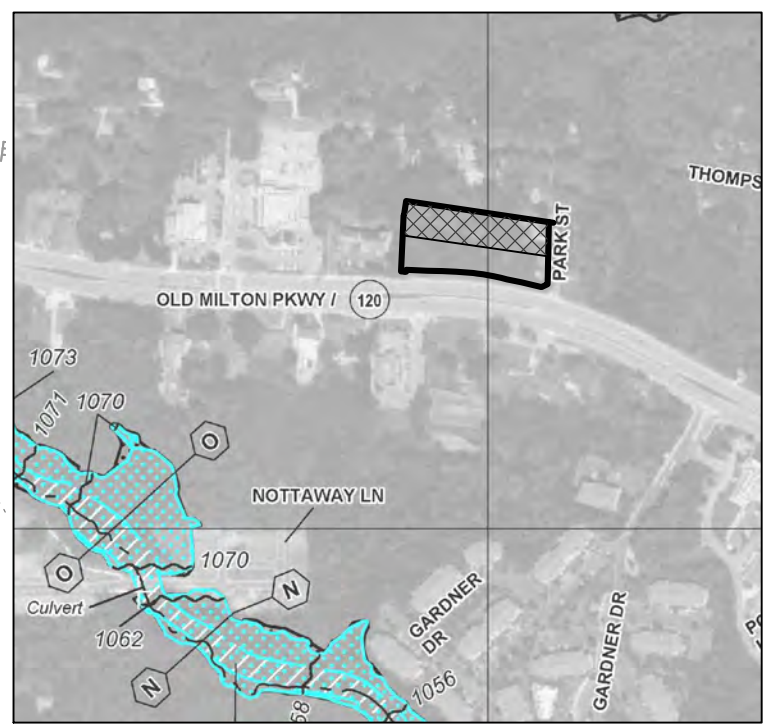
The survey indicates that this property does not lie within a flood hazard zone as identified on F.I.R.M. Community Panel No.'s 13121 C0058F for Fulton County, Georgia - dated 09-18-2013 as published by the Federal Emergency Management Agency - Federal Hazard Insurance Administration.

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: 62 TOTAL UNITS: 175 Total Density: 7.32 un/ac
Residential Parking:	3 Bedroom Units- 38 2 Bedroom Units- 24 2.0 Parking x 62 = 124 Parking 1.5 x 62 = 93 Parking TOTAL REQD= 134 Parking
Parking Provided:	162
Resident Spaces:	12
Guest Spaces:	12
Thompson/ Park Street:	23
TOTAL PARKING:	197
Proposed Acreage:	Original Zoning: 21.067 Added: 2.822 ac. Total: 23.889 ac. Open/Green Space: 1.32 ac.
Commercial:	Retail/Rest: 25,000 Office: 48,000

PROJECT INFORMATION

PROJECT NO.:	18-4219
DATE:	October 1, 2018, January 3, 2019
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.'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		
	Single Family Lots:	25	
	Townhomes:	88	
Proposed Use:	Residential Townhomes		
	Townhomes:	62	
	TOTAL UNITS	175	Total
	Density:	7.32	un/ac

Residential Parking:

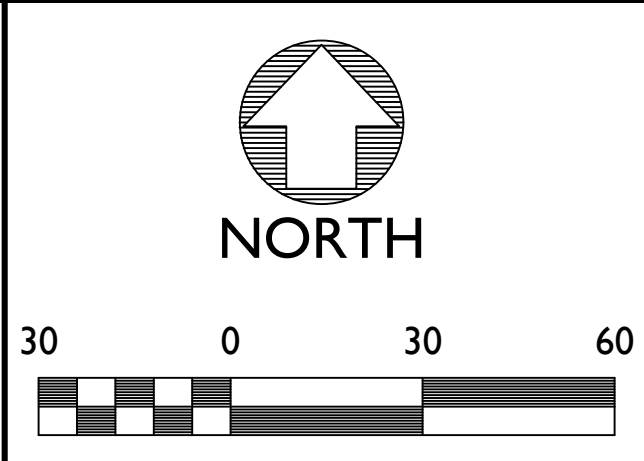
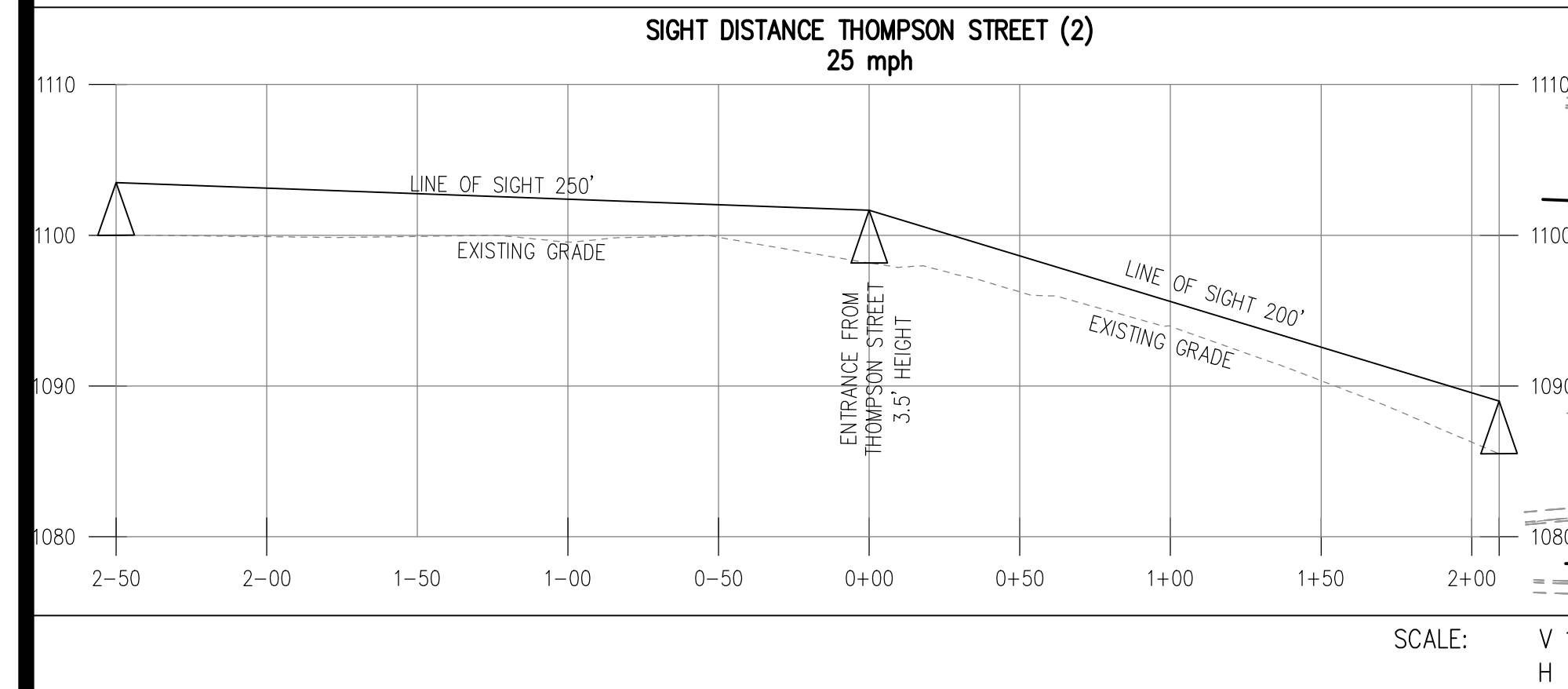
3 Bedroom Units- 38	
2 Bedroom Units- 24	
2.0 Parking x 62 =	124 Parking
.15 x 62 =	10 Parking
<u>TOTAL REQD=</u>	<u>134 Parking</u>

<u>Parking Provided:</u>	
Resident Spaces:	162
Guest Spaces:	12
Thompson/ Park Street:	23
<u>TOTAL PARKING:</u>	<u>197</u>

Proposed Acreage:	Original Zoning: 21.067
	Added: 2.822 ac.
	Total: 23.889 ac.
	Open/Green Space: 1.32 ac.

Commerical:

Retail/Rest:	25,000
Office:	48,000



PRELIMINARY SITE PLAN

NOTTING HILL

ALPHARETTA, FULTON COUNTY GEORGIA



PROJECT INFORMATION

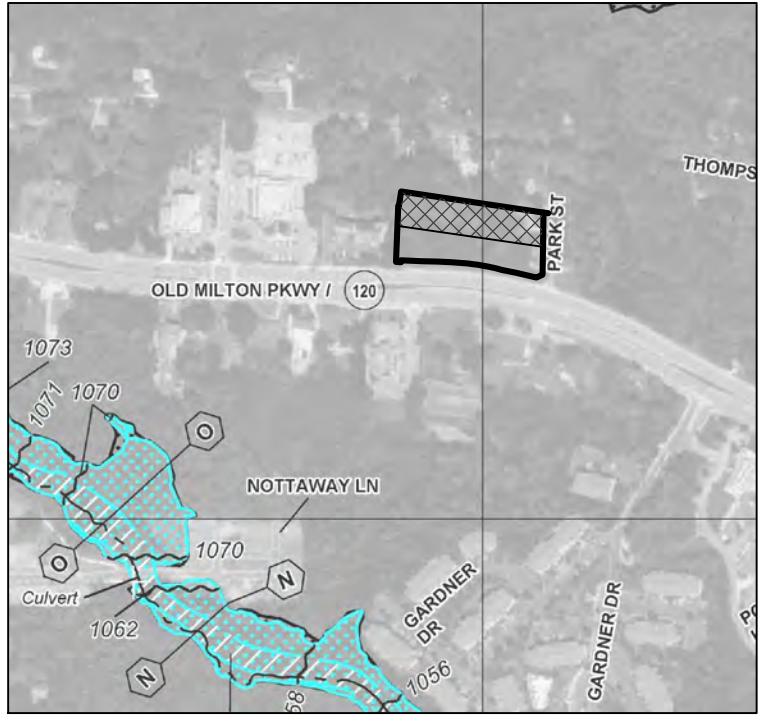
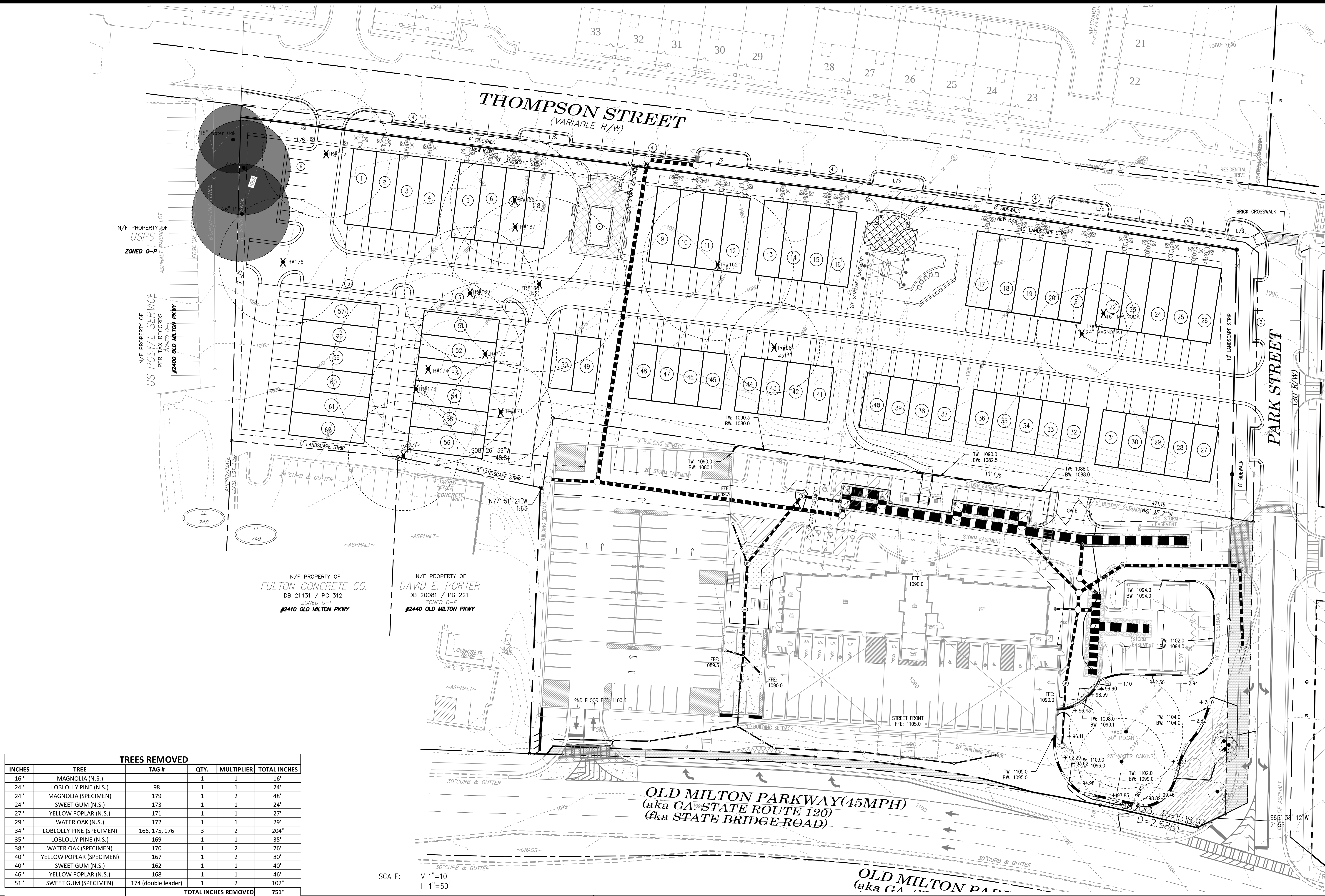
PROJECT NO.: 18-4219

DATE: October 1, 2018, January 3, 2019

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. 13121C0088F 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:	Setbacks: Front: 0' Side: 0' Rear: 0'
Existing Use:	Residential Single Family Lots: 25 Townhomes: 88
Proposed Use:	Residential Townhomes Townhomes: 62 TOTAL UNITS: 175 Total Density: 7.32 un/ac
Residential Parking:	3 Bedroom Units- 38 2 Bedroom Units- 24 2.0 Parking x 62 = 124 Parking .15 x 62 = 10 Parking TOTAL REQD= 134 Parking
Parking Provided:	Resident Spaces: 162 Guest Spaces: 12 Thompson/ Park Street: 23 TOTAL PARKING: 197
Proposed Acreage:	Original Zoning: 21.067 Added: 2.822 ac. Total: 23.889 ac. Open/Green Space: 1.32 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'

A

EC

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

NORTH

300

0

30

60

PRELIMINARY TREE
REMOVAL PLAN

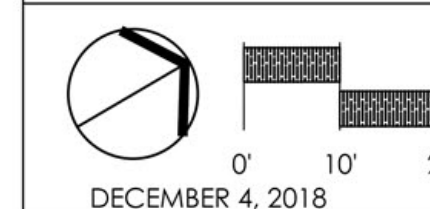
NOTTING HILL
ALPHARETTA, FULTON COUNTY GEORGIA



PROJECT INFORMATION	
PROJECT NO.:	18-4219
DATE:	October 1, 2018, January 3, 2019
SCALE:	1" = 30'
FILE NAME:	18-4219 P05alt
DESIGN/DRAWN:	slr/sch



Notting Hill
Alpharetta, Georgia



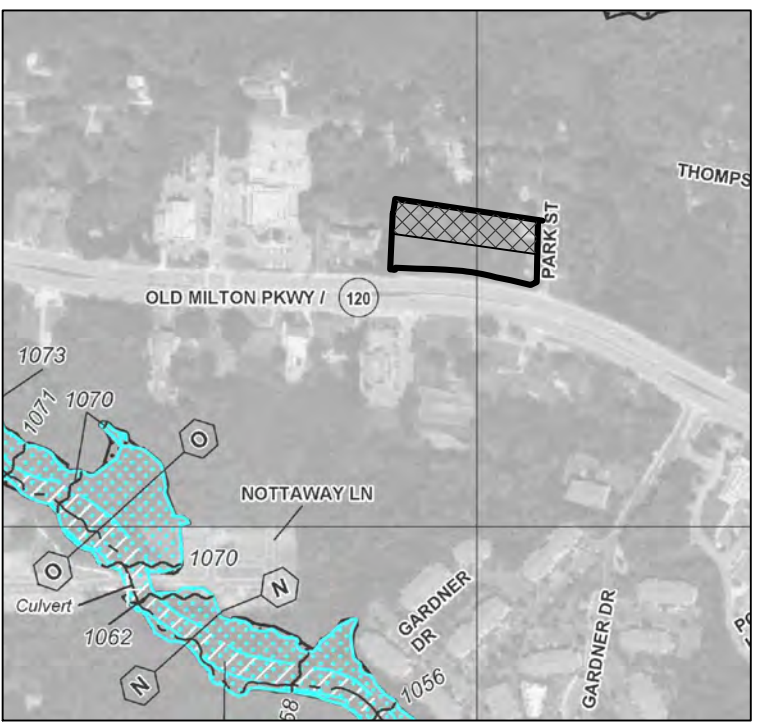
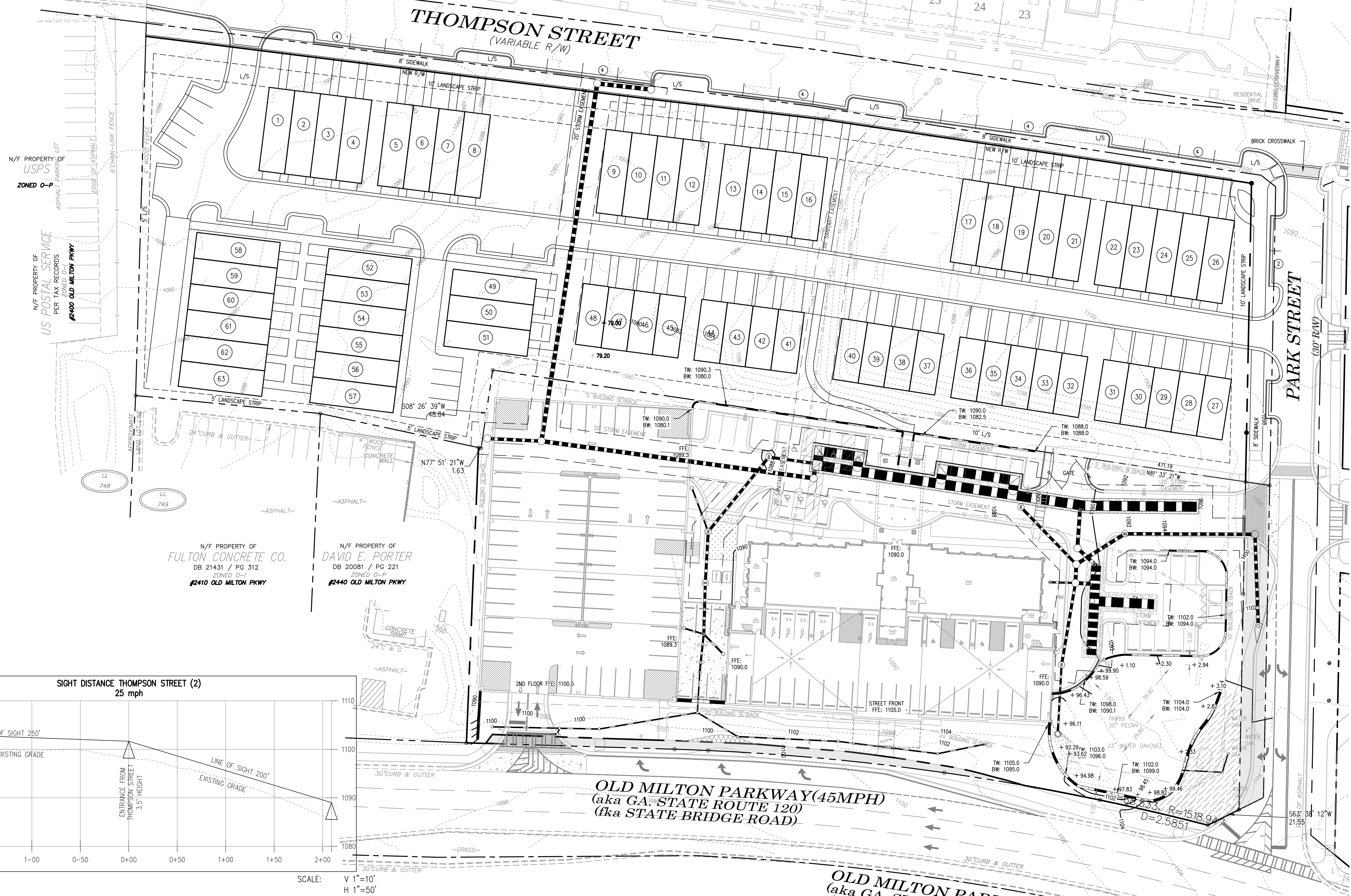
Open Space Concept

Sheet 1 of 1

1/4/19

ZONING SITE PLAN -MU(11.29.18)
Presnted to Planning Commission

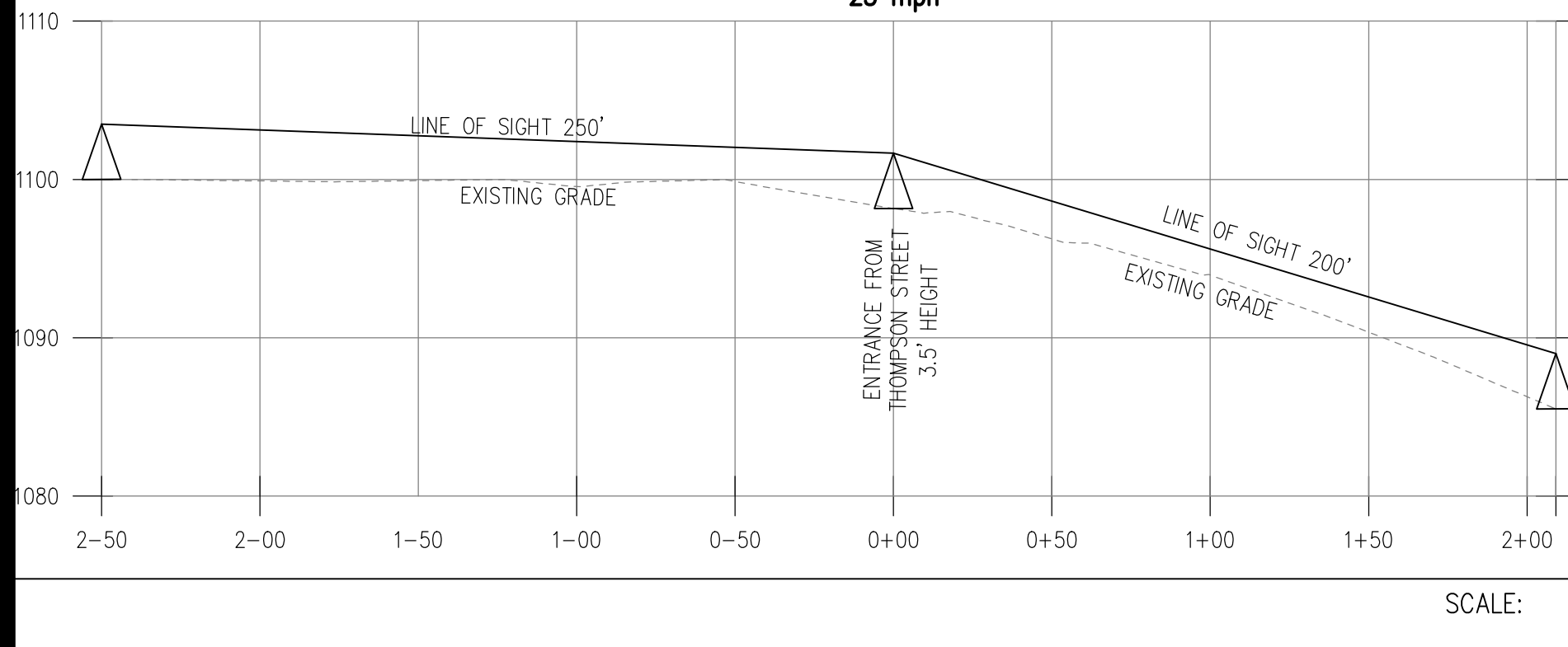
Exhibit D

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. 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
	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
	1.5 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

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

12/5/18

EXHIBIT A
PREVIOUSLY APPROVED SITE PLAN 2015

Exhibit A

Development Summary

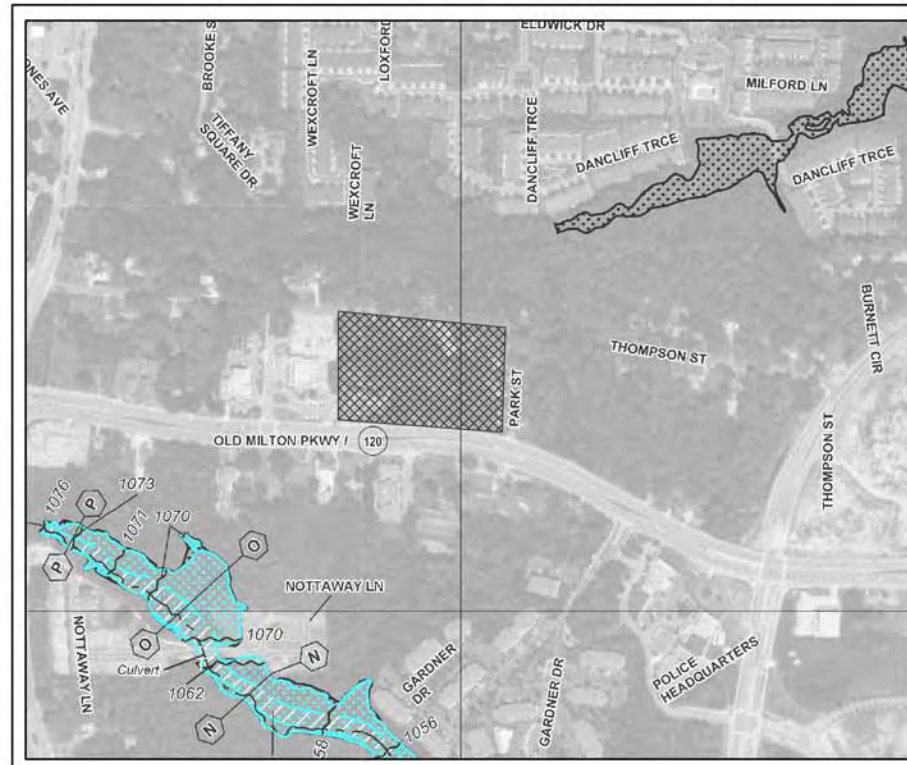
*The Site Acreage total is based on 3.106 commercial acres and 17.961 residential acres.



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

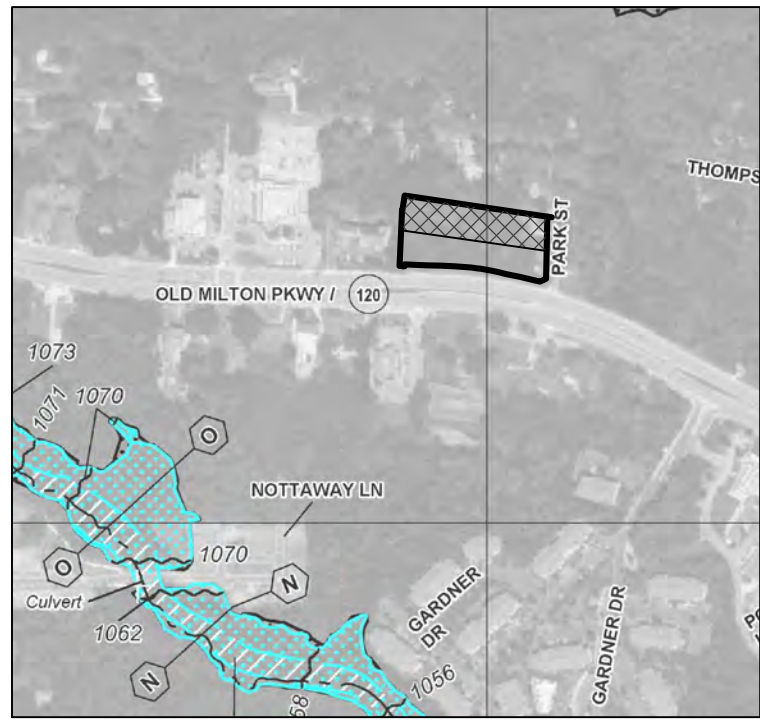
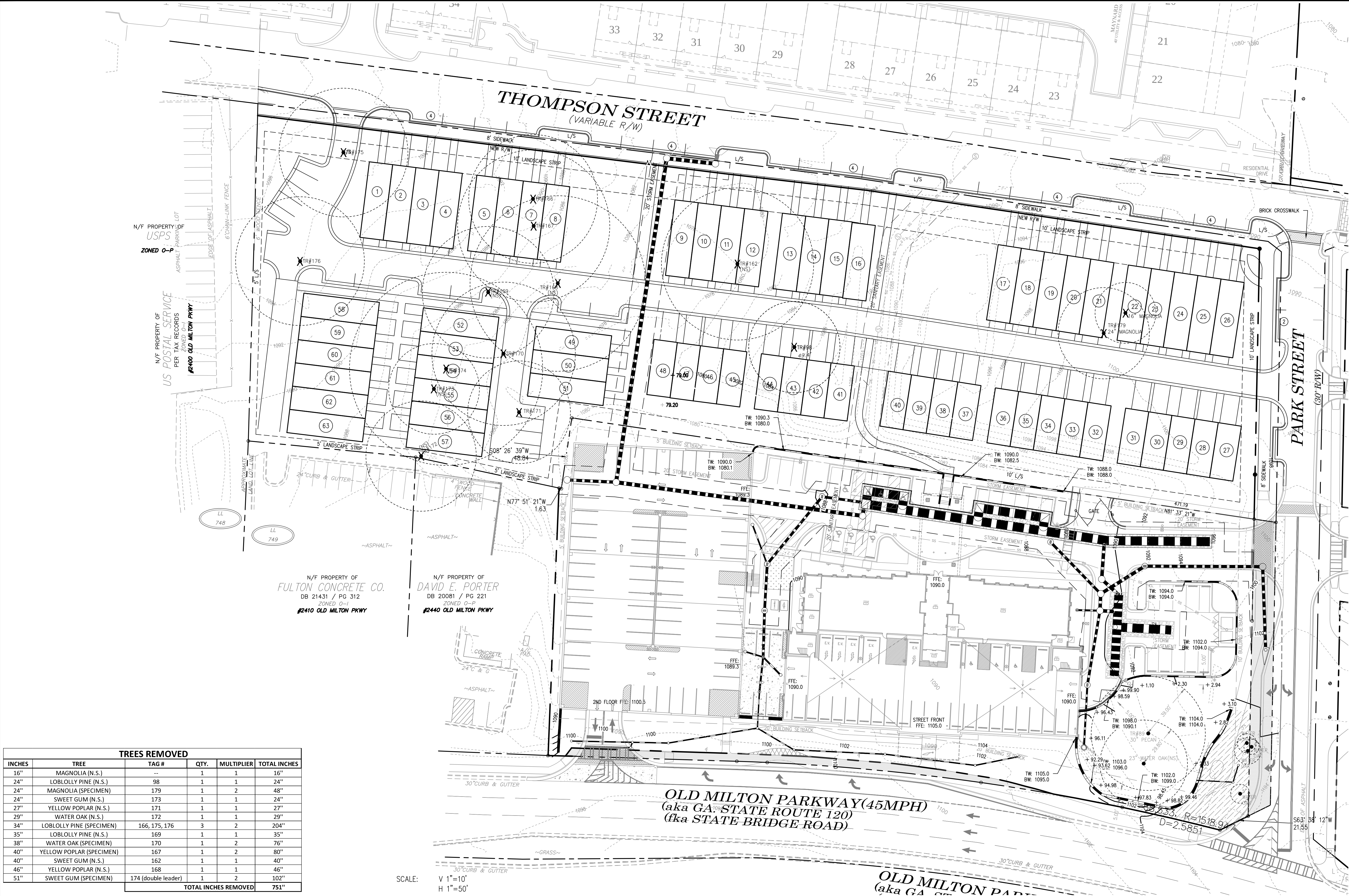
Property Owner/ Applicant

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

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 “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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NORTH

300

0

30

60

PRELIMINARY TREE
REMOVAL PLAN

NOTTING HILL
ALPHARETTA, FULTON COUNTY GEORGIA

EDWARD
ANDREWS
HOMES

PROJECT INFORMATION

PROJECT NO.: 18-4219

DATE: October 1, 2018, November 27, 2018

SCALE: 1" = 30'

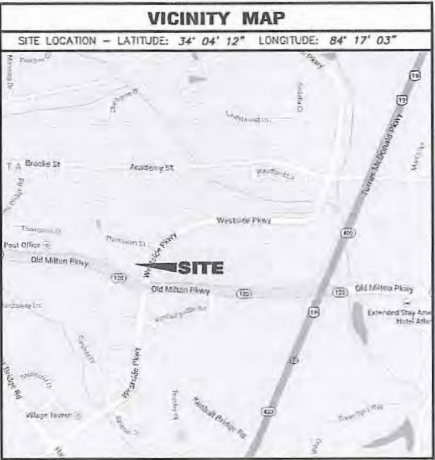
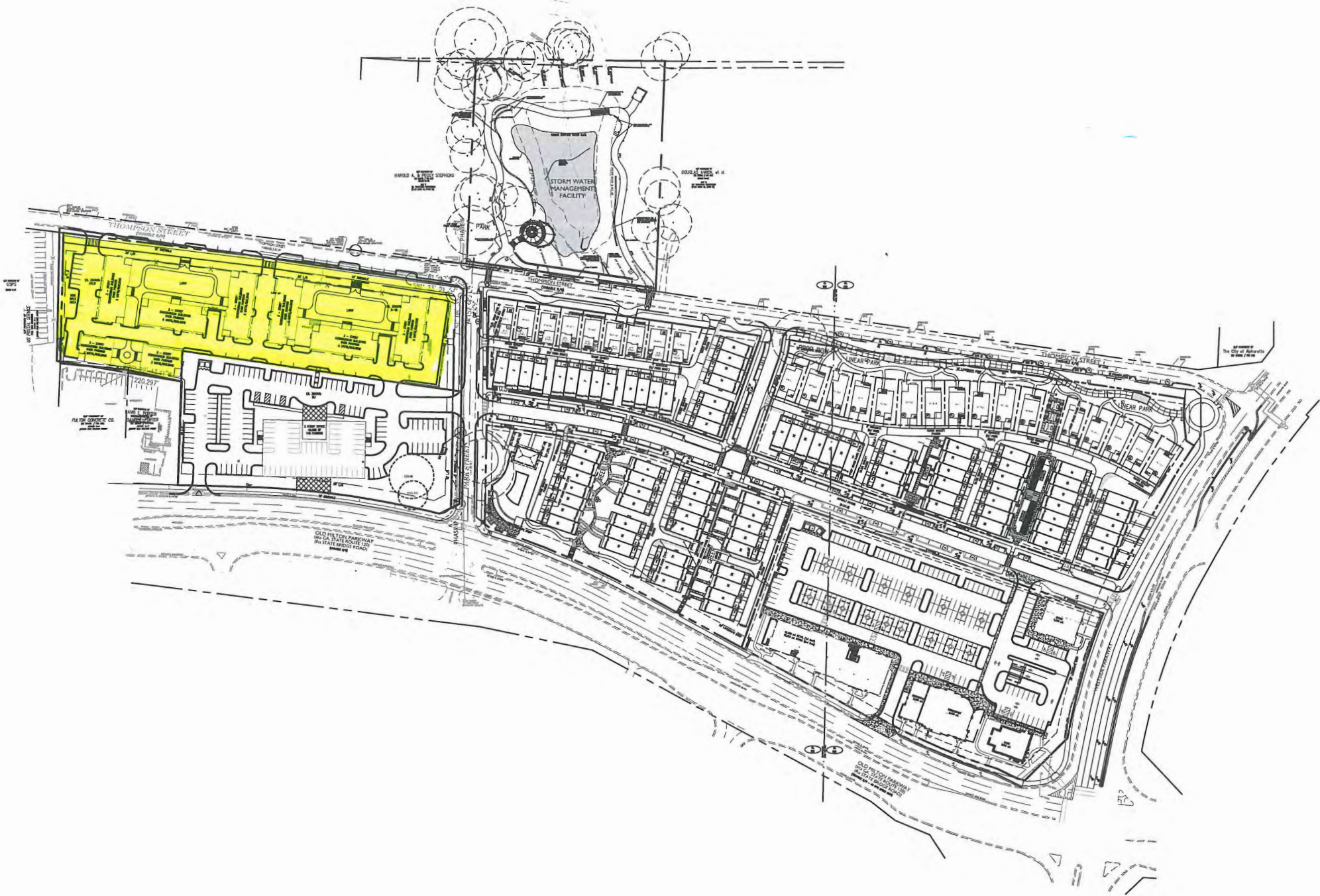
FILE NAME: 18-4219 P05alt

DESIGN/DRAWN: slr/sch

12/5/18

EXHIBIT C
OVERALL MASTER PLAN

Exhibit C

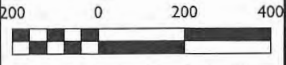


Property Owner/ Applicant

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



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50 Warm Springs Circle
Roswell, Georgia 30075
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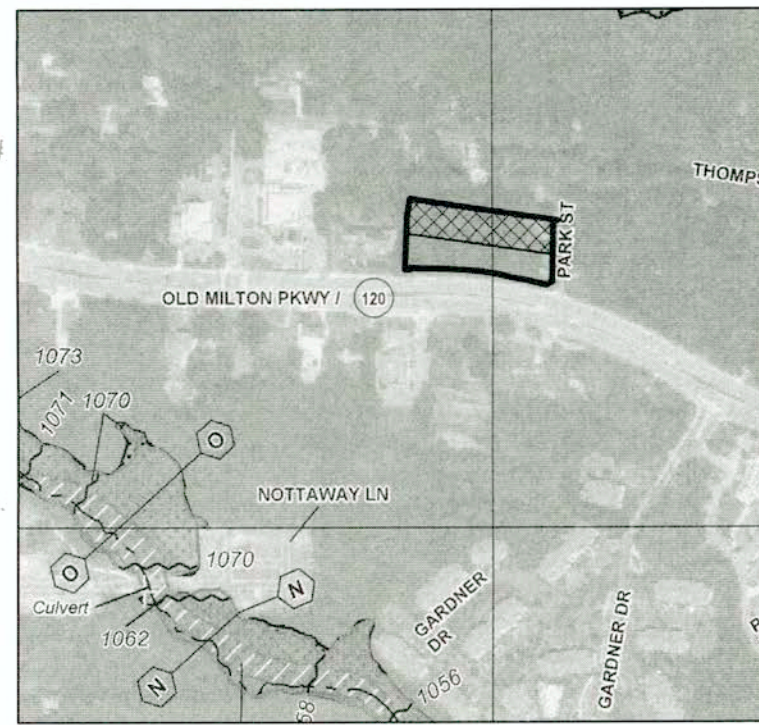
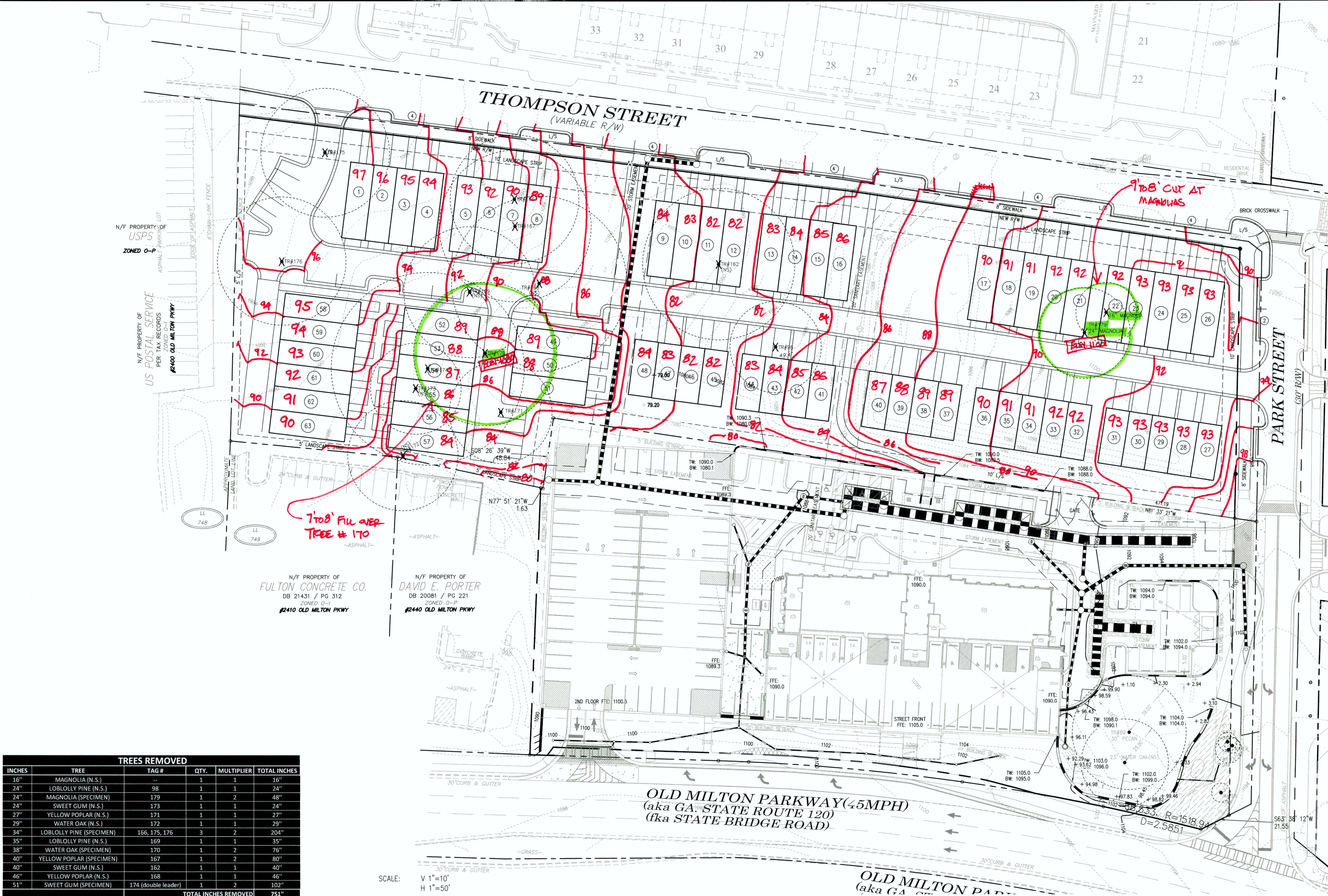
OVERALL MASTER PLAN

EAST VILLAGE

Alpharetta, Georgia

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



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"

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Roswell, Georgia 30075
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NORTH
30 0 30 60

PRELIMINARY TREE REMOVAL PLAN
With GRADING

NOTTING HILL
ALPHARETTA, FULTON COUNTY GEORGIA

EDWARD ANDREWS HOMES

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
Total Parking Spaces	507

Notting Hill

Garage	
Diveway	
On Street	
Total Parking Spaces	164

Total Residential Parking Spaces 671

Units

Foundry	
Single Family	25
Townhomes	88
Notting Hill	
Townhomes	63
Total units	176

Residential Parking Spaces per Unit 3.8125

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



Thompson Street Elevation



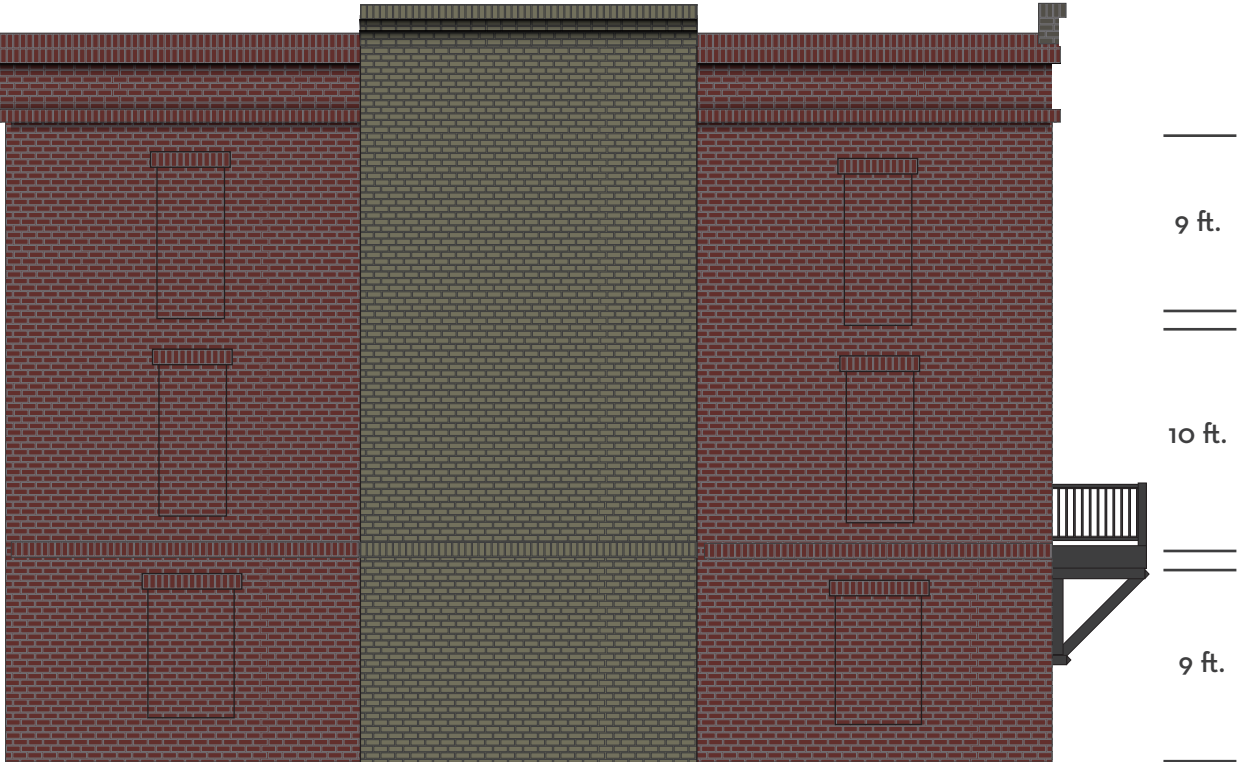
Courtyard Side Elevation

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



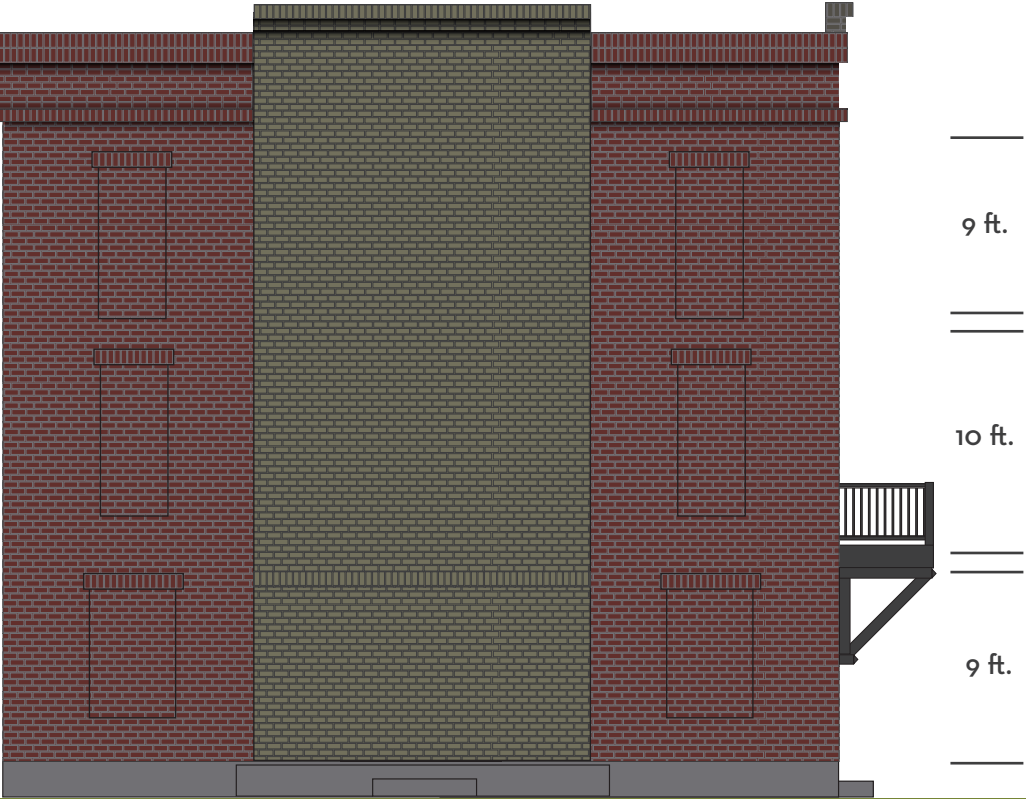
Courtyard Side Elevation

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

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

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:

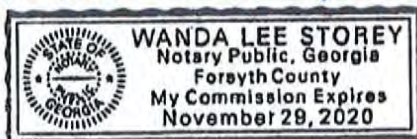
Owner Signature:

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).

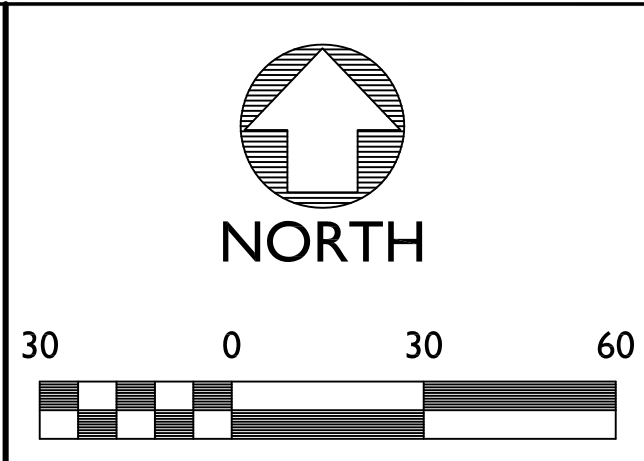
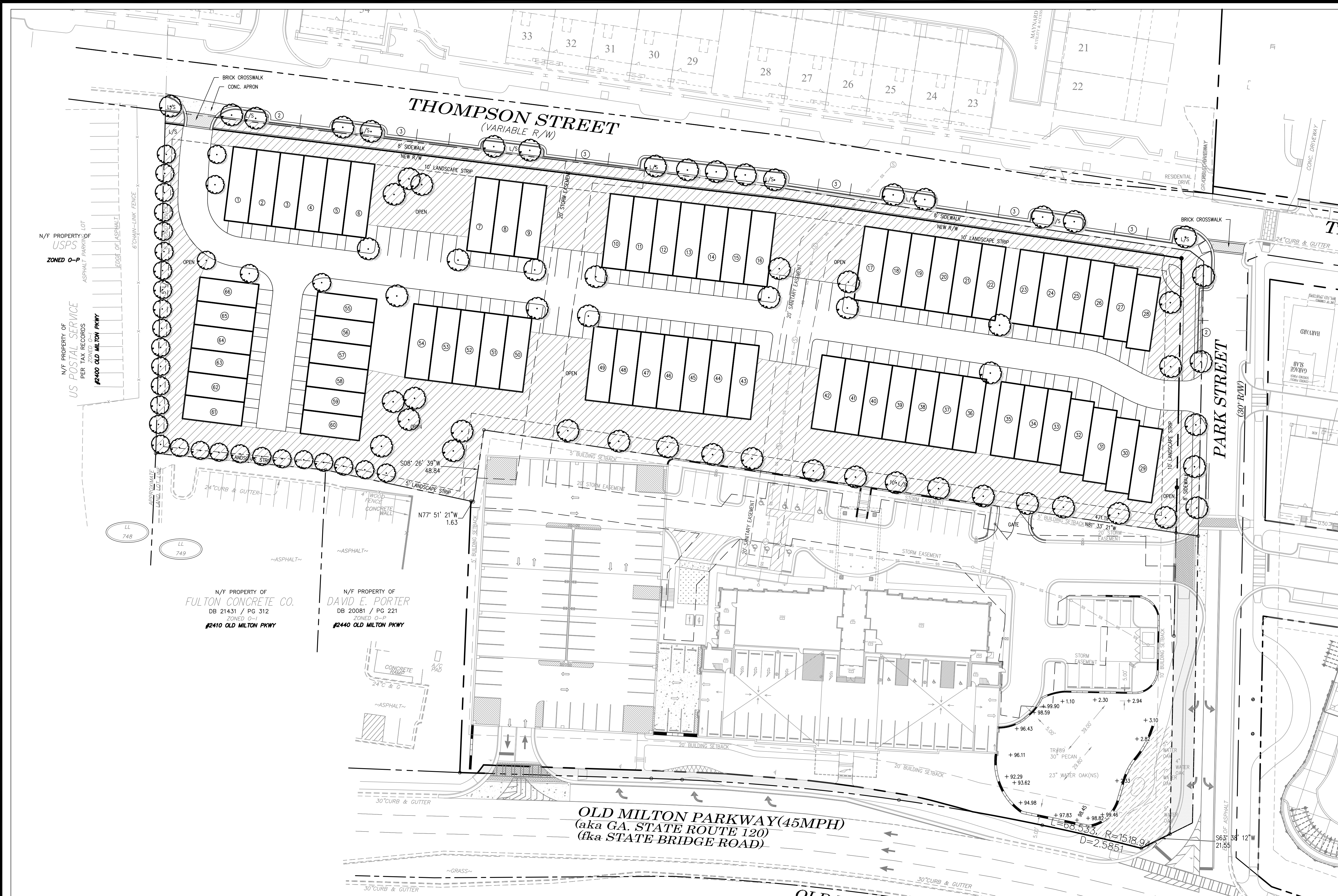
Property Legal Description
WESTERN TRACTS OVERALL DESCRIPTION
(Tracts 1 – 4 & 26)
(1-12-2015)

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.



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.

Comunity 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: Mr. Robert D. Cheeley
Name: 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: Mr. Robert D. Cheeley
Name: 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
Dated: 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

GeoSurvey, Ltd.

Land Surveying • 3D Laser Scanning

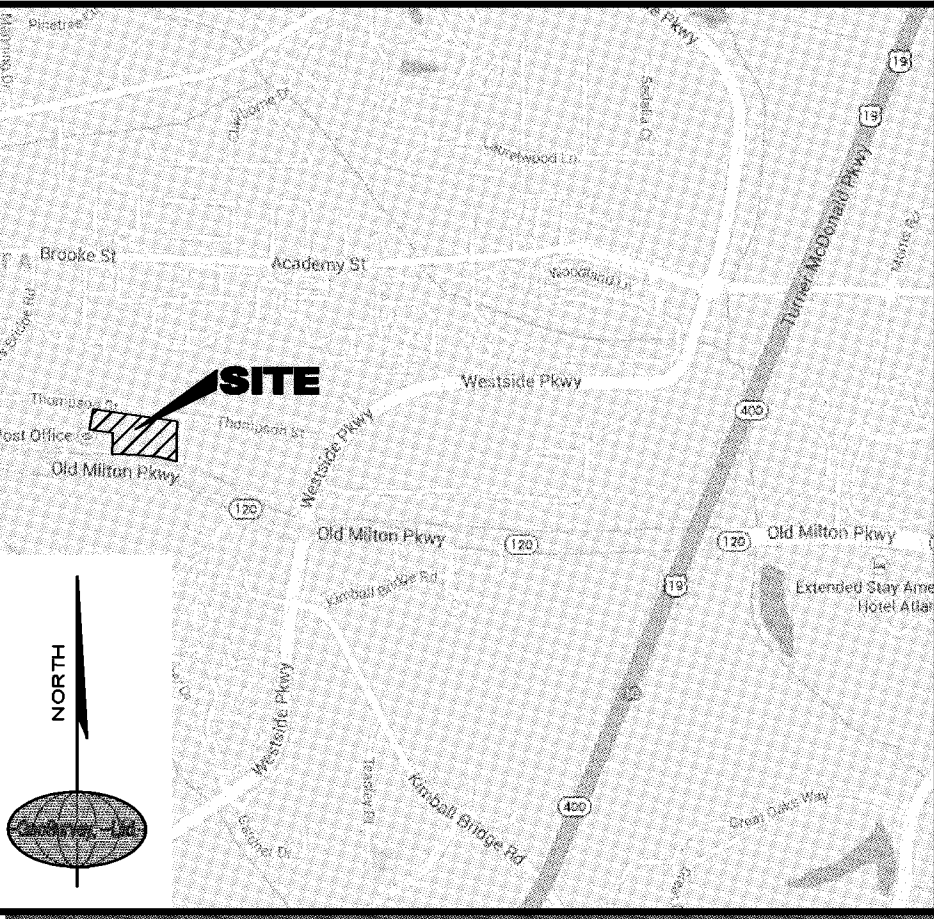
1660 Barnes Mill Road
Marietta, Georgia 30062

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
Mr. Robert D. Cheeley
Old Milton Holdings, LLC
2771 Lawrenceville Hwy.
Suite 210
Decatur, GA 30033
770-527-5399

DEVELOPER: Mr. Chris Massey
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 kts	
				3. 11/30/17 Revised kts	
				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 QUARRY WARE
CI CURB INLET	PP 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 EXTINGUISHER
DWCB DOUBLE WING CATCH BASIN	UE UNDERGROUND ELECTRIC LINE
FNC FENCE	UG UNDERGROUND GAS LINE
FND FOUND	UC UNDERGROUND COMMUNICATION LINE
FOC 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	
RPS 5/8" RBR SET	
SS SANITARY SEWER	
SWCB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	

CLOSURE STATEMENT

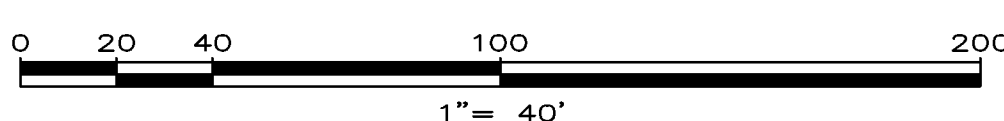
THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 54,300, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-6 TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

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

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

TREE PLAN KEY

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

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	TOTAL UNITS
25"	WALNUT	84	1	3.4	10.2
33"	SHORT LEAF PINE (SPECIMEN)*	88	1	4.6	13.8
33"	WATER OAK	87	1	4.6	13.8
36"	WATER OAK	85	1	5.4	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

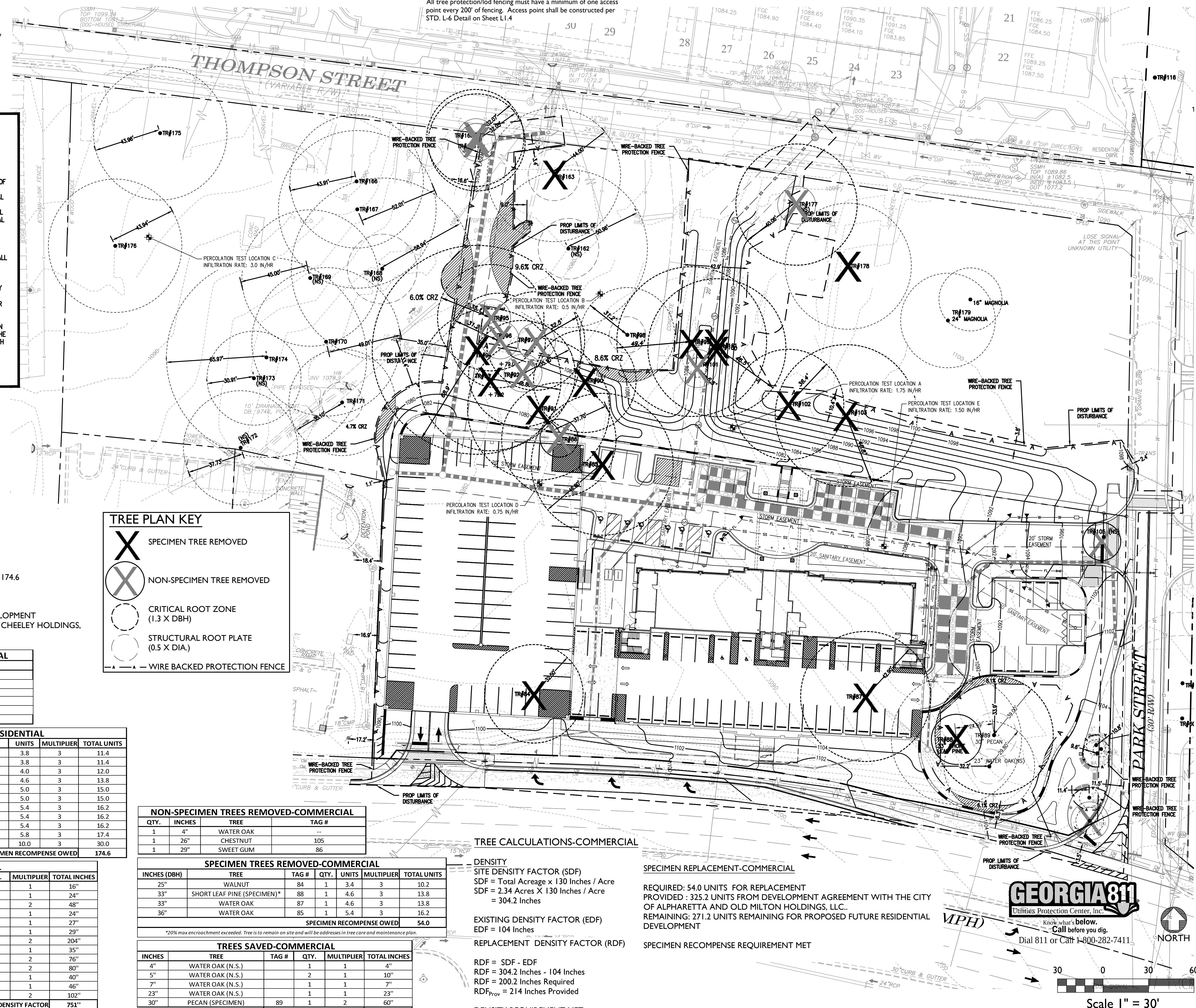
EXISTING DENSITY FACTOR (EDF)
EDF = 104 Inches
REPLACEMENT DENSITY FACTOR (RDF)
RDF = SDF - EDF
RDF = 304.2 Inches - 104 Inches
RDF = 200.2 Inches Required
RDF_{Prov} = 214 Inches Provided

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





CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: MP-18-08/CU-18-09 HYATT HOUSE EXTENDED STAY HOTEL/PRESTON RIDGE

CITY COUNCIL: JANUARY 14, 2019

This item was heard at the October 4, 2018 Planning Commission meeting. Staff recommended denial of the item. A representative of Windward Community Services Association spoke in opposition to the request with concerns over crime. After discussion, the Planning Commission recommended to deny the request. Vote (7-0)

The applicant requested two (2) deferrals of the item to the November 26, 2018 and then to the January 14, 2019 Council meeting to provide additional time for the applicant to review City crime statistics related to extended stay hotels.

II. RECOMMENDATION:

Deny MP-18-08/CU-18-09 Hyatt House Extended Stay Hotel/Preston Ridge request for master plan amendment and conditional use permit.

If approval is considered, the following conditions are recommended:

1. Site shall be developed substantially as shown on plan prepared by AEC, revised 9/25/2018, except for modifications required to comply with the conditions below.
2. One (1) extended stay hotel shall be permitted not to exceed 4 stories in height with a maximum 128 guest rooms.
3. 'Extended Stay Hotel' shall be added as a conditional use in Preston Ridge Pod F at 3225 Webb Bridge Rd.
4. Conditional use approval shall be limited to the Hyatt House; no additional extended stay hotel businesses or subleasing shall be permitted within the approved space.
5. Building shall be brick or stone on all 4 sides with traditional architecture common to Alpharetta. Air conditioning units shall be concealed on the building elevations. Building shall have architectural detail and ornamental features on all 4 sides, with final approval by DRB. Site and landscape plan shall also require DRB approval.
6. Retaining walls visible from the public right-of-way shall be faced with masonry material (brick or stone) and shall be compatible with materials used for the primary structure, as approved by DRB. Retaining walls over 10' shall be tiered with a minimum 5' prepared planting bed space. Guardrail shall be decorative black metal, with final approval by DRB.
7. A 10' ornamental heavy landscape strip with street trees and decorative pedestrian lighting shall be provided along Webb Bridge Road, exclusive of overhead utilities and easements. Lighting shall be maintained by the development.
8. Site entrance shall include decorative landscaping, as approved by DRB.
9. Decorative foundation plantings shall be provided with final approval by DRB.
10. Detention pond shall be heavily screened from Webb Bridge Road, as approved by DRB. Detention pond screening shall be exclusive of the required 10' landscape strip and 10' access easement. 10' access easement shall be unobstructed with a generally flat grade, as approved by Staff.
11. Developer shall provide an 8' sidewalk with 6' planting strip along Webb Bridge Road, including street trees, shrubs and pedestrian lighting, as approved by Staff.
12. Site driveway shall align with opposing driveways, as approved by Staff.
13. Developer shall provide interparcel connectivity to the office development to the east, if possible.
14. Developer shall provide fire access to right, left and rear sides of building, as approved by Staff.
15. Outdoor amenity space shall be improved, as depicted on the site plan prepared by AEC, revised 9/25/2018, and per the City's UDC requirements.
16. Tree removal shall be limited to the submitted site plan prepared by AEC, revised 9/25/2018.
17. Generator and dumpster shall be contained within an enclosure with materials that match the building and shall include landscape screening as approved by DRB.

III. REPORT IN BRIEF:

The applicant, HOS Management, LLC, requests a master plan amendment and conditional use to add 'Extended Stay Hotel' on Pod F of the Preston Ridge Master Plan. The applicant proposes a 4-story, 128-room Hyatt House extended stay hotel on 6.52 acres. The subject property is located at 3225 Webb Bridge Road on the south side of Webb Bridge Road and east of Morris Road.

DISCUSSION

The submitted request, if approved, will allow for the construction of a 128-room Hyatt House 'Extended Stay Hotel' on a 6.52-acre undeveloped property. A master plan amendment to the Preston Ridge Master Plan Pod F and conditional use are required to allow the proposed use. The subject property is located at 3225 Webb Bridge Road on the south side of Webb Bridge Road and east of Morris Road.

The subject property is zoned O-I (Office-Institutional) and is located in Pod F of the Preston Ridge Master Plan. Surrounding properties are zoned O-I and CUP (Community Unit Plan) and are also located within the Preston Ridge Master Plan. A data center is located to the north, Home2 Suites 'Extended Stay Hotel' is under construction and located to the west, and an office building and office condos are located to the south and east. The Home2 Suites extended stay hotel was permitted on the adjacent property as a result of a challenge to a Staff interpretation of the UDC. Ultimately, the Home2 Suites was determined by the Board of Zoning Appeals to be permitted on the adjacent property. As a result, Council approved UDC amendments to clarify that a conditional use permit is required for 'Extended Stay Hotel' use. The Comprehensive Land Use Plan designation of the property is 'Corporate Office'.

Preston Ridge Master Plan was approved in 1986 (MP-98-01) as a 500-acre mixed-use development consisting of office, residential (multi-family), industrial, commercial and hotel. Pod F has a land use designation of 'Office-Institutional' and a maximum non-residential density of 25,000 square feet per acre. 'Hotel' is a permitted use in Pod F. However, the applicant's proposed use is 'Extended Stay Hotel', which is a separate and distinct use and is not on the list of permitted uses in Preston Ridge Master Plan.

The Unified Development Code (UDC) defines 'Extended Stay Hotel' as a building containing guest rooms for lodging, offered to the public for compensation, which are advertised, designed, intended or routinely utilized for weekly or monthly occupancy, or in which at least 30% of all guest rooms have facilities for the refrigeration and preparation of food by guests, such as a refrigerator and a cooktop/stove (or a refrigerator, a microwave, and a dishwasher or kitchenette sink), and a self-serve laundry facility is available for guests use. For the purposes of this Code, extended stay hotels and hotels (or motels) are separate and distinct uses.

The Hyatt House extended stay hotel will provide accommodations targeted to business users. According to the applicant, the ground-floor of the Hyatt House will include approximately 1,295 square feet of interior meeting, gathering and dining areas. Additional amenities are depicted, including outdoor lounge area, outdoor pool area, laundry facilities, guest kitchen/coffee station, market, business center, social seating area and fitness room. All guest rooms have kitchens, including a microwave, stove top, sink, refrigerator, dishwasher and cooking and eating utensils. According to the applicant, the Hyatt House would have a staff of seven (7) people with staffing at the front desk at all times.

SITE PLAN

The submitted site plan depicts a 4-story, 128-room extended stay hotel on 6.52 acres. Access to the site is depicted from Webb Bridge Road. 138 surface parking spaces are depicted between the building and Webb Bridge Road and to the side of the building. The UDC parking requirement for hotel is one (1) space per each guestroom, plus one (1) employee space for each 20 sleeping rooms, plus one (1) space per 500 square feet of space used for convention rooms, conference rooms, ballrooms, restaurant and retail shops. The UDC would require a total of 137 parking spaces for a 128-room hotel with 1,295 square feet of interior meeting, gathering and dining area.

An eight-foot (8') sidewalk is depicted along Webb Bridge Road, as well as a 10' landscape strip. Minimum building setbacks comply with the Preston Ridge Master Plan for Pod F. The applicant's site plan depicts 15.7 % outdoor amenity space on the site, including an outdoor common area, outdoor pool area and a

tree save area and walking trail at the rear of the site. The applicant's outdoor amenity space exceeds the minimum 15% amenity space required for 'Extended Stay Hotel' use.

There are several trees on the subject property, consisting primarily of Hardwoods. The applicant proposes removal of three (3) specimen trees on the west side of the property. Tree saves are depicted on the eastern property line and at the rear of the property. If approved, tree save areas should be the same as depicted on the applicant's site plan.

A detention pond already exists on the subject property in conjunction with the adjacent Home2 Suites development to the west. The site plan depicts a future expansion of the existing detention pond. A previous condition of zoning related to the off-site detention pond for Home2 Suites (V-16-06 Home2 Suites) required the pond to be heavily screened from Webb Bridge Road, with a plan approved by Staff. If approved, the existing pond and any expansion of the pond should be heavily screened from Webb Bridge Road. The required detention pond landscape buffer should be exclusive of the required 10' access easement, 10' landscape strip and any overhead or underground utilities.

ELEVATIONS/FLOOR PLAN

The applicant's proposed building elevations depict the building to be brick, stucco and EIFS. While the use of brick is appropriate, the proposed use of EIFS is not. The elevations also depict individual room air conditioning units visible on all four (4) elevations. If approved, conditions are recommended requiring masonry finish on all four (4) sides of the building with traditional architecture common to Alpharetta and all air condition units shall be concealed.

As shown in the table below, the applicant proposes 88 extended stay rooms (rooms providing for the refrigeration and preparation of food) and 40 hotel rooms without provisions for food preparation. The UDC requires that extended stay hotel guest rooms that provide for the refrigeration and preparation of food by guests have a minimum room size of 400 square feet. Guest rooms designed for occupancy of more than two (2) persons are required to be a minimum 550 square feet. The applicant's floor plans comply with the regulations above.

ROOM MATRIX									
ROOM TYPE	EXTENDED STAY	NUMBER OF GUESTS	ROOM SF	1ST	2ND	3RD	4TH	TOTAL	%
TYPE KS - KING STUDIO	X	1-2	432	9	16	16	16	57	98%
TYPE KSA-R - KING STUDIO ACCESSIBLE (ROLL-IN SHOWER)	X	1-2	507	1	0	0	0	1	
TYPE KSA - KING STUDIO ACCESSIBLE	X	1-2	507	0	1	0	0	1	
TYPE K - KING ONE BEDROOM	X	1-2	462	3	7	7	7	24	
TYPE KA - KING ONE BEDROOM ACCESSIBLE	X	1-2	734	0	0	0	1	1	
TYPE K MODIFIED - KING ONE BEDROOM MODIFIED	X	1-2	510	0	0	1	1	2	
TYPE KD - KING DEN ROOMS		1	311	7	10	10	10	37	
TYPE KDA - KING DEN ACCESSIBLE ROOMS (ROLL-IN SHOWER)		1	387	0	1	1	1	3	2%
TYPE QQ - QUEEN/QUEEN ONE BEDROOM	X	2-4	730	0	0	1	0	1	
TYPE QQA - QUEEN/QUEEN ONE BEDROOM ACCESSIBLE	X	2-4	734	0	1	0	0	1	
GRAND TOTAL				20	36	36	36	128	100%

IMPACTS TO CITY SERVICES

The City's Public Safety Department provided crime data for hotels and extended stay hotels in the City from 2016 – 2018. The data includes 14 types of calls for service. There are currently 18 hotels and eight

(8) extended stay hotels operating in the City. As shown in the tables below, 'Extended Stay Hotels' have a higher rate of incidents per location than traditional 'Hotels'. Between 2016 – 2018, 'Extended Stay Hotels' had a higher number of incidents in 9 to 11 of the 14 types of calls for service. Additionally, 'Extended Stay Hotels' had a 7.5% higher rate of incidents than 'Hotels' in 2016, 14% higher in 2017 and 16% higher in 2018.

Calls for Service	2016				2017			
	Hotel (18)	Average/ Location	Extended (8)	Average/ Location	Hotel (18)	Average/ Location	Extended (8)	Average/ Location
Alarm - Police	182	10.11	36	4.50	247	13.72	49	6.13
Area Business Patrols	7471	415.06	3519	439.88	5559	308.83	2845	355.63
Assaults	8	0.44	2	0.25	9	0.50	2	0.25
Covert Operations	6	0.33	13	1.63	10	0.56	11	1.38
Damage to Property	10	0.56	1	0.13	8	0.44	4	0.50
Disturbance	71	3.94	47	5.88	89	4.94	50	6.25
Domestic	18	1.00	11	1.38	21	1.17	11	1.38
Drug Related	5	0.28	10	1.25	15	0.83	11	1.38
Indecency	2	0.11	1	0.13	1	0.06	3	0.38
Prostitution	9	0.50	6	0.75	37	2.06	15	1.88
Sexual Assault	2	0.11	1	0.13	3	0.17	0	0.00
Suspicious Activity	363	20.17	236	29.50	343	19.06	213	26.63
Theft	96	5.33	48	6.00	109	6.06	47	5.88
Wanted	6	0.33	12	1.50	12	0.67	8	1.00
Total		458.28		492.88		359.06		408.63

Calls for Service	2018 (January – June, 6 months)					
	Hotel (18)	Projected	Average/ Location	Extended (8)	Projected	Average/ Location
Alarm - Police	95	142.50	7.92	16	24	3.00
Area Business Patrols	1879	2818.50	156.58	951	1426.5	178.31
Assaults	4	6.00	0.33	2	3	0.38
Covert Operations	1	1.50	0.08	3	4.5	0.56
Damage to Property	5	7.50	0.42	0	0	0.00
Disturbance	34	51.00	2.83	22	33	4.13
Domestic	14	21.00	1.17	4	6	0.75
Drug Related	3	4.50	0.25	3	4.5	0.56
Indecency	3	4.50	0.25	20	30	3.75
Prostitution	11	16.50	0.92	7	10.5	1.31
Sexual Assault	2	3.00	0.17	0	0	0.00
Suspicious Activity	84	126.00	7.00	80	120	15.00
Theft	54	81.00	4.50	20	30	3.75
Wanted	4	6.00	0.33	2	3	0.38
Total			182.75			211.88

TRAFFIC

The applicant provided trip generation information, which shows that the proposed 128-room 'Extended Stay Hotel' would generate 80 PM Peak Hour trips.

STANDARDS FOR MASTER PLAN AMENDMENTS

The Planning Commission and the City Council shall consider the following standards in considering a rezoning application, giving due weight or priority to those factors particularly appropriate to the circumstances of each application:

- a. Whether the zoning proposal will permit a use that is suitable in view of the zoning use and development of adjacent and nearby property.

Response: A total of eight (8) extended stay hotels are currently operating in the City, with the adjacent Home2 Suites extended stay hotel slated to open early next year. Within Preston Ridge, there are four (4) extended stay hotels, with four (4) additional sites approved for hotel. Crime data shows that extended stay hotels have a higher rate of incidents than traditional hotels in the City. Therefore, approval of an extended stay hotel may adversely impact crime in the area, as well as occupancy rates of hotels in the City.

- b. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

Response: A total of eight (8) extended stay hotels are currently operating in the City, with the adjacent Home2 Suites extended stay hotel slated to open early next year. Within Preston Ridge, there are four (4) extended stay hotels, with four (4) additional sites approved for hotel. Crime data shows that extended stay hotels have a higher rate of incidents than traditional hotels in the City. Therefore, approval of an extended stay hotel may adversely impact crime in the area, as well as occupancy rates of hotels in the City.

- c. Whether the zoning proposal will adversely affect the natural environment.

Response: The applicant's site plan proposes removal of three (3) specimen trees. A tree save area is depicted at the sides and rear of the building.

- d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned.

Response: Preston Ridge Master Plan Pod F is designated 'Office-Institutional', which allows office and hotel use on the subject property by right. The City has an over-abundance of extended stay, limited- and select-service hotels, including the Home2 Suites extended stay hotel currently under construction on the adjacent property.

- e. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

Response: The City's crime data shows that extended stay hotels have a higher rate of incidents than traditional hotels in the City. Therefore, approval of an extended stay hotel may adversely impact public safety services due to a higher number of calls for service.

f. Whether the zoning proposal is supported by new or changing conditions not anticipated or reflected in the existing zoning on the property.

Response: There is no new data that supports the request. In fact, there are several additional hotel rooms under construction, adding to the existing inventory.

g. Whether the zoning proposal reflects a reasonable balance between the promotion of the public health, safety, morality or general welfare against the right to unrestricted use of property.

Response: The City's crime data shows that extended stay hotels have a higher rate of incidents than traditional hotels in the City. Therefore, approval of an extended stay hotel may adversely impact public safety services due to a higher number of calls for service.

h. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.

Response: Preston Ridge Master Plan Pod F is designated 'Office-Institutional', which allows office and hotel use on the subject property by right. The City has an over-abundance of extended stay, limited- and select-service hotels, including the Home2 Suites extended stay hotel currently under construction on the adjacent property.

i. The extent to which the zoning proposal is consistent with the Comprehensive Plan.

Response: The proposed use is consistent with the Comprehensive Land Use Plan designation of the subject property, which is 'Corporate Office'.

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: Access to the site appears to be sufficient, with one (1) driveway proposed on Webb Bridge Road. If approved, a condition is recommended requiring the site access driveway to align with the opposing driveway across Webb Bridge Road.

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 proposed site plan sufficiently addresses refuse areas, loading and service areas and off-street parking. If approved, conditions are recommended requiring screening of the detention pond from Webb Bridge Road.

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: There are a total of eight (8) extended stay hotels currently operating in the City and the adjacent Home2 Suites extended stay hotel is slated to open early next year. Within Preston Ridge, there are four (4) extended stay hotels, with four (4) additional sites approved for hotel. Crime data shows that extended stay hotels have a higher rate of incidents than traditional hotels in the City. Therefore, approval of an extended stay hotel may adversely impact crime in the area, as well as impact public safety services.

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 property remains viable for office and hotel development, which are allowed by right on the property. Staff has concerns with the proposal given the over-abundance of extended stay, limited- and select-service hotels in the City.

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 property remains viable for office and hotel development, which are allowed by right on the property. Staff has concerns with the proposal given the over-abundance of extended stay, limited- and select-service hotels in the City.

EXTENDED STAY HOTEL REVIEW CRITERIA

UDC Subsection 2.7.3 (C) Conditional Use Permit Approval. The location, construction and use of a property or building for an extended stay hotel use shall require the prior approval of a conditional use permit by the City Council. In addition to consideration of the conditional use standards otherwise provided for in this Code, the approval of a conditional use permit for an extended stay hotel is subject to the City Council finding that the proposed use meets the following requirements:

1. The minimum lot size for extended stay hotels is three (3) acres.

Response: Complies. The subject property is approximately 6.52 acres.

2. No facility may contain more than thirty-five (35) guestrooms per gross acre of development.

Response: Complies. The site plan depicts a 128-room extended stay hotel on 6.52 acres, which is 19.6 guest rooms per acre.

3. All guestrooms which have facilities for the refrigeration and preparation of food by guests shall have a minimum of four hundred square feet (400 sq. ft.) of floor area. For any such guestrooms designed for occupancy of more than two (2) guests, a minimum of five hundred and fifty square feet (550 sq. ft.) of floor area shall be required.

Response: Complies. The submitted floor plan depicts 88 extended stay rooms exceeding the minimum required floor area.

4. A minimum of 15% of the gross area of the lot must be designed and used as outdoor amenity space. Outdoor amenity spaces may only be used for the following types of active and/or passive recreational uses: yards or lawns available for unstructured recreation; gardens; hardscape areas or walkway paths for pedestrian enjoyment (but excluding any improvements serving parking areas), which may include pergolas, gazebos, benches and exercise or play equipment; pool areas; tennis courts, basketball courts and similar recreational facilities; and playgrounds designed and equipped for the recreation of children, which must be fenced and may include an open shelter. However, outdoor amenity space shall not include any other required open areas such as required building setbacks, buffers, landscape strips or other similar requirements of this Ordinance or other applicable laws.

Response: Complies. The submitted site plan depicts 15.7% of the site as outdoor amenity space. However, there are shaded areas on the site plan that are called out as outdoor amenity space, but it is unclear if they meet the definition due to there not being an improvements shown.

5. All such facilities shall provide a fifty foot (50') buffer from any property zoned for a 'For-Rent' dwelling use and a one-hundred foot (100') buffer from any property zoned for a 'For-Sale' dwelling use.

Response: Complies. There are no residentially-zoned properties adjacent to the subject property. Therefore, a buffer is not required.

6. No building may be located within three hundred feet (300 ft.) of any residentially zoned property, inclusive of the required buffer.

Response: Complies. The nearest residential property is Country Place, which is approximately 790' from the subject property.

7. Access to each guest room shall be through an inside lobby which is supervised at all hours the facility is open.

Response: Complies. The floor plans depict guest rooms being accessed from an interior lobby and corridors. According to the applicant, the lobby will be supervised at all hours the facility is open.

8. Number of Vehicle Parking Spaces Required: One (1) space for each guest room, plus 1 employee space for each 20 sleeping rooms, plus one space per 500 sq. ft. of space used for convention rooms, conference rooms, ballrooms, restaurant and/or retail shops.

Response: Complies. The site plan depicts 137 parking spaces. The UDC requires 138 parking spaces for the 128-room extended stay hotel with 1,295 square feet of meeting and dining space.

Additional Regulations. Extended stay hotels shall comply with the following additional regulations:

1. The maximum occupancy for a guestroom with facilities for the refrigerated storage and preparation of food by guests that is less than five hundred and fifty square feet (550 sq. ft.) in floor area shall be two (2) persons. For all guestrooms with facilities for the refrigerated storage and preparation of food by guests that exceed five hundred and fifty square feet (550 sq. ft.), the maximum occupancy shall be four (4) persons. For the purposes of this provision, minor children related by blood or marriage to an adult occupant shall be excluded from this computation; provided, however, that in no event shall the maximum occupancy of any room exceed the requirements of the Life Safety Code. Further, except to the extent the regulations of the Life Safety Code are applicable, the restrictions set forth in this subparagraph shall not apply to extended stay hotels built prior to the effective date of these regulations.

2. No more than ten percent (10%) of individual guests shall register, reside in, or occupy a room or rooms within the same facility for more than a continuous ninety (90) day period, nor shall any guest move from one room to another without a three (3) day vacancy in between.

3. Each such facility shall be protected with an alarm system and a sprinkler system meeting the requirements of the Life Safety Code.

4. No outdoor storage or permanent parking of equipment or vehicles shall be permitted.

5. No permanent business license shall be issued for the conduct of any business from any guestroom of the facility.

6. No facility under this section may be converted to or used as an apartment or condominium.

Response: The applicant indicates that the Hyatt House extended stay hotel will comply with the six (6) additional regulations above.

CONCURRENCES

Staff has reviewed the proposal and does not support the applicant's request for master plan amendment and conditional use. There are a total of eight (8) 'Extended Stay Hotels' currently operating in the City and the adjacent Home2 Suites extended stay hotel is slated to open early next year. Within Preston Ridge, there are four (4) 'Extended Stay Hotels', with four (4) additional sites approved for 'Hotel'. In addition, crime data provided by the City's Public Safety Department shows that 'Extended Stay Hotels' have a higher rate of incidents than traditional 'Hotels'. Given the number of existing "Extended Stay Hotels" in the City and in the Preston Ridge Master Plan, as well as the potential for increased incidents of crime, approval of an 'Extended Stay Hotel' would adversely impact crime in the area, as well as occupancy rates of hotels in the City.

Generally, hotel/lodging resources define the three (3) hotel asset classes as follows: A “Limited-Service” Hotel is a hotel without restaurant or banquet facilities, but may offer a range of amenities including a business center, a fitness room, a guest laundry facility, a market pantry, and indoor and/or outdoor pool and whirlpool, and small meeting rooms. An ‘Extended Stay Hotel’ is typically classified as “Limited-Service”. A “Select-Service” Hotel offers the same amenities as a limited-service hotel together with a selection of the services and amenity characteristics of full-service hotel properties. Usually the select services include a restaurant and small meeting space(s). A “Full-Service” Hotel includes the provision of food and beverage services suitable for both guests and groups. Therefore, on-site restaurant, lounges and group meeting spaces with banquet facilities are the cornerstones of the full-service offering. In addition, selective amenities such as spas, elaborate banquet rooms, doormen, valet parking, extended room services, concierge services, and high-end restaurant and boutiques distinguish many full-service hotel properties. As shown in the table below, there are currently 25 hotels operating in the City including two (2) full-service (648 rooms), 15 limited-service (1,524 rooms), and eight (8) select-service hotels (1,043 rooms). ‘Extended Stay Hotels’ are noted with an asterisk.

Existing Hotels in Alpharetta

Name	Location	Rooms	Type/Chain Scale
Aloft	North Point Pkwy	120	Select-Service/Upscale
Atlanta Marriott Alpharetta	5750 Windward Pkwy	318	Full-Service/Upper Upscale
Avalon – Marriott Autograph Collection Hotel & Alpharetta Conference Center		330	Full-Service/Upper Upscale
Comfort Inn	5455 Windward Pkwy W	65	Limited-Service/Upper Midscale
Courtyard by Marriott Alpharetta	12655 Deerfield Pkwy	154	Select-Service/Upscale
DoubleTree by Hilton Alpharetta	2925 Jordan Ct	79	Select-Service/Upscale
Embassy Suites Atlanta - Alpharetta	5955 North Point Pkwy	150	Select-Service/Upper Upscale
Extended Stay America Rock Mill Road	1950 Rock Mill Road	101	*Limited-Service/Economy
Extended Stay America Northpoint East	3331 Old Milton Pkwy	91	*Limited-Service/Economy
Extended Stay America Northpoint West	3329 Old Milton Pkwy	90	*Limited-Service/Economy
Fairfield Inn & Suites Atlanta Alpharetta	11385 Haynes Bridge Rd	87	Limited-Service/Upper Midscale
Hampton Inn - Alpharetta / Roswell	10740 Westside Way	106	Limited-Service/Upper Midscale
Hampton Inn & Suites Alpharetta	16785 Old Morris Rd	103	Limited-Service/Upper Midscale
Hilton Garden Inn North/Alpharetta	4025 Windward Pl	164	Select-Service/Upscale
Hilton Garden Inn North Point	10975 Georgia Ln	125	Select-Service/Upscale
Holiday Inn Express & Suites	12505 Innovation Way	124	Limited-Service/Upper Midscale
Homewood Suites by Hilton	10775 Davis Drive	112	*Limited-Service/Upscale
Hyatt Place North Point Mall	7500 North Point Pkwy	124	Select-Service/Upscale
Hyatt Place Windward Parkway	5595 Windward Pkwy	127	Select-Service/Upscale
La Quinta Inn & Suites Alpharetta	1350 North Point Dr	131	Limited-Service/Midscale
Residence Inn North Point Mall	1325 North Point Dr	120	*Limited-Service/Upscale
Residence Inn Windward	5465 Windward Pkwy W	103	*Limited-Service/Upscale
Staybridge Suites North Point	3980 North Point Pkwy	118	*Limited-Service/Upscale
TownePlace Suites by Marriott	7925 Westside Pkwy	89	*Limited-Service/Upper Midscale
Wingate by Wyndham Alpharetta	1005 Kingswood Place	84	Limited-Service/Midscale
TOTAL		3,215	2 FS, 15 LS, 8 SS

*‘Extended Stay Hotel’, per the City’s UDC definition.

As shown in the table below, there are five (5) hotel developments consisting of 722 rooms currently under construction or that will begin land development activities in the near future. The Home2 Suites extended stay hotel is currently under construction on the adjacent property to the west.

Entitled Hotel Properties – Under Construction/Land Disturbance Permit Review

Project	Location	Type/Chain Scale	Rooms	Status
Cotton House Hotel	Milton Ave/Old Canton St	Boutique	119	LDP Review
Windward Park Hilton	Windward/North Point Pkwy	Full-Service	249	LDP Review
Courtyard by Marriott	Parkway 400	Select-Service/Upscale	115	Under Construction
EVEN Hotel	Parkway 400	Select-Service/Upscale	132	Under Construction
Home2 Suites	Webb Bridge Rd & Morris Rd	Limited-Service/Upper Midscale	107	Under Construction
TOTAL		1 FS/B, 1 LS, 2 SS	722	

When the new hotel supply expected over the next year is added to the existing hotel inventory, the City will have an estimated 1,631 limit-service hotel rooms (of which, 931 rooms are in extended stay hotels), 1,290 select-service hotel rooms and 648 full-service hotel rooms. This is in addition to the Cotton House Boutique Hotel and the Windward Park Hilton, which are both under land disturbance permit review and not expected to be finished with construction before the end of the year. Factoring in the sites currently under construction, full-service hotel rooms will represent approximately 18% of all hotel rooms in the City and 'Extended Stay Hotels' will represent 26% of all hotel rooms (not including the applicant's proposal).

Staff has identified nine (9) undeveloped sites approved for hotel use in the City. The sites listed in the table below could be developed with hotel use without a public hearing. There are no undeveloped sites in the City approved for an extended stay hotel. In addition to undeveloped sites there are several properties that allow hotel and could redevelop without any zoning approvals.

Entitled Hotel Properties - Undeveloped

Master Plan	Location	Acreage	Type
Preston Ridge – Pod A	North Point Pkwy & Old Milton Pkwy	2 acres	Hotel
Preston Ridge – Pod G	Morris Rd & Webb Bridge Rd	12 acres	Hotel
Preston Ridge – Pod H	Webb Bridge Rd & Morris Rd	13 acres	Hotel
Preston Ridge – Pod N	North Point Pkwy & Old Milton Pkwy	6 acres	Hotel
360 Tech Village (f.k.a. Met Life)	Haynes Bridge Rd & Lakeview Pkwy	8 acres	Boutique or Full-Service – 200 rooms
Northwinds Summit (Pod A)	Haynes Bridge Rd & GA 400	12 acres	Boutique or Full-Service – 140 rooms
Brookside – Pod A & B	Brookside Pkwy	5 acres	Hotel
Windward – Pod 14A	Windward Pkwy & Edison Dr	4 acres	Hotel
Windward – Pod 15A	Windward Pkwy & Marconi Dr	11 acres	Hotel

Viable office parcels typically have good access to the highway system, which is the case with the subject property given its proximity within a little more than ½-mile of the interchange at Old Milton Parkway and Georgia 400. Office demand in the City remains high as seen in the low office vacancy rate and increasing number of office projects under construction in the City. The City's office vacant available (for lease) rate has been steadily declining since 2013, except for a slight increase over the last two (2) years as new office space comes online. The City's vacant available office was at its lowest in 2015 at 9.1%. As of the

1st quarter of 2018, the City's vacant available office has risen to 11.9%. According to the development community, spec office is typically developed when office vacant available rates drop below 10%. As shown in the table below, over 1.5 million square feet of office is currently under review or construction in the City, of which over 820,000 square feet of office development is coming out of the ground.

Office Development

Project Name	Location	Building Area (SF)	Status
Jackson Healthcare	2655 Northwinds Pkwy	294,200 SF	Under Construction
Triad Alpharetta Medical Center	Old Milton Pkwy & Morris Rd	104,000 SF	Under Review
AdvancED	Westside Pkwy	40,000 SF	Under Construction
Alpharetta Beach House	Old Milton Pkwy	6,480 SF	Under Construction
Wellstar Office Bldg.	Old Milton Pkwy & Park St	40,000 SF	Under Construction
Peak 10 Data Center	Edison Dr	50,000 SF	Under Construction
Verizon Data Center	Old Alabama Connector	20,000 SF	Under Construction
Lifeforce Medical Campus	Old Milton Pkwy	12,000 SF	Under Construction
Avalon 10000 Bldg.	Old Milton Pkwy & 1 st St	252,000 SF	Under Construction
Mayfair @ Webb & Morris	Webb Bridge Rd & Morris Rd	48,000 SF	Under Construction
East Village	Old Milton & Westside Pkwy	18,000 SF	Under Construction
Liberty Hall	33 South Main St	13,536 SF	Under Construction
Providence Group Office	2425 Old Milton Pkwy	30,000 SF	Under Construction
Equinox Corporate Campus	McGinnis Ferry Rd @ Windward Concourse and Alderman Dr	600,000 SF	Under Review
TOTAL Under Construction		824,216 SF	
TOTAL Under Review		704,000 SF	
TOTAL		1,528,216 SF	

As parcels zoned for office use are developed or rezoned for other uses, the result will be less opportunity for growth once the office market picks up. Therefore, it can be justified that the subject property remains a viable office parcel. In addition, four (4) 'Extended Stay Hotels' have already been developed in the Preston Ridge Master Plan with four (4) additional sites approved for hotel in the Master Plan. Most master plans of this size in the City have only one (1) approved hotel site.

CITIZEN PARTICIPATION PLAN

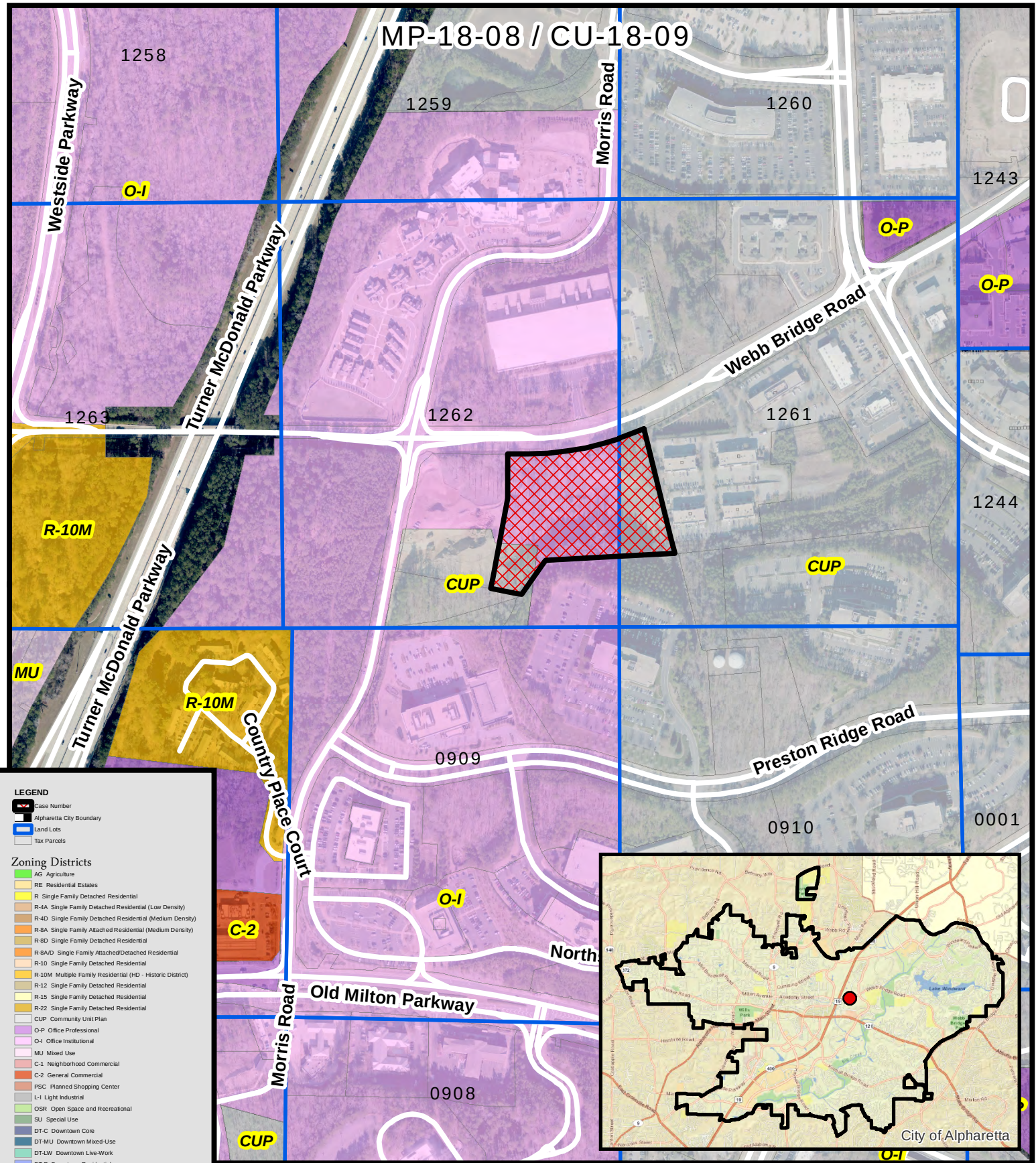
The applicant notified surrounding property owners of their application and intent for the property. The report states that no comments were received. The City received a letter of objection from a resident with concerns over too many hotels in Alpharetta, too many extended stay hotels in Alpharetta, and higher crime associated with extended stay hotels.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on September 12, 2018. Six (6) residents signed-in with comments supporting the applicant's proposal.

IV. ATTACHMENTS:

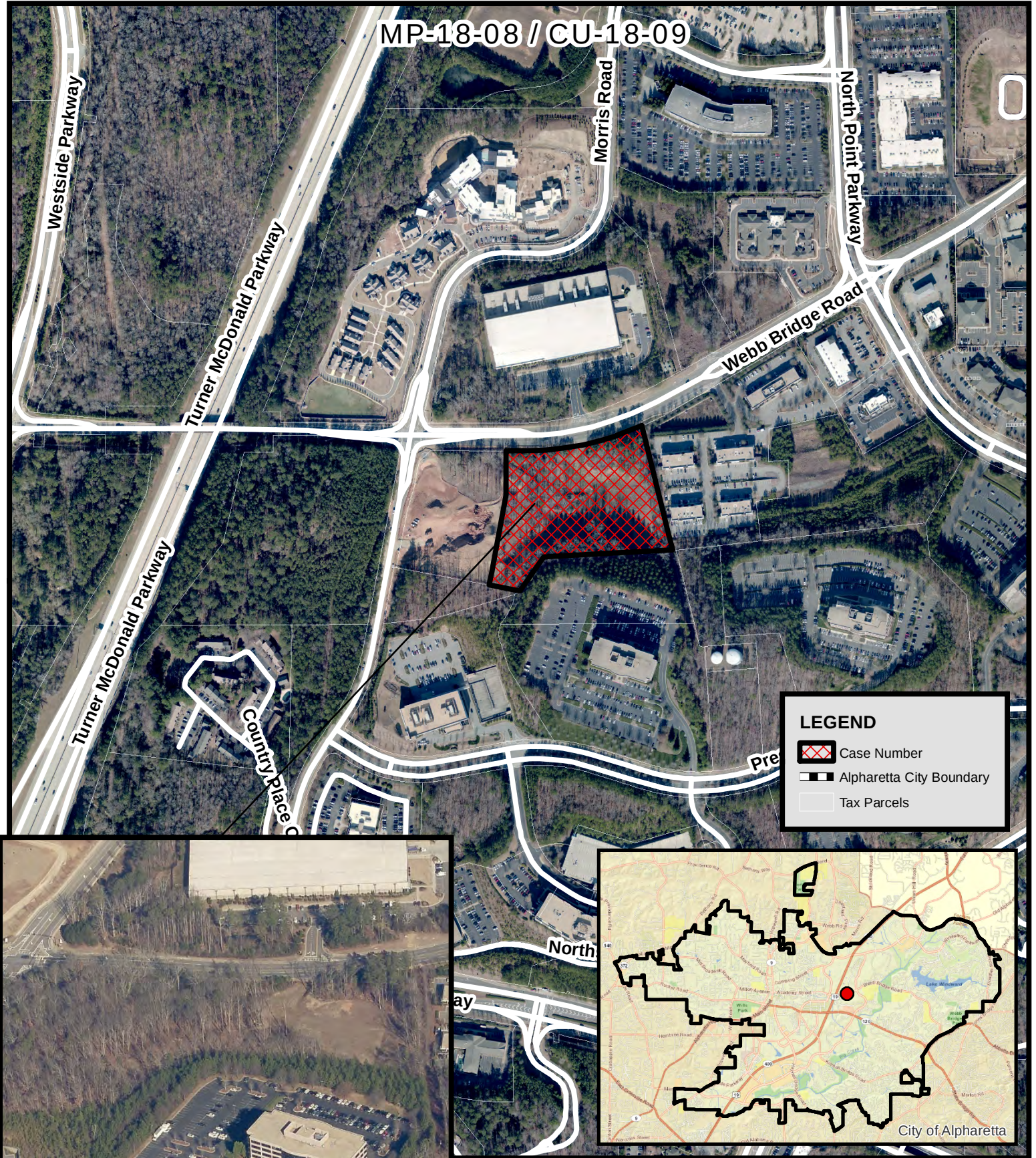
- Site Plan
- Floor Plans & Elevations



Zoning Map Extended Stay Hotel Preston Ridge

MP-18-08 / CU-18-09
D/LL: 2/2/1261, 1262
PC Date: 10/04/18
CC Date: 10/22/18



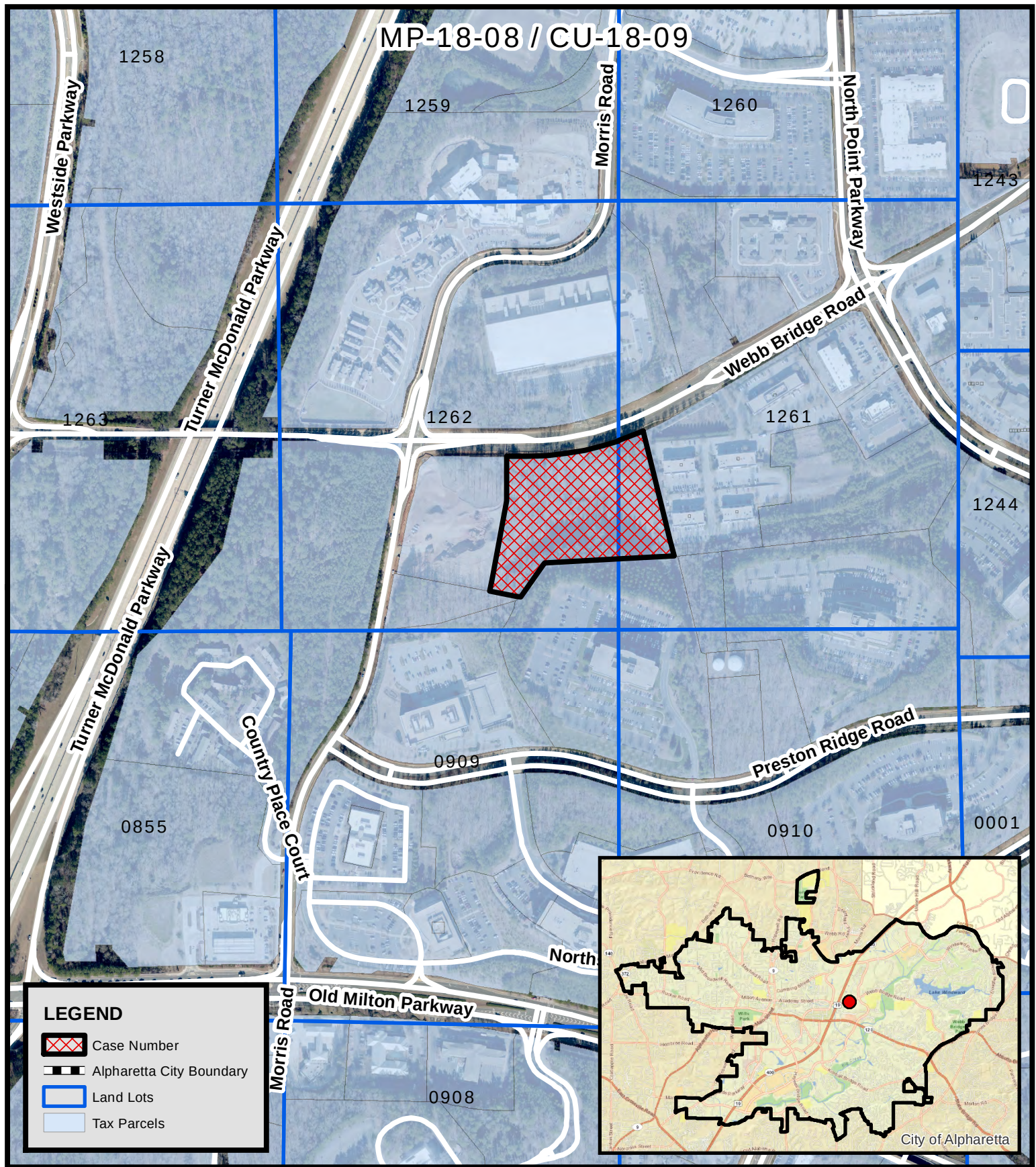


Aerial Map Extended Stay Hotel Preston Ridge

MP-18-08 / CU-18-09
D/LL: 2/2/1261, 1262
PC Date: 10/04/18
CC Date: 10/22/18

Location Map Provided by:
Community Development - GIS





Location Map Extended Stay Hotel Preston Ridge

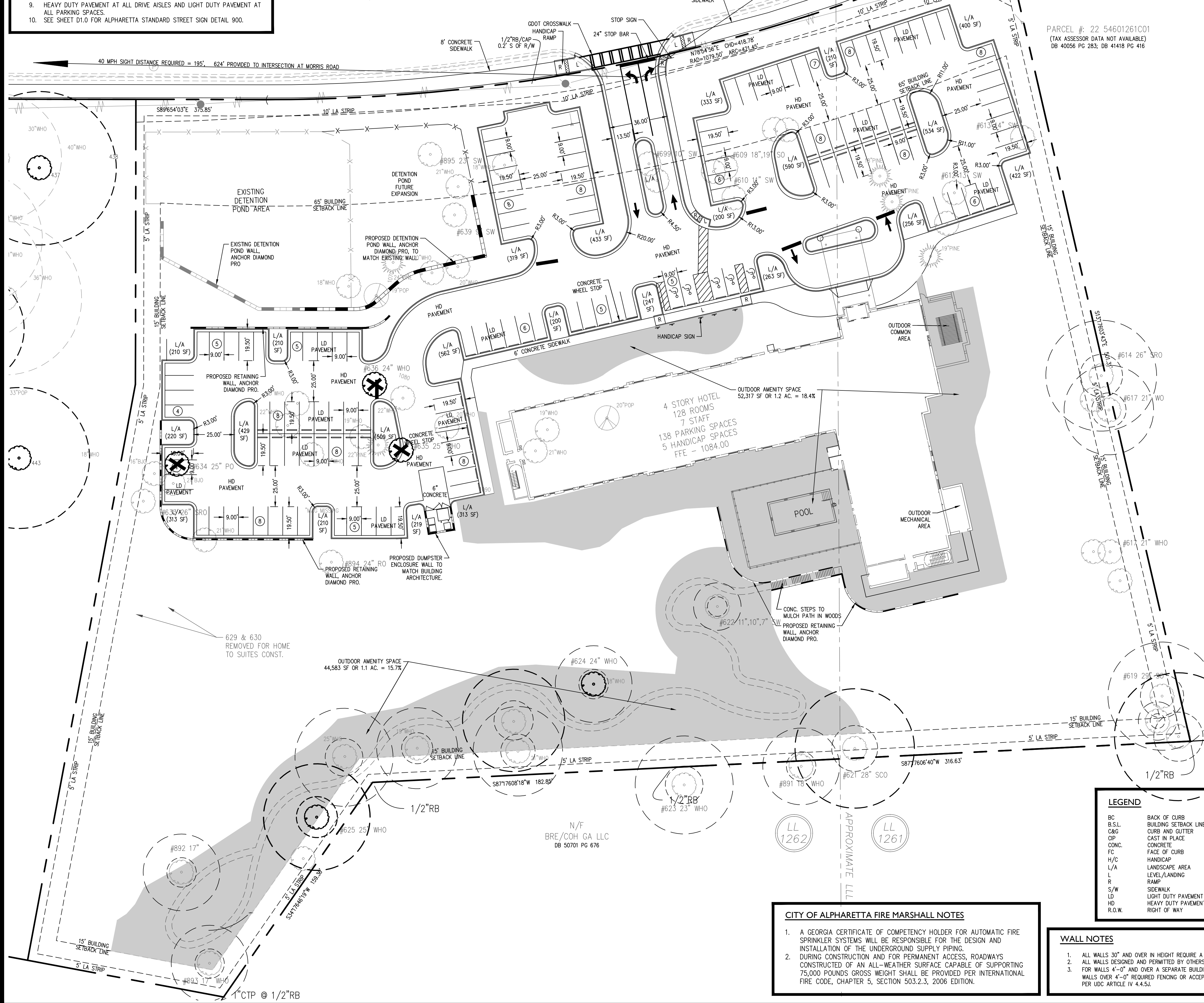
MP-18-08 / CU-18-09
D/LL: 2/2/1261, 1262
PC Date: 10/04/18
CC Date: 10/22/18

Location Map Provided by:
Community Development - GIS

SITE LAYOUT NOTES

1. ALL TEMPORARY AND PERMANENT SIGNS SHALL BE PERMITTED SEPARATELY.
2. CONTACT THE FOLLOWING DEPARTMENTS FOR APPROVAL OF THE PERMANENT CERTIFICATE OF OCCUPANCY: COMMUNITY DEVELOPMENT, ENGINEERING, ARBORIST, TRAFFIC, FIRE, AND ENVIRONMENTAL SERVICES. ALLOW A MINIMUM OF 3 DAYS NOTICE FOR A SITE INSPECTION APPOINTMENT.
3. BURY PITS ARE NOT ALLOWED.
4. NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE.
5. ALL DIMENSIONS ARE TO BACK OF CURB, UNLESS OTHERWISE SPECIFIED.
6. CHECK ALL SLOPES OF H/C FORMS FOR COMPLIANCE TO ADA PRIOR TO POURING.
7. SEE SHEET D1.2 FOR PAVEMENT SPECIFICATIONS AND DETAILS.
8. REFER TO SHEET C2.0 FOR BENCHMARK LOCATION.
9. HEAVY DUTY PAVEMENT AT ALL DRIVE AISLES AND LIGHT DUTY PAVEMENT AT ALL PARKING SPACES.
10. SEE SHEET D1.0 FOR ALPHARETTA STANDARD STREET SIGN DETAIL 900.

WEBB BRIDGE ROAD (R/W VARIES)
(DB 40056 PG 283)



SITE DATA:

SITE ACREAGE - 6.519 AC.
CURRENT ZONING - O&I (OFFICE INSTITUTIONAL)
PROPOSED USE - UPSCALE EXTENDED STAY HOTEL
CONDITIONAL USE REQUIRED
BUILDING SETBACKS:
FRONT SETBACK FROM RIGHT OF WAY - 65'
SIDE STREET SETBACK - 15'
REAR YARD MIN. - 15'

BUILDING STORIES - 4
PARKING - 135 REQUIRED
138 PROVIDED

FLOODPLAIN - NONE
LANDSCAPE STRIPS - 10' ALONG RIGHT OF WAY
5' ALONG SIDE AND REAR LINES

UNDISTURBED BUFFERS - NONE
OUTDOOR AMENITY SPACE - 15% REQUIRED
15.7% PROVIDED

OUTDOOR AMENITY AREA SHOWN (SHADED AREA) HAS BEEN PROVIDED WITHIN FRONT, SIDE AND REAR YARD AREAS FOR UNSTRUCTURED RECREATION, OUTDOOR POOL AREA AND A WALKING PATH AMONGST TREE SAVE AREA.

3 PARKING SPACES ADDED FOR 1,295 SF OF INTERIOR MEETING/BAR/SEATING AREA.



CITY OF ALPHARETTA TREE SAVE NOTES

1. ALL EXISTING TREES, SPECIMEN AND NON-SPECIMEN, COUNTED FOR EDF CREDITS OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PRESERVED DURING ALL PHASES OF THIS PROJECT.
2. 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.
3. INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
4. TREE SAVE FENCE FOR EXISTING TREES MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSPECTED AND APPROVED BY CITY ARBORIST.
5. 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.
6. ALL ROOTS ENCOUNTERED 1/2" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
7. IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, ESPECIALLY WITHIN AREAS ADJUTING A PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
8. ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION

CITY OF ALPHARETTA TRAFFIC NOTES

1. CONTRACTOR IS TO PROVIDE THE CITY OF ALPHARETTA ENCROACHMENT PERMIT FOR ALL WORK WITHIN THE CITY'S R.O.W. ANY TRAFFIC SIGNAL OR UTILITY RELOCATION WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
2. ALL UTILITY LOCATES AND RELOCATIONS, AND OR DAMAGE WILL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR. DEVELOPER/CONTRACTOR MUST CONTACT CITY OF ALPHARETTA LOCATE PERSONNEL DIRECTLY FOR TRAFFIC SIGNAL UTILITY LOCATES. PHONE (678) 297-6200.
3. ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.
4. ALL REQUIRED TRAFFIC STRIPING MUST MEET MUTCD AND GDOT PLAN SPECIFICATION AND MUST BE THERMO-PLASTIC.
5. ALL H/C RAMP FORMS MUST BE APPROVED BY CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.
6. IF SIGNS, STRIPING, AND MODIFICATIONS TO TRAFFIC CONTROL ARE REQUIRED AS A PART OF DEVELOPMENT, CONSTRUCTION SHOULD BE COMPLETE AND APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. SIDEWALKS AND ISLANDS MUST BE DESIGNED TO ACCEPT H/C RAMPS AND LANDINGS THAT MEET ADA REQUIREMENTS (ALPHARETTA STANDARD 902).
8. IF SIGNALIZATION OR SIGNAL MODIFICATIONS ARE REQUIRED AS PART OF DEVELOPMENT, CONSTRUCTION SHOULD BE COMPLETE AND APPROVED BY THE CITY TRAFFIC ENG. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

CAUTION

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

GEORGIA811
Utilities Protection Center, Inc.
Know what's below.
Call before you dig.

Dial 811 or Call 1-800-282-7411



LEGEND

- BC BACK OF CURB
- B.S.L. BUILDING SETBACK LINE
- C&G CURB AND GUTTER
- OIP CAST IN PLACE CONCRETE
- FC FACE OF CURB
- H/C HANDICAP
- L/A LANDSCAPE AREA
- L LEVEL/LANDING
- R RAMP
- S/W SIDEWALK
- LD LIGHT DUTY PAVEMENT
- HD HEAVY DUTY PAVEMENT
- R.O.W. RIGHT OF WAY

SIGN LEGEND



"STOP"
R1-1

WALL NOTES

1. ALL WALLS 30" AND OVER IN HEIGHT REQUIRE A MINIMUM 42" HANDRAIL ON TOP.
2. ALL WALLS DESIGNED AND PERMITTED BY OTHERS.
3. FOR WALLS 4'-0" AND OVER A SEPARATE BUILDING PERMIT WILL BE REQUIRED. ALL WALLS OVER 4'-0" REQUIRED FENCING OR ACCEPTABLE DENSE VEGETATION AT THE TOP PER UDC ARTICLE IV 4.4.5.1.

CITY OF ALPHARETTA FIRE MARSHALL NOTES

1. A GEORGIA CERTIFICATE OF COMPETENCY HOLDER FOR AUTOMATIC FIRE SPRINKLER SYSTEMS WILL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE UNDERGROUND SUPPLY PIPING.
2. DURING CONSTRUCTION AND FOR PERMANENT ACCESS, ROADWAYS CONSTRUCTED OF AN ALL-WEATHER SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS GROSS WEIGHT SHALL BE PROVIDED PER INTERNATIONAL FIRE CODE, CHAPTER 5, SECTION 503.2.3, 2006 EDITION.

SITE LAYOUT PLAN

HYATT HOUSE
ALPHARETTA, GEORGIA

NO.	REVISIONS	DATE
1	PER CITY OMMNS-COND. USE	9-25-18

PROJECT NO.: 18-4129
CIVIL DRAWN BY: MDA
CIVIL DESIGNED BY: BDR
LANDSCAPE DRAWN BY: BDR
LANDSCAPE DESIGNED BY: MDV
DATE: 06-07-18

SHEET

C4.0



BASE4

BASE4
2901 CLINT MOORE ROAD #114
BOCA RATON, FLORIDA 33496
www.base-4.com

Seal

Owner:



HYATT HOUSE
ALPHARETTA, GA

No.	ISSUE DATE	PROJECT STATUS

DATE 2018.09.25

DRAWN BY SBB

CHECKED BY RRR

SCALE AS NOTED

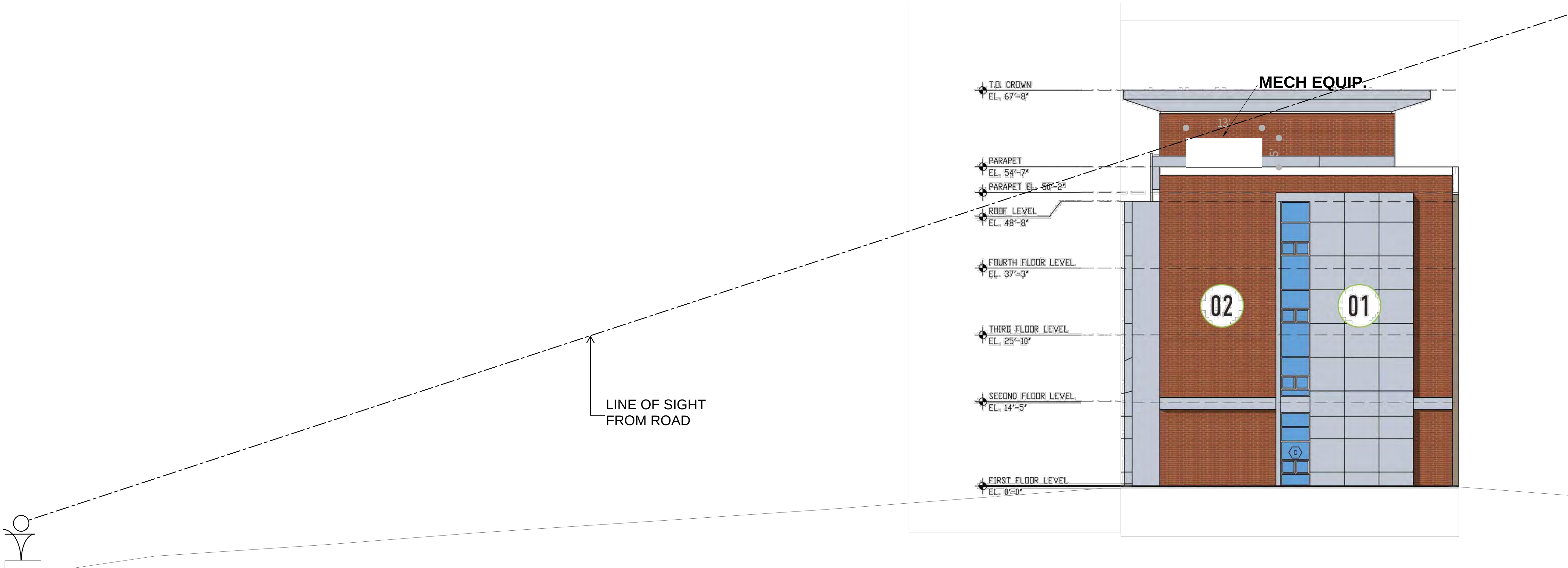
PROJECT NO. B4-150-1804

SHEET NAME

SITE LINE STUDY

DRAWING NO.

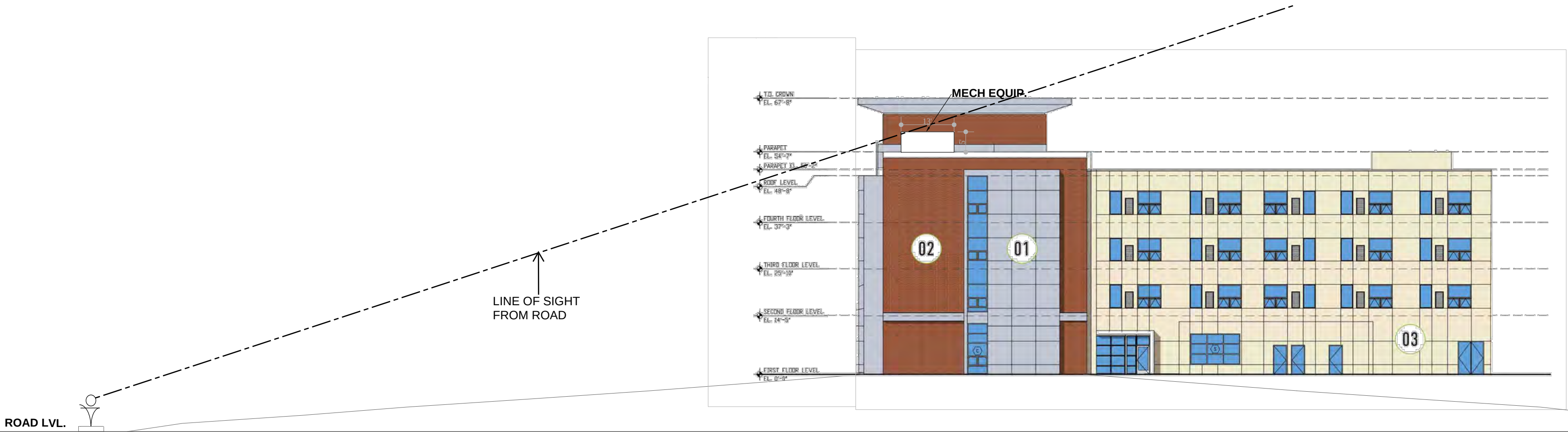
A1.1



2

SITE LINE STUDY ENLARGED DETAIL

SCALE: 3/32"=1'-0"



1

SITE LINE STUDY

SCALE: 3/64"=1'-0"

PROPOSED BUILDING HYATT HOUSE
NUMBER OF STORY=4
NUMBER OF ROOMS= 128
TOTAL AREA=80,606 SF

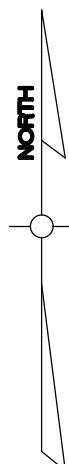
292'-5"



170'-6"

ROOM MATRIX								
ROOM TYPE	EXTENDED STAY	NUMBER OF GUESTS	ROOM SF	1ST	2ND	3RD	4TH	TOTAL
TPYE KS - KING STUDIO	X	1-2	432	9	16	16	16	57
TYPE KSA-R - KING STUDIO ACCESSIBLE (ROLL-IN SHOWER)	X	1-2	507	1	0	0	0	1
TYPE KSA - KING STUDIO ACCESSIBLE	X	1-2	507	0	1	0	0	1
TYPE K - KING ONE BEDROOM	X	1-2	462	3	7	7	7	24
TYPE KA - KING ONE BEDROOM ACCESSIBLE	X	1-2	734	0	0	0	1	1
TYPE K MODIFIED - KING ONE BEDROOM MODIFIED	X	1-2	510	0	0	1	1	2
TYPE KD - KING DEN ROOMS		1	311	7	10	10	10	37
TYPE KDA - KING DEN ACCESSIBLE ROOMS (ROLL-IN SHOWER)		1	387	0	1	1	1	3
TYPE QQ - QUEEN/QUEEN ONE BEDROOM	X	2-4	730	0	0	1	0	1
TYPE QQA - QUEEN/QUEEN ONE BEDROOM ACCESSIBLE	X	2-4	734	0	1	0	0	1
GRAND TOTAL				20	36	36	36	128
								100%

FLOOR AREA (SF)	
1ST LEVEL FLOOR PLAN	21,047
2ND LEVEL FLOOR PLAN	19,853
3RD LEVEL FLOOR PLAN	19,853
4TH LEVEL FLOOR PLAN	19,853
TOTAL	80,606



BASE4
2901 CLINT MOORE ROAD #114
BOCA RATON, FLORIDA 33496
www.base-4.com

Seal

Owner:



HYATT HOUSE
ALPHARETTA, GA

NO.	ISSUE DATE	PROJECT STATUS

DATE 2018.09.25

DRAWN BY SBB

CHECKED BY RRR

SCALE AS NOTED

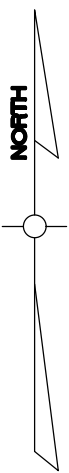
PROJECT NO. B4-150-1804

SHEET NAME

FLOOR PLANS

DRAWING NO.

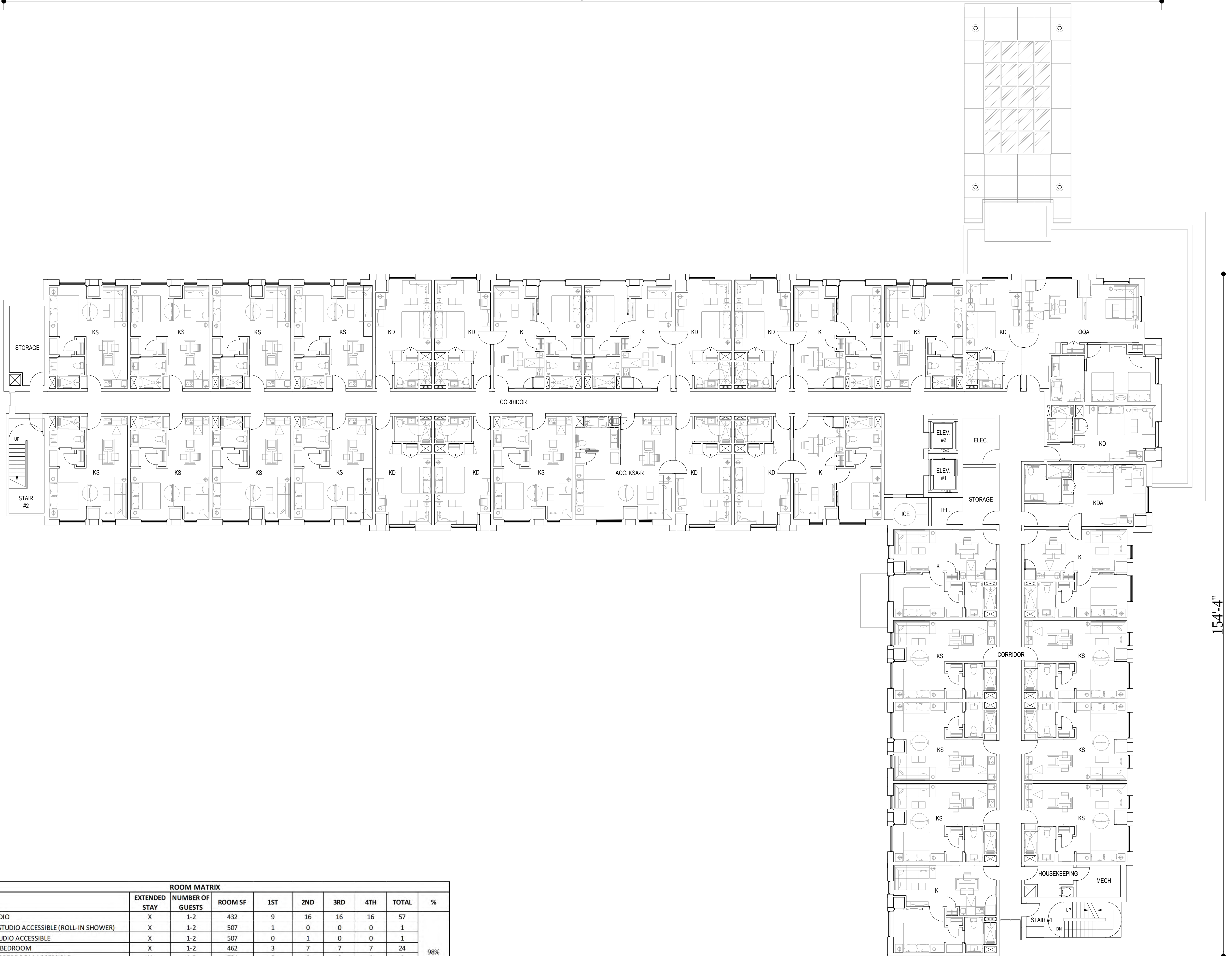
A2.1



ROOM MATRIX								
ROOM TYPE	EXTENDED STAY	NUMBER OF GUESTS	ROOM SF	1ST	2ND	3RD	4TH	TOTAL
TPYE KS - KING STUDIO	X	1-2	432	9	16	16	16	57
TYPE KSA-R - KING STUDIO ACCESSIBLE (ROLL-IN SHOWER)	X	1-2	507	1	0	0	0	1
TYPE KSA - KING STUDIO ACCESSIBLE	X	1-2	507	0	1	0	0	1
TYPE K - KING ONE BEDROOM	X	1-2	462	3	7	7	7	24
TYPE KA - KING ONE BEDROOM ACCESSIBLE	X	1-2	734	0	0	0	1	1
TYPE K MODIFIED - KING ONE BEDROOM MODIFIED	X	1-2	510	0	0	1	1	2
TYPE KD - KING DEN ROOMS		1	311	7	10	10	10	37
TYPE KDA - KING DEN ACCESSIBLE ROOMS (ROLL-IN SHOWER)		1	387	0	1	1	1	3
TYPE QQ - QUEEN/QUEEN ONE BEDROOM	X	2-4	730	0	0	1	0	1
TYPE QQA - QUEEN/QUEEN ONE BEDROOM ACCESSIBLE	X	2-4	734	0	1	0	0	1
GRAND TOTAL				20	36	36	36	128
								100%

FLOOR AREA (SF)	
1ST LEVEL FLOOR PLAN	21,047
2ND LEVEL FLOOR PLAN	19,853
3RD LEVEL FLOOR PLAN	19,853
4TH LEVEL FLOOR PLAN	19,853
TOTAL	80,606

262'



154'-4"



BASE4

BASE4
2901 CLINT MOORE ROAD #114
BOCA RATON, FLORIDA 33496
www.base-4.com

Seal

Owner:



HYATT HOUSE
ALPHARETTA, GA

No.	ISSUE DATE	PROJECT STATUS

DATE 2018.09.25

DRAWN BY SBB

CHECKED BY RRR

SCALE AS NOTED

PROJECT NO. B4-150-1804

SHEET NAME

FLOOR PLANS

DRAWING NO.

A2.2

1

SECOND FLOOR PLAN

SCALE: 3/32"= 1'-0"



BASE4

BASE4
2901 CLINT MOORE ROAD #114
BOCA RATON, FLORIDA 33496
www.base-4.com

Seal

Owner:



HYATT HOUSE
ALPHARETTA, GA

No.	ISSUE DATE	PROJECT STATUS

DATE2018.09.25

DRAWN BYSBB

CHECKED BYRRR

SCALEAS NOTED

PROJECT NO.B4-150-1804

SHEET NAME

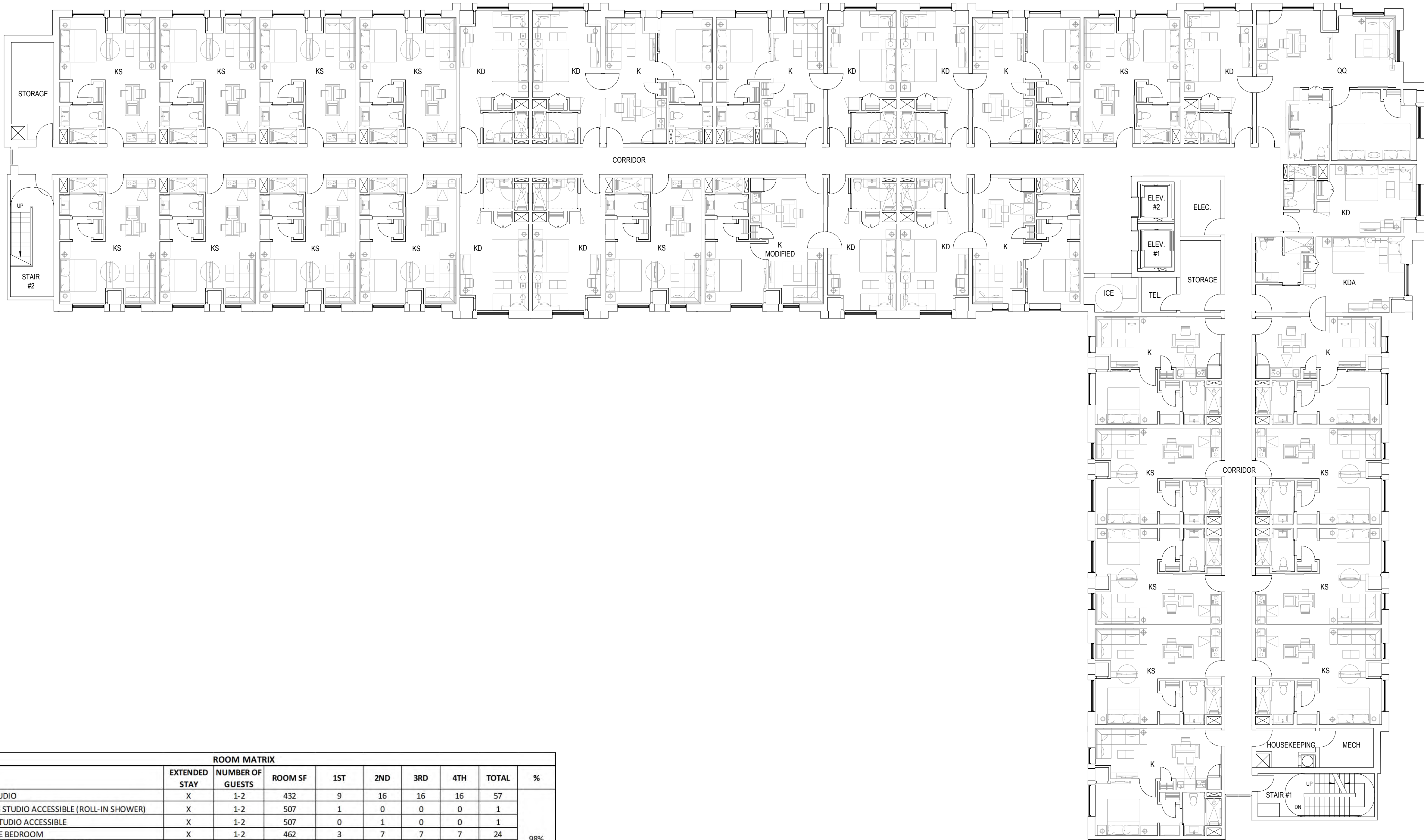
FLOOR PLANS

DRAWING NO.

A2.3

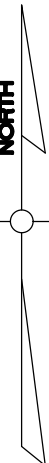
262'

154'-4"



ROOM MATRIX								
ROOM TYPE	EXTENDED STAY	NUMBER OF GUESTS	ROOM SF	1ST	2ND	3RD	4TH	TOTAL
TPYE KS - KING STUDIO	X	1-2	432	9	16	16	16	57
TYPE KSA-R - KING STUDIO ACCESSIBLE (ROLL-IN SHOWER)	X	1-2	507	1	0	0	0	1
TYPE KSA - KING STUDIO ACCESSIBLE	X	1-2	507	0	1	0	0	1
TYPE K - KING ONE BEDROOM	X	1-2	462	3	7	7	7	24
TYPE KA - KING ONE BEDROOM ACCESSIBLE	X	1-2	734	0	0	0	1	1
TYPE K MODIFIED - KING ONE BEDROOM MODIFIED	X	1-2	510	0	0	1	1	2
TYPE KD - KING DEN ROOMS		1	311	7	10	10	10	37
TYPE KDA - KING DEN ACCESSIBLE ROOMS (ROLL-IN SHOWER)		1	387	0	1	1	1	3
TYPE QQ - QUEEN/QUEEN ONE BEDROOM	X	2-4	730	0	0	1	0	1
TYPE QQA - QUEEN/QUEEN ONE BEDROOM ACCESSIBLE	X	2-4	734	0	1	0	0	1
GRAND TOTAL				20	36	36	36	128
								100%

FLOOR AREA (SF)	
1ST LEVEL FLOOR PLAN	21,047
2ND LEVEL FLOOR PLAN	19,853
3RD LEVEL FLOOR PLAN	19,853
4TH LEVEL FLOOR PLAN	19,853
TOTAL	80,606





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Seal

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HYATT HOUSE
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DATE 2018.09.25

DRAWN BY SBB

CHECKED BY RRR

SCALE AS NOTED

PROJECT NO. B4-150-1804

SHEET NAME

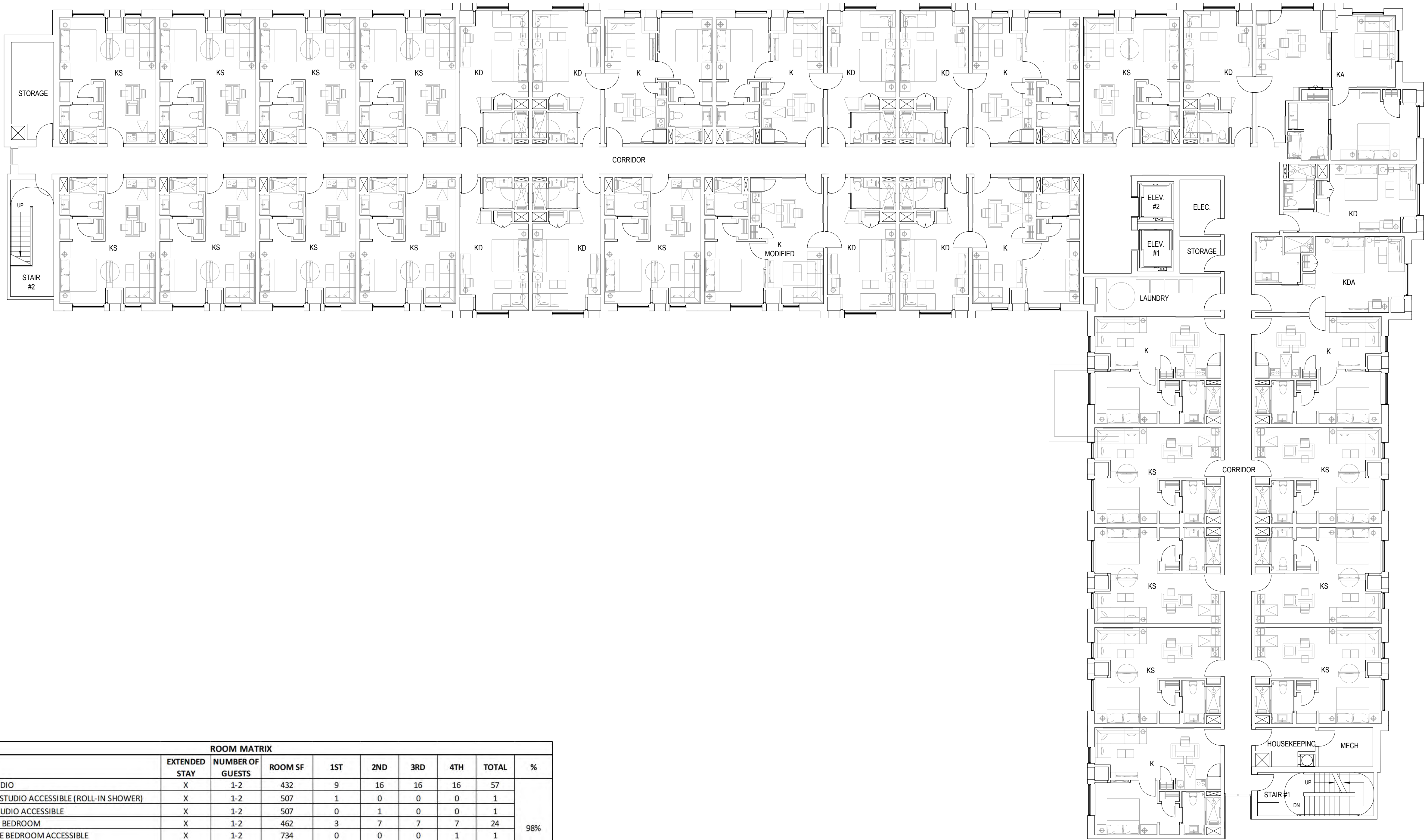
FLOOR PLANS

DRAWING NO.

A2.4

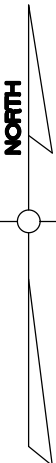
262'

154'-4"



ROOM MATRIX								
ROOM TYPE	EXTENDED STAY	NUMBER OF GUESTS	ROOM SF	1ST	2ND	3RD	4TH	TOTAL
TPYE KS - KING STUDIO	X	1-2	432	9	16	16	16	57
TYPE KSA-R - KING STUDIO ACCESSIBLE (ROLL-IN SHOWER)	X	1-2	507	1	0	0	0	1
TYPE KSA - KING STUDIO ACCESSIBLE	X	1-2	507	0	1	0	0	1
TYPE K - KING ONE BEDROOM	X	1-2	462	3	7	7	7	24
TYPE KA - KING ONE BEDROOM ACCESSIBLE	X	1-2	734	0	0	0	1	1
TYPE K MODIFIED - KING ONE BEDROOM MODIFIED	X	1-2	510	0	0	1	1	2
TYPE KD - KING DEN ROOMS		1	311	7	10	10	10	37
TYPE KDA - KING DEN ACCESSIBLE ROOMS (ROLL-IN SHOWER)		1	387	0	1	1	1	3
TYPE QQ - QUEEN/QUEEN ONE BEDROOM	X	2-4	730	0	0	1	0	1
TYPE QQA - QUEEN/QUEEN ONE BEDROOM ACCESSIBLE	X	2-4	734	0	1	0	0	1
GRAND TOTAL				20	36	36	36	128
								100%

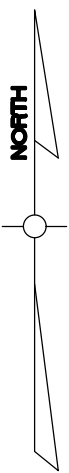
FLOOR AREA (SF)	
1ST LEVEL FLOOR PLAN	21,047
2ND LEVEL FLOOR PLAN	19,853
3RD LEVEL FLOOR PLAN	19,853
4TH LEVEL FLOOR PLAN	19,853
TOTAL	80,606



1

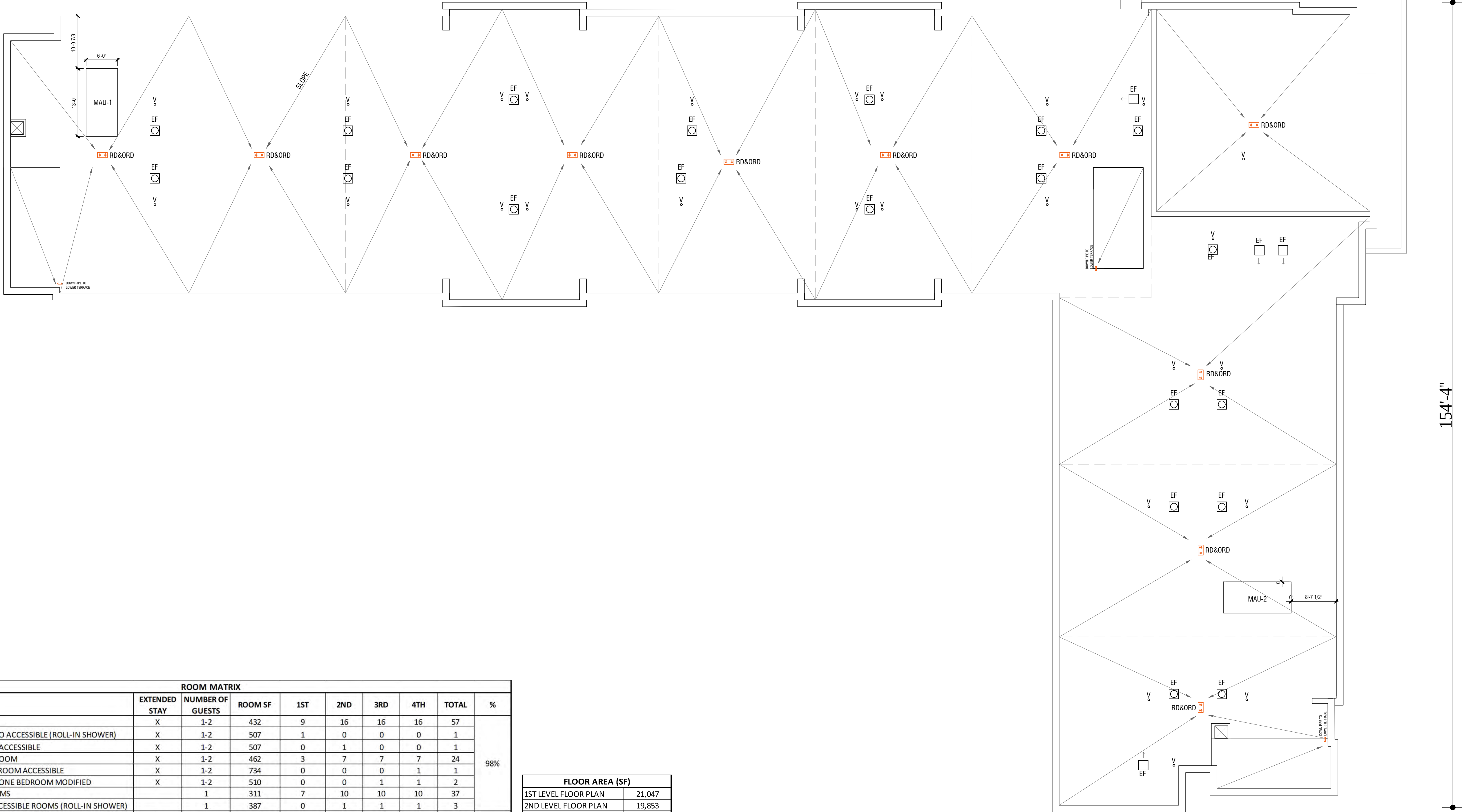
FOURTH FLOOR PLAN

SCALE: 3/32"= 1'-0"



ROOM MATRIX									
ROOM TYPE	EXTENDED STAY	NUMBER OF GUESTS	ROOM SF	1ST	2ND	3RD	4TH	TOTAL	%
TPYE KS - KING STUDIO	X	1-2	432	9	16	16	16	57	98%
TYPE KSA-R - KING STUDIO ACCESSIBLE (ROLL-IN SHOWER)	X	1-2	507	1	0	0	0	1	
TYPE KSA - KING STUDIO ACCESSIBLE	X	1-2	507	0	1	0	0	1	
TYPE K - KING ONE BEDROOM	X	1-2	462	3	7	7	7	24	
TYPE KA - KING ONE BEDROOM ACCESSIBLE	X	1-2	734	0	0	0	1	1	
TYPE K MODIFIED - KING ONE BEDROOM MODIFIED	X	1-2	510	0	0	1	1	2	
TYPE KD - KING DEN ROOMS		1	311	7	10	10	10	37	
TYPE KDA - KING DEN ACCESSIBLE ROOMS (ROLL-IN SHOWER)		1	387	0	1	1	1	3	2%
TYPE QQ - QUEEN/QUEEN ONE BEDROOM	X	2-4	730	0	0	1	0	1	
TYPE QQA - QUEEN/QUEEN ONE BEDROOM ACCESSIBLE	X	2-4	734	0	1	0	0	1	
GRAND TOTAL				20	36	36	36	128	100%

FLOOR AREA (SF)	
1ST LEVEL FLOOR PLAN	21,047
2ND LEVEL FLOOR PLAN	19,853
3RD LEVEL FLOOR PLAN	19,853
4TH LEVEL FLOOR PLAN	19,853
TOTAL	80,606



BASE4

BASE4
2901 CLINT MOORE ROAD #114
BOCA RATON, FLORIDA 33496
www.base-4.com

Seal

Owner:



HYATT HOUSE
ALPHARETTA, GA

No.	ISSUE DATE	PROJECT STATUS

DATE 2018.09.25

DRAWN BY SBB

CHECKED BY RRR

SCALE AS NOTED

PROJECT NO.

SHEET NAME

ROOF PLAN

DRAWING NO.

A2.5

1

ROOF PLAN
SCALE: 3/32"=1'-0"



BASE⁴

BASE4
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Seal

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ALPHARETTA, GA

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DATE 2018.09.25

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SCALE AS NOTED

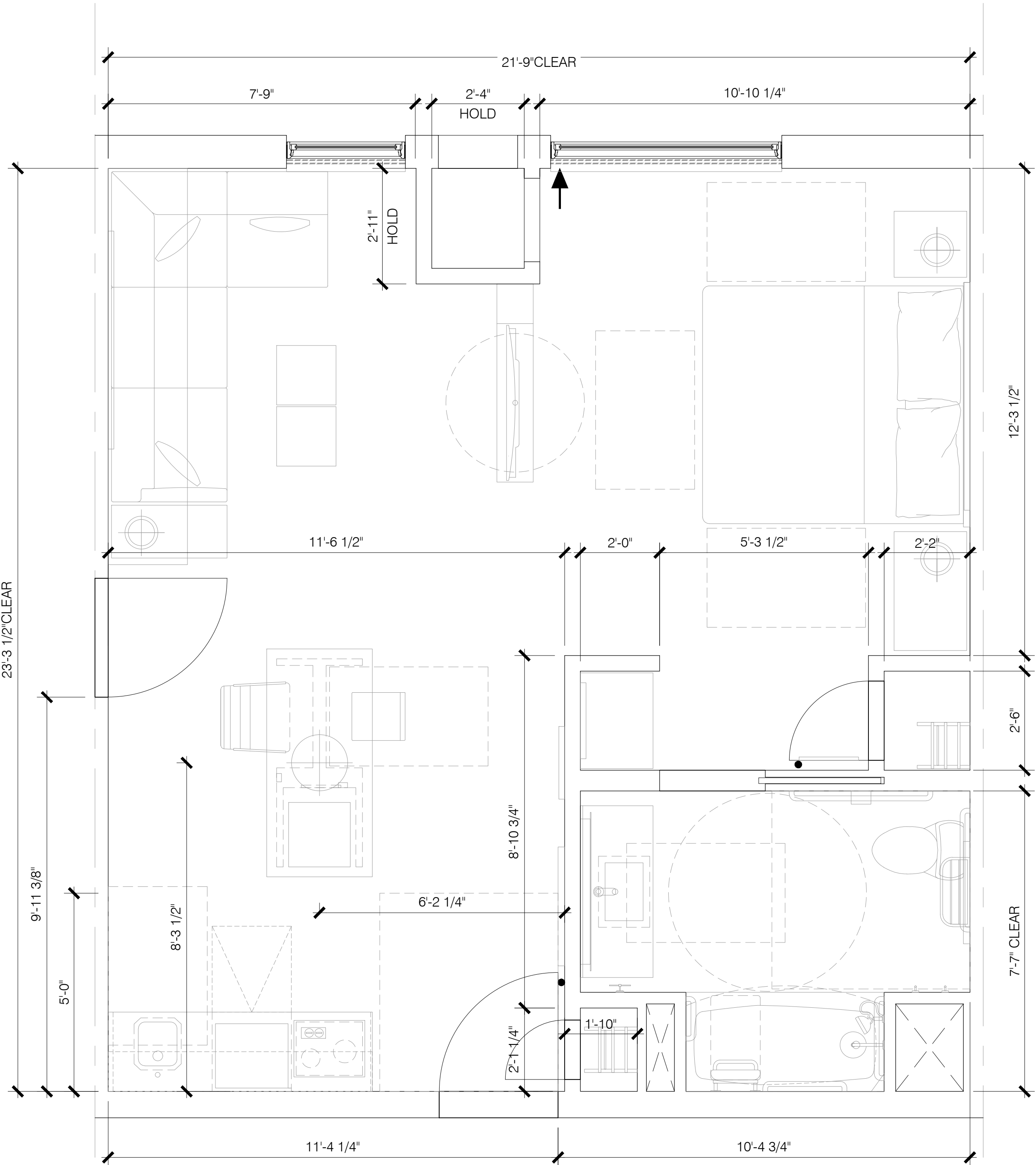
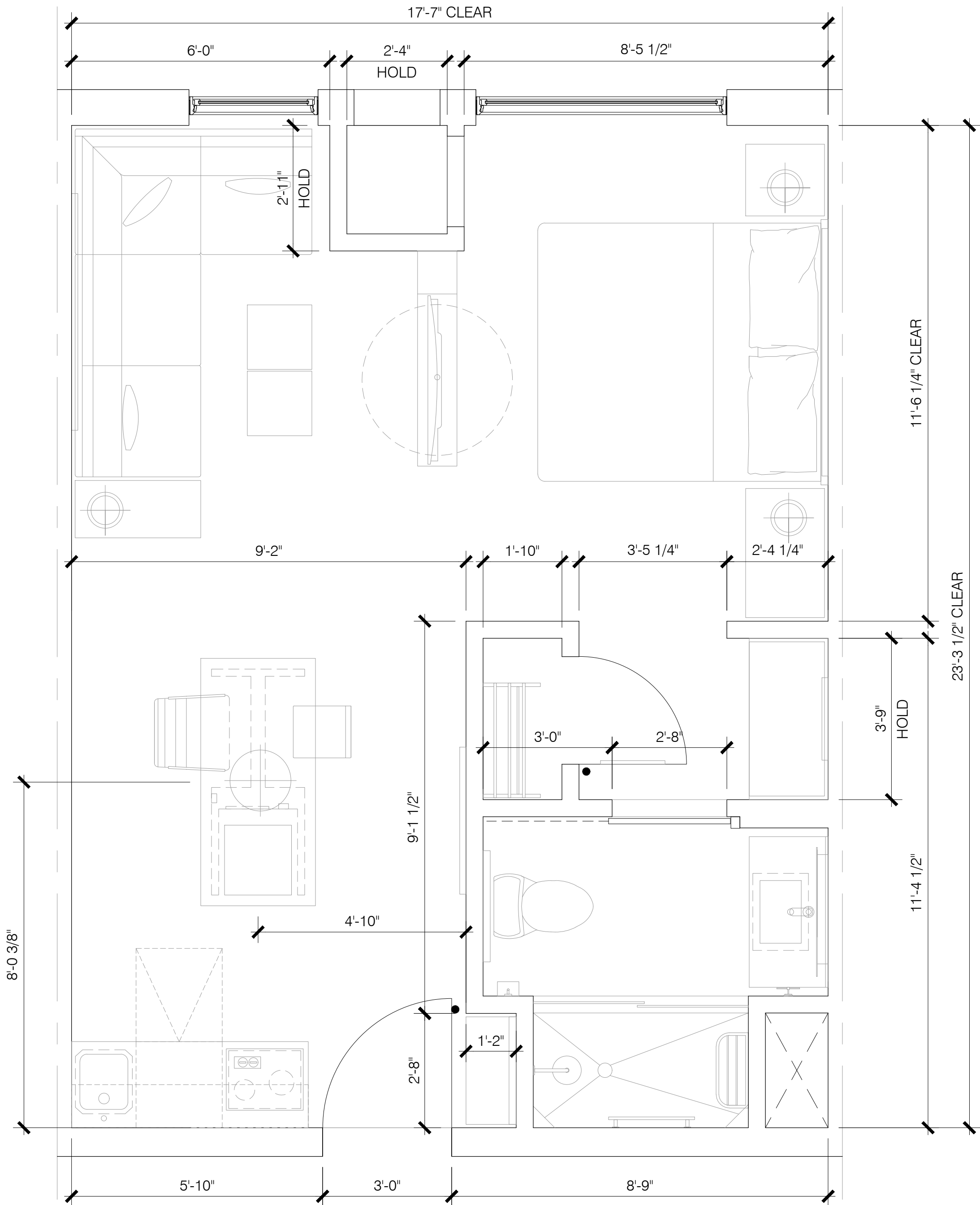
PROJECT NO.

SHEET NAME

HH - ENLARGED
GUESTROOM PLAN

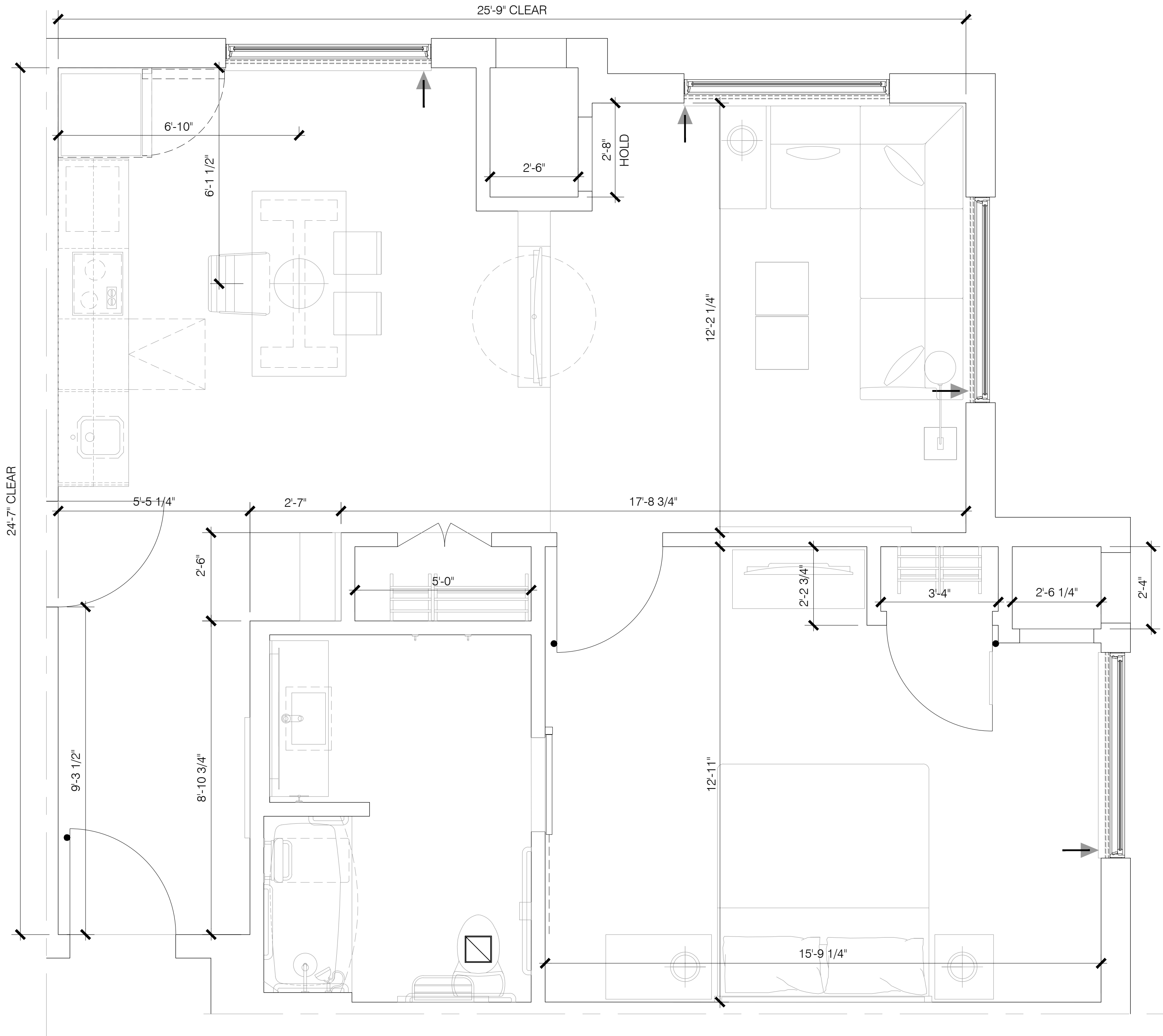
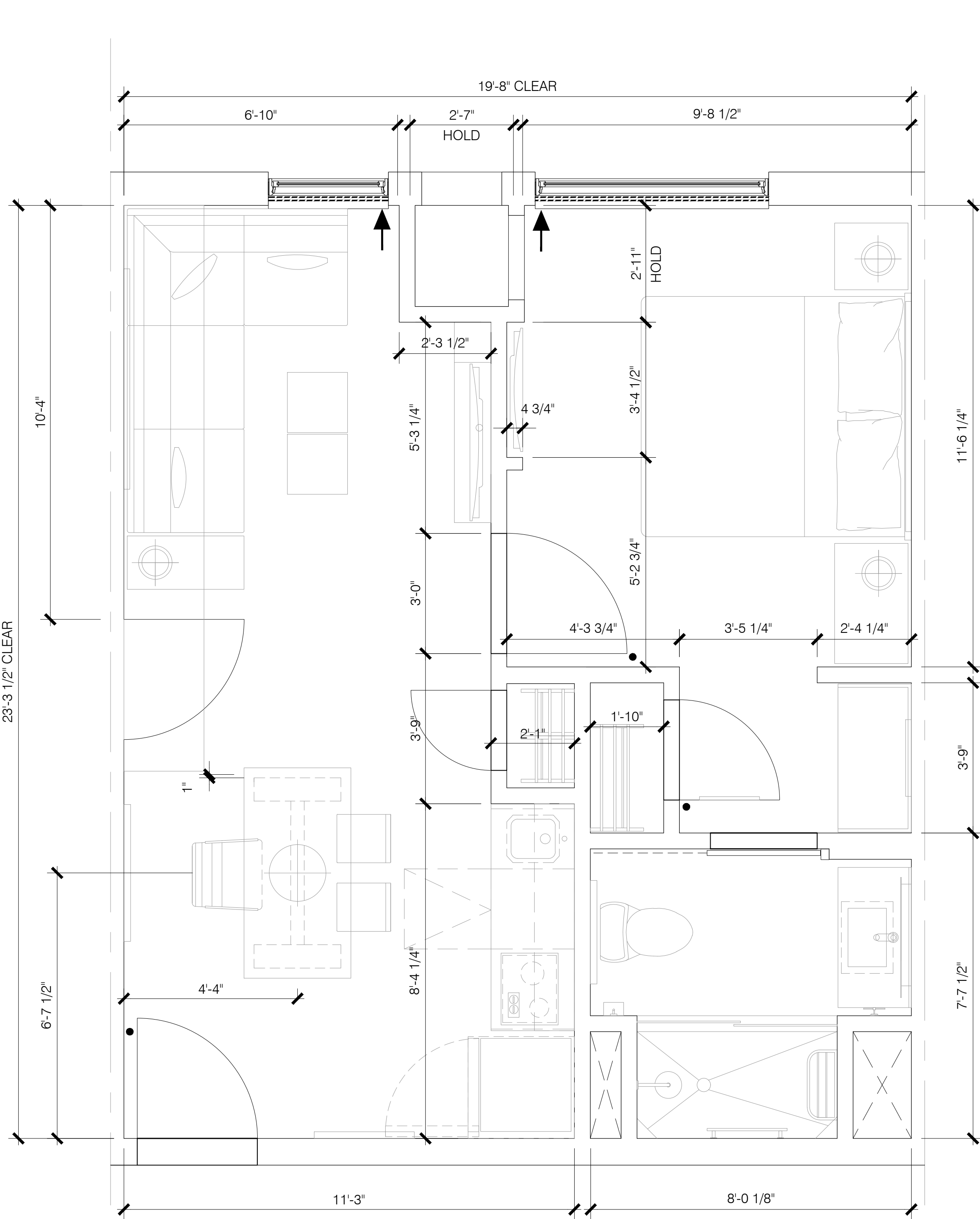
DRAWING NO.

A3.1



1 TYPE KS-KING STUDIO
SCALE: 1/2"=1'-0"

2 TYPE KSA-KING STUDIO ACCESSIBLE
SCALE: 1/2"=1'-0"



1

TYPE K- KING ONE BEDROOM ACCESSIBLE
SCALE: 1/2"=1'-0"

2

TYPE K MODIFIED- KING ONE BEDROOM MODIFIED
SCALE: 1/2"=1'-0"



BASE⁴

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Seal

Owner:



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ALPHARETTA, GA

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SCALE AS NOTED

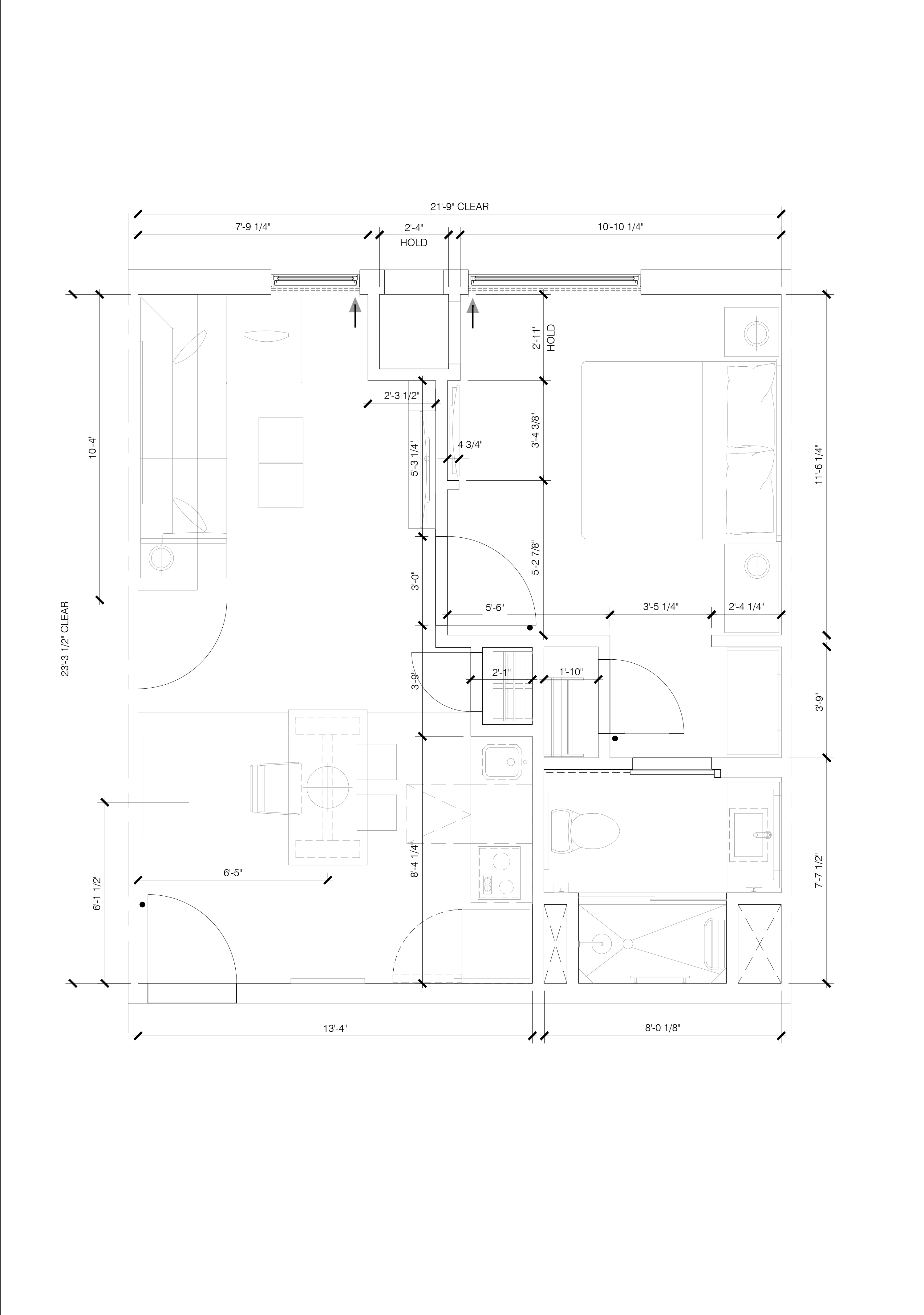
PROJECT NO.

SHEET NAME

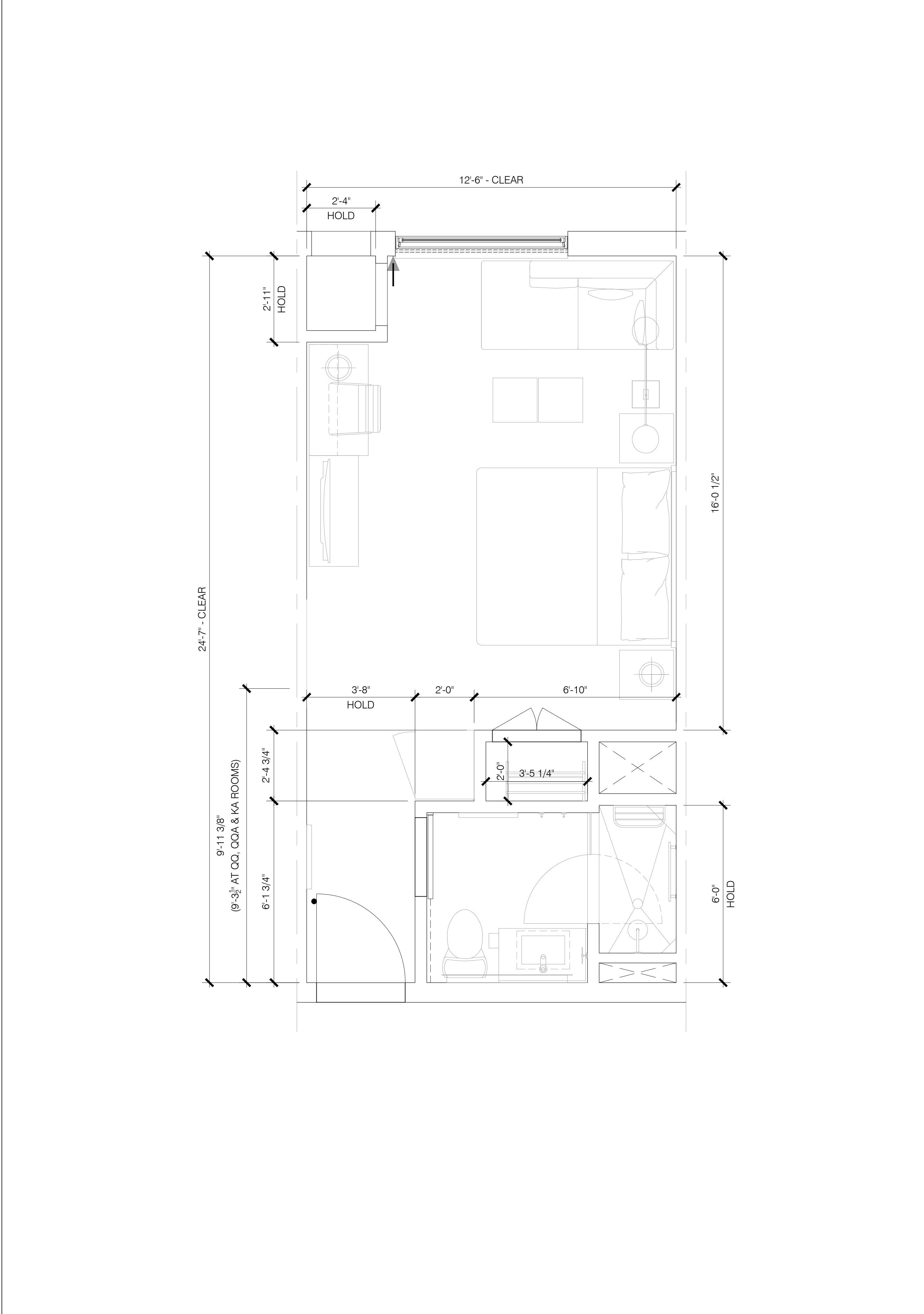
HH - ENLARGED
GUESTROOM PLAN

DRAWING NO.

A3.2



1 TYPE K-MODIFIED - KING ONE BEDROOM MODIFIED
SCALE: 1/2"=1'-0"



2 TYPE KD- KING DEN ROOMS (ROLL-IN-SHOWER)
SCALE: 1/2"=1'-0"



BASE⁴

BASE4
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www.base-4.com

Seal

Owner:



HYATT HOUSE
ALPHARETTA, GA

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DATE 2018.09.25

DRAWN BY SBB

CHECKED BY RRR

SCALE AS NOTED

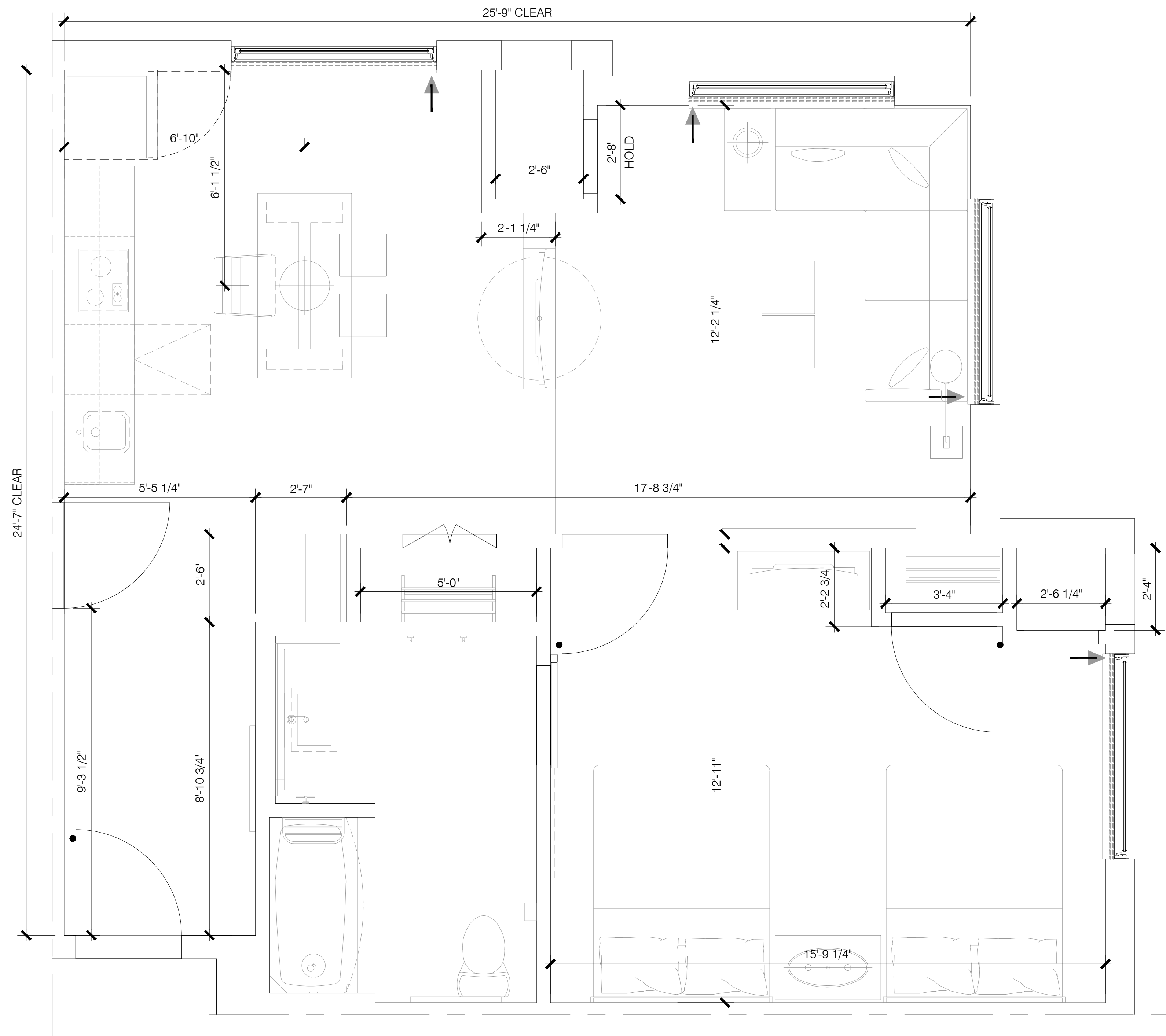
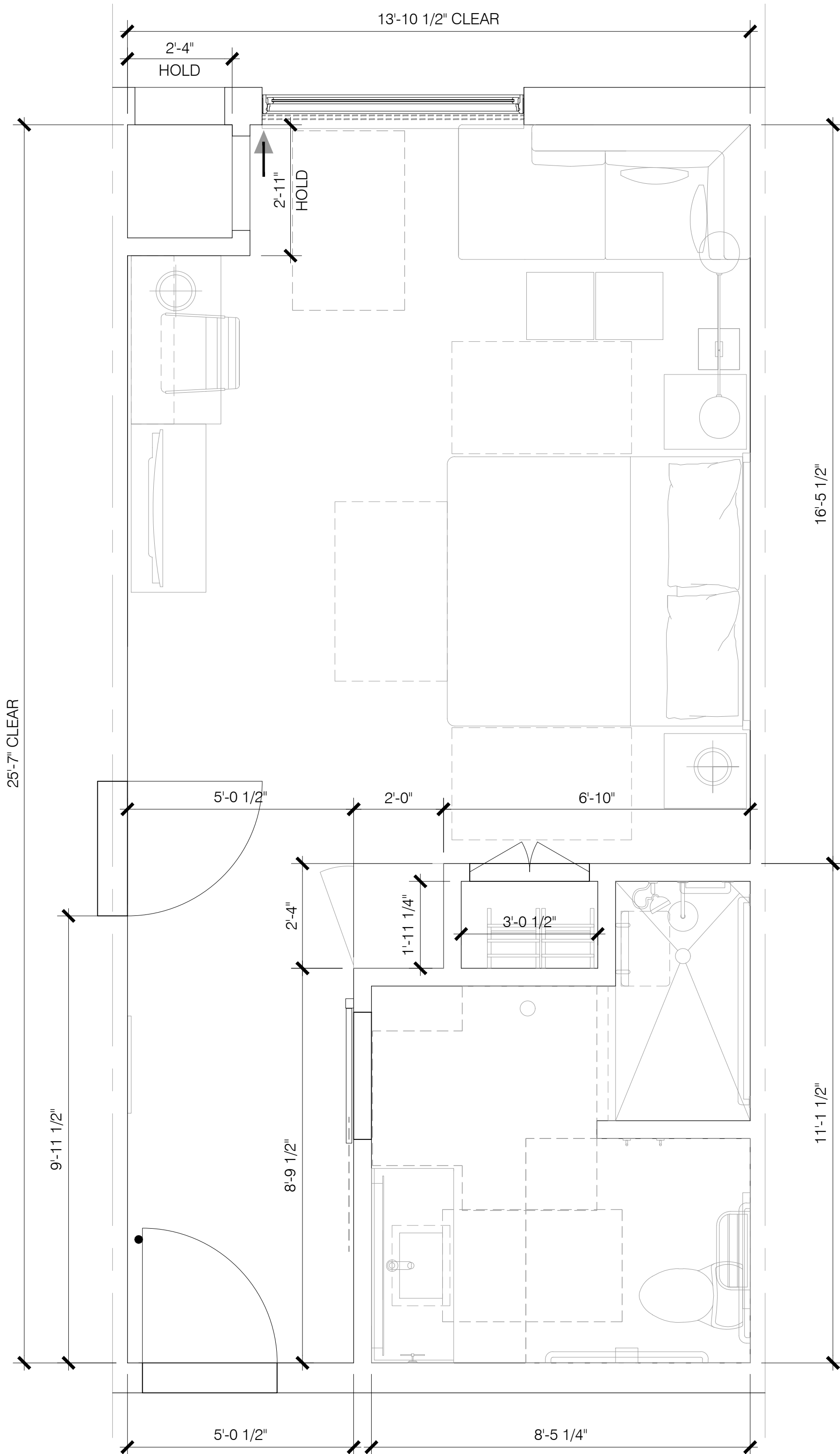
PROJECT NO.

SHEET NAME

HH - ENLARGED
GUESTROOM PLAN

DRAWING NO.

A3.3



1 TYPE KDA - KING DEN ACCESSIBLE
SCALE: 1/2"=1'-0"

2 TYPE QQ - QUEEN ONE BEDROOM
SCALE: 1/2"=1'-0"



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Seal

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HYATT HOUSE
ALPHARETTA, GA

No.	ISSUE DATE	PROJECT STATUS

DATE 2018.09.25

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SCALE AS NOTED

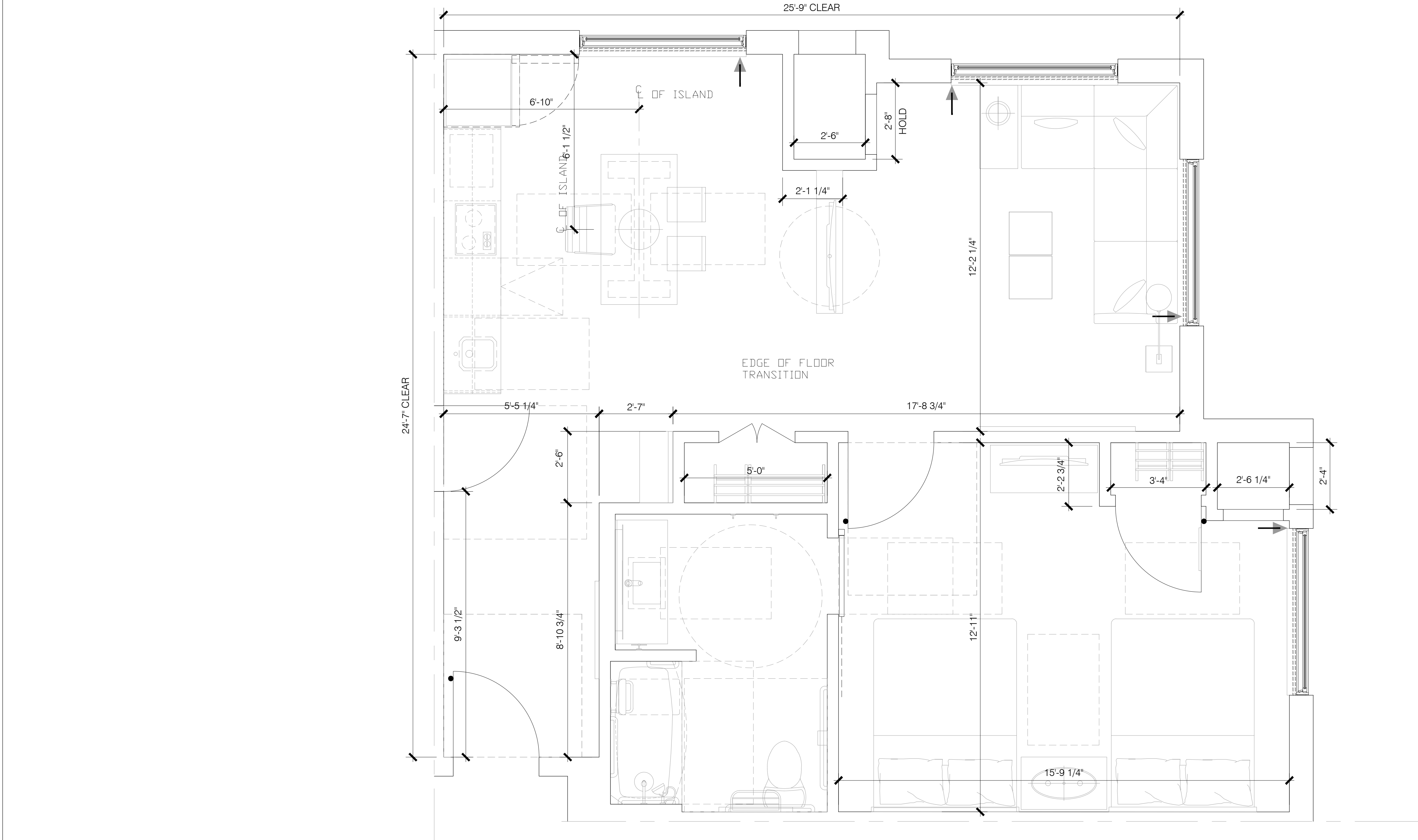
PROJECT NO.

SHEET NAME

HH - ENLARGED
GUESTROOM PLAN

DRAWING NO.

A3.4



1 TYPE QQA - QUEEN ONE BEDROOM ACCESSIBLE
SCALE: 1/2"=1'-0"



BASE⁴

BASE4
2901 CLINT MOORE ROAD #114
BOCA RATON, FLORIDA 33496
www.base-4.com

Seal

Owner:



HYATT HOUSE
ALPHARETTA, GA

No.	ISSUE DATE	PROJECT STATUS

DATE 2018.09.25

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CHECKED BY RRR

SCALE AS NOTED

PROJECT NO.

SHEET NAME

HH - ENLARGED
GUESTROOM PLAN

DRAWING NO.

A3.5

Seal

Owner:



HYATT HOUSE
ALPHARETTA, GA

No.	ISSUE DATE	PROJECT STATUS

DATE 2018.09.25

DRAWN BY SBB

CHECKED BY RRR

SCALE AS NOTED

PROJECT NO.

SHEET NAME

ELEVATIONS

DRAWING NO.

A4.1



1 SOUTH ELEVATION
SCALE: 3/32"=1'-0"

EXTERIOR MATERIAL LEGEND

01	STUCCO
02	BRICK
03	10308 PEARL 86 COLOR



2 NORTH ELEVATION
SCALE: 3/32"=1'-0"



BASE4

BASE4
2901 CLINT MOORE ROAD #114
BOCA RATON, FLORIDA 33496
www.base-4.com

Seal

Owner:



HYATT HOUSE
ALPHARETTA, GA

No.	ISSUE DATE	PROJECT STATUS

DATE 2018.09.25

DRAWN BY SBB

CHECKED BY RRR

SCALE AS NOTED

PROJECT NO.

SHEET NAME

ELEVATIONS

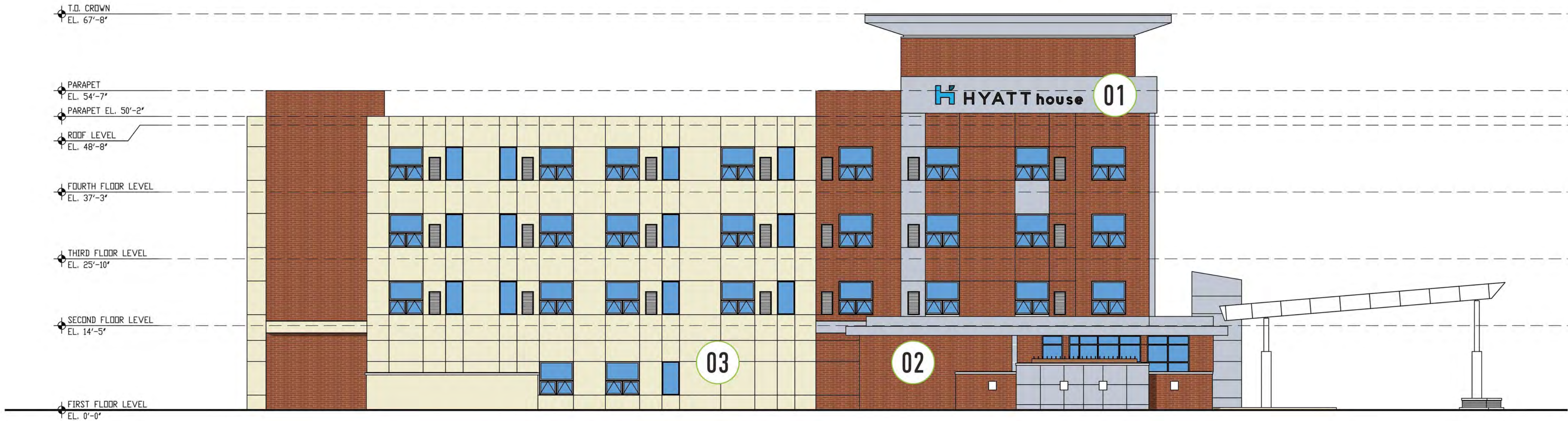
DRAWING NO.

A4.2



EXTERIOR MATERIAL LEGEND

01	STUCCO
02	BRICK
03	10308 PEARL 86 COLOR

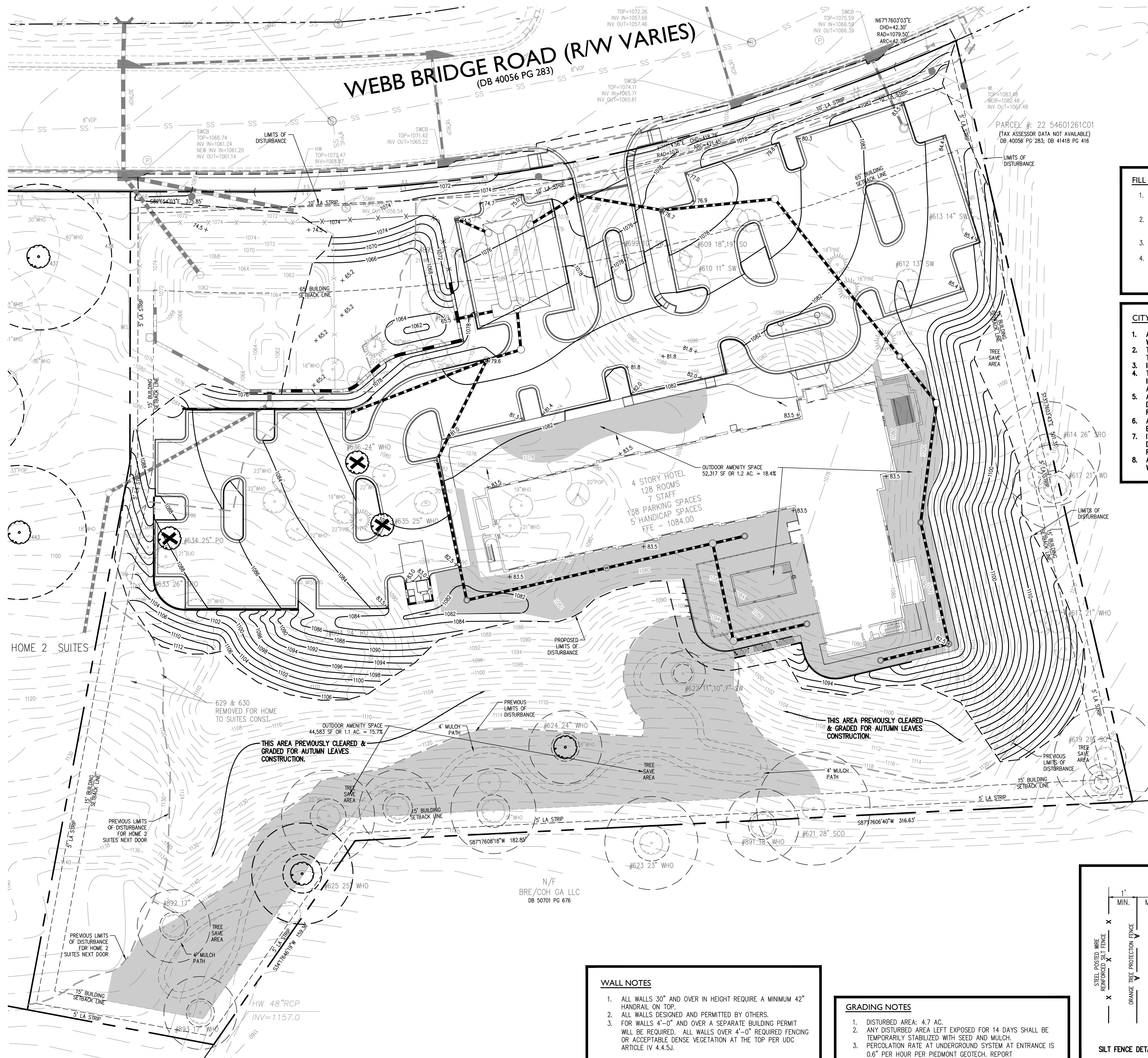


1 WEST ELEVATION

SCALE: 3/32"=1'-0"

2 EAST ELEVATION

SCALE: 3/32"=1'-0"



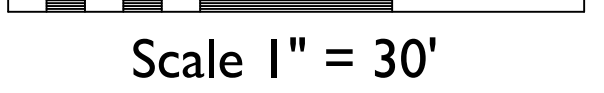
1. ALL STORM DRAINS AND DROP INLETS WILL HAVE 4" PERMANENT POLLUTION PREVENTION MARKERS INSTALLED PRIOR TO INSPECTION. MARKERS ARE AVAILABLE AT CITY OF ALPHARETTA ENGINEERING/PUBLIC WORKS DEPARTMENT 678-297-6200.
2. PIPE MATERIALS: RCP WITHIN PUBLIC R-O-W, OUTSIDE OF R-O-W ALL METAL PIPES FULLY BITUMINOUS, ASPHALT OR ALUMINUM COATED WITH PAVED INVERTS. FOR HDPE PIPE, PROVIDE DETAILS AND INSTALLATION SPECIFICATIONS.
3. ALL METAL PIPES TO BE FULLY BITUMINOUS, ASPHALT OR ALUMINUM COATED WITH PAVED INVERTS. ROW-LOCK INVERTS REQUIRED ON ALL STORM STRUCTURES IN R-O-W.
4. A STORMWATER MAINTENANCE AGREEMENT WILL BE REQUIRED PRIOR TO A CERTIFICATE OF OCCUPANCY (CO) WHICH WILL ACCOUNT FOR THE FACILITY'S BURDEN OF THE STORMWATER FACILITY MAINTENANCE.

1. ALL AREAS TO RECEIVE STRUCTURAL FILL TO BE CLEARED, STRIPPED AND FREE OF TOPSOIL, ROOTS, STUMPS, AND ALL OTHER DELETERIOUS MATERIAL. STRUCTURAL FILL TO BE CLEAN FROM ORGANICS AND ALL OTHER DELETERIOUS MATERIAL.
2. FILL TO BE PLACED IN MAXIMUM 8" LIFTS AND COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DRY DENSITY AND TO WITHIN $\pm 3\%$ OF THE OPTIMUM MOISTURE CONTENT, UNLESS OTHERWISE SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT OR BY THE PROJECT GEOTECHNICAL ENGINEER.
3. ALL FILL SOILS TO BE PLACED UNDER THE OBSERVATION OF THE PROJECT GEOTECHNICAL ENGINEER.
4. DOCUMENTATION OF COMPACTION TESTING SHALL BE PROVIDED TO LAND DISTURBANCE ACTIVITY INSPECTOR FOR ALL ROADWAY CONSTRUCTION IN RIGHT-OF-WAY, (INCLUDING DECELERATION LANES) CONTACT LAND DISTURBANCE ACTIVITY INSPECTOR PRIOR TO CONSTRUCTION FOR FURTHER TESTING REQUIREMENTS.

1. ALL EXISTING TREES, SPECIMEN AND NON-SPECIMEN, COUNTED FOR EDF CREDITS OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PRESERVED DURING ALL PHASES OF THIS PROJECT.
2. 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.
3. INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
4. TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN ACCEPTED AND APPROVED BY CITY ARBORIST.
5. ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENROACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CO.
6. ALL ROOTS ENCOUNTERED 1/2" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
7. IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, ESPECIALLY WITHIN AREAS ABUTTING A PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
8. ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.

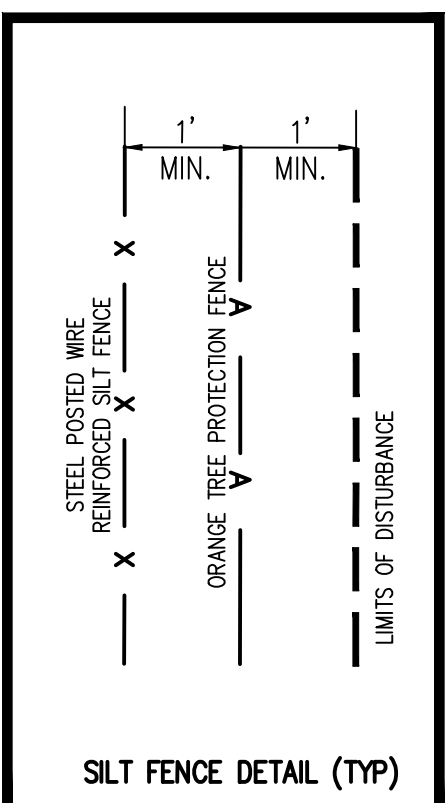
	ADS N-12	ADVANCE DRAINAGE SYSTEMS HIGH PERFORMANCE POLYPROPYLENE PIPE
	DI W/HOOD	DROP INLET WITH HOOD
	HDPE	HIGH-DENSITY POLYETHYLENE PIPE (N-12 SMOOTH INTERIOR PIPE BY NYLOPLAST)
	HW	HEADWALL
	JB	JUNCTION BOX
	OCS	OUTLET CONTROL STRUCTURE
	RCP	REINFORCED CONCRETE PIPE (CLASS 3)
	SWCB	SINGLE WING CATCH BASIN
	STORM PIPE	
	RETAINING WALL	
	ACTIVE TREE PROTECTION FENCING	
	LIMITS OF DISTURBANCE	
	EXISTING GRADE	
	PROPOSED GRADE	
	DIP SANITARY SEWER LINE	
	+ XX.X	SPOT GRADES

TELEPHONE & DSL	AT&T, INC.
POWER	GEORGIA POWER
WATER & SEWER	FULTON COUNTY
GAS	ATLANTA GAS & LIGHT



1. ALL WALLS 30" AND OVER IN HEIGHT REQUIRE A MINIMUM 42" HANDRAIL ON TOP.
2. ALL WALLS DESIGNED AND PERMITTED BY OTHERS.
3. FOR WALLS 4'-0" AND OVER A SEPARATE BUILDING PERMIT WILL BE REQUIRED. ALL WALLS OVER 4'-0" REQUIRED FENCING OR ACCEPTABLE DENSE VEGETATION AT THE TOP PER UDC ARTICLE IV 4.4.5J.

1. DISTURBED AREA: 4.7 AC.
2. ANY DISTURBED AREA LEFT EXPOSED FOR 14 DAYS SHALL BE TEMPORARILY STABILIZED WITH SEED AND MULCH.
3. PERCOLATION RATE AT UNDERGROUND SYSTEM AT ENTRANCE IS 0.6" PER HOUR PER PIEDMONT GEOTECH. REPORT



From: [Cook, Kathi](#)
To: [Woodman, Michael](#); [Taylor, Elicia](#)
Subject: Fwd:
Date: Tuesday, September 25, 2018 8:55:39 PM

Sent from my iPhone

Begin forwarded message:

From: "Richard, Karen" <krichard@alpharetta.ga.us>
Date: September 25, 2018 at 8:41:43 PM EDT
To: "Cook, Kathi" <Kcook@alpharetta.ga.us>
Subject: Fwd:

FYI

Begin forwarded message:

From: Susan Cowan <[REDACTED]>
Date: September 25, 2018 at 11:17:00 AM EDT
To: jgilvin@alpharetta.ga.us, bburnett@alpharetta.ga.us,
krichard@alpharetta.ga.us, dmitchell@alpharetta.ga.us, jhipes@alpharetta.ga.us,
jbinder@alpharetta.ga.us, dmerkel@alpharetta.ga.us

Dear Mayor Gilvin & Alpharetta City Council,

We oppose the building of the extended stay near Webb Bridge Road, described at this link:

[Public Hearings](#)

We are counting on you & the city planning commission to deny this application.

Alpharetta has too many hotels.

We have too many extended stay facilities which are magnets for crime.

This facility is inconsistent with the needs of our area.

Thank you,

Morris & Susan Cowan
1090 Creek Ridge Pointe
Alpharetta, GA 30005

From: [Cook, Kathi](#)
To: [Taylor, Elicia](#)
Subject: FW: Oppose Extended Stay Hotel
Date: Friday, January 04, 2019 2:28:03 PM

From: Merkel, Dan
Sent: Monday, September 24, 2018 9:51 AM
To: Cook, Kathi <Kcook@alpharetta.ga.us>
Subject: Fwd: Oppose Extended Stay Hotel

Let's talk about this one.

Sent from my iPhone

Dan Merkel, CIC
Southern States Insurance
Councilman City of Alpharetta
404-513-9814

Begin forwarded message:

From: Kelly Deushane [REDACTED]
Date: September 24, 2018 at 9:43:50 AM EDT
To: "gilvin@alpharetta.ga.us <jgilvin@alpharetta.ga.us>;
bburnett@alpharetta.ga.us <bburnett@alpharetta.ga.us>;
krichard@alpharetta.ga.us <krichard@alpharetta.ga.us>; [REDACTED]
[REDACTED]; dmitchell@alpharetta.ga.us <dmitchell@alpharetta.ga.us>;
jhipes@alpharetta.ga.us <jhipes@alpharetta.ga.us>; jbinder@alpharetta.ga.us
<jbinder@alpharetta.ga.us>; dmerkel@alpharetta.ga.us"
<dmerkel@alpharetta.ga.us>
Subject: Oppose Extended Stay Hotel

Dear Mayor Gilvin & Alpharetta City Council,

We oppose the building of the extended stay near Webb Bridge Road, described at this link:

[Public Hearings](#)

We are counting on you & the city planning commission to deny this application.

Alpharetta has too many hotels.

We have too many extended stay facilities.

This facility is inconsistent with the needs of our area.

Kelly and John Deushane
3115 Greatwood Crossing
Alpharetta



Sent from my iPhone

From: [Cook, Kathi](#)
To: [Taylor, Elicia](#)
Subject: FW: MP-18-08/CU-18-09 Hyatt House Extended Stay Hotel/Preston Ridge
Date: Friday, January 04, 2019 2:38:45 PM

From: Valerie Manley [REDACTED]
Sent: Friday, October 19, 2018 11:41 AM
To: Gilvin, Jim <jgilvin@alpharetta.ga.us>; Mitchell, Donald <dmitchell@alpharetta.ga.us>; Burnett, Ben <bburnett@alpharetta.ga.us>; Richard, Karen <krichard@alpharetta.ga.us>; Hipes, John <jhipes@alpharetta.ga.us>; Binder, Jason <jbinder@alpharetta.ga.us>; Merkel, Dan <dmerkel@alpharetta.ga.us>
Cc: Cook, Kathi <Kcook@alpharetta.ga.us>
Subject: MP-18-08/CU-18-09 Hyatt House Extended Stay Hotel/Preston Ridge

Dear Mayor and Members of Council:

I attended the Planning Commission meeting at which the Hyatt House Extended Stay Hotel master plan amendment application was heard. I see now that the applicant has deferred the City Council hearing from its original scheduled date of October 22 to November 26. Regrettably, I'll be unavailable on that date, so I'm writing to formally add my voice on behalf of the Windward community to that of Community Development staff and the Planning Commission recommending **denial** of this application.

Staff very thoroughly represented a list of solid and compelling reasons for its denial recommendation. I'd like to emphasize two:

- We are at risk of overbuilding hotel space, which typically results in diluting the value of the hotel products which then drags down the quality and value of surrounding properties. At the intersection of Webb Bridge Road and Morris Road alone, there is the potential for 3 hotels!
- Public Safety can, I'm sure, provide copious incident reports involving extended stay hotels in the area and across the country. They so often represent perfect bases of operation for two criminal enterprises that are increasingly present in our community and typically prey on our youth: drug trade and human trafficking. Why, then, would we make it so enticingly convenient by allowing a second such hotel (Home2Suite unfortunately being the other) within a half a mile of our high school and just down the road from an elementary and middle school?

Ethan Underwood tried very hard to diffuse these points by painting the proposed property as just barely an extended stay, aimed at business travelers. A somewhat higher rack rate is merely overhead that criminal enterprises would gladly absorb for such easy access to the prime market our children represent. And make no mistake: this would be yet another extended stay hotel (according to the Hyatt House website!) despite Mr. Underwood's protestations.

I urge Council to stand by the master plan, carefully curate Alpharetta's hotel space, and protect the kids in the area's schools by voting to deny this application.

Thank you for hearing me out.

Valerie Manley
WCSA Civic Committee
5140 Southlake Drive, Alpharetta
[REDACTED]

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: CU-18-09 Hyatt House Extended Stay Hotel/Preston Ridge

Contact Name: Miles Hansford & Tallant, LLC. - J. Ethan Underwood

Telephone: 770-781-4100

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.

Letters, mailed August 31, 2018, notified nearby property owners of a meeting held on September 11, 2018 at 6:30 PM at the

Alpharetta City Hall. Copies of this letter and mailing certification are attached as Exhibit "A". A copy of the public participation

sign in sheet is attached as Exhibit "B". A summary of issues raised by adjoining property owners is attached as Exhibit "C".

In addition, the Applicant attended the Alpharetta Community Zoning Information Meeting (CZIM) on September 12, 2018. A

copy of the comment sheet is attached as Exhibit "D".

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



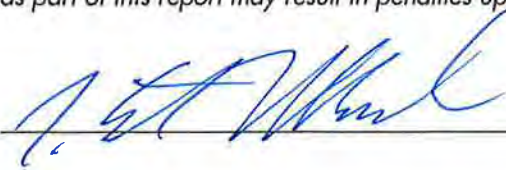
Email



Other (Please Specify) CZIM

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent: 

Date: 9/13/2018

Print Form

Exhibit "A"

Copies of the August 31, 2018 Public Participation Letters and Mailing Receipts



202 Tribble Gap Road | Suite 200 | Cumming, Georgia 30040

38 Sloan Street | Roswell, Georgia 30075

770-781-4100 | www.mhtlegal.com

J. Ethan Underwood
eunderwood@mhtlegal.com

August 31, 2018

Re: CU-18-09 Hyatt House Extended Stay Hotel/Preston Ridge

Dear Neighbors:

In an effort to foster community accord, HOS. Management, LLC, (the "Applicant") would like to inform interested property owners that it has submitted a land use application to the City of Alpharetta to facilitate the development of an extended stay hotel project on approximately 6.519 acres located on Webb Bridge Road. The Applicant proposes to develop on the subject property an Upscale 4-story extended stay hotel with 128 rooms.

The Applicant is requesting the following:

- 1) Conditional use permit for extended stay hotel.
- 2) Amendment to the Preston Ridge Master Plan.

A copy of the proposed site plan is enclosed.

The Applicant will be holding a public participation meeting on September 11, 2018 at 6:30 P.M. at the Alpharetta City Hall Multi-Purpose Room, located at 2 Park Plaza, Alpharetta, Georgia 30009. This meeting is not the public hearing. Its purpose is to provide neighbors and interested parties the opportunity to meet with the Applicant, ask questions, and voice concerns regarding this project.

The Applicant is committed to keeping the public informed during the process of these applications. If you have any questions, comments, or concerns, please contact us. When contacting our office, please reference HOS. Management, LLC so that we may facilitate your request more efficiently.

Sincerely,

Ethan Underwood,
Attorney for the Applicant

Enclosure

[illegible]

WEBB BRIDGE ROAD
(DE 40054 PG 783)

SITE DATA
SITE ACREAGE - 6.519 AC.
CURRENT ZONING - **OX1** (OFFICE INSTITUTIONAL)
PROPOSED USE - **UPSCALE EXTENDED STAY HOTEL**
CONDITIONAL USE REQUIRED
BUILDING SETBACKS:
FRONT SETBACK FROM RIGHT OF WAY - 65'
SIDE STREET SETBACK - 15'
REAR YARD MIN - 15'
BUILDING STORIES - 4
PARKING - 135 REQUIRED
135 PROVIDED
FLOODPLAIN - NONE
LANDSCAPE STRIPS - 10' ALONG RIGHT OF WAY
5' ALONG SIDE AND REAR **JNES**
UNDISTURBED BUFFERS - NONE
OUTDOOR AMENITY SPACE - 15% REQUIRED
18.4% PROVIDED

SITE OF ALPHARETIA TREATMENT NOTES

[illegible]

CITY OF ALBANY, N.Y. - BASIC NOTE

1. The first step in the process of developing a business plan is to conduct a market research. This involves gathering information about the market, the industry, and the competition. The purpose of this research is to identify opportunities and threats, and to determine the feasibility of the business idea.
2. The second step is to develop a business plan. This document outlines the business's goals, objectives, and strategies. It also provides a detailed financial forecast, including projected revenue, expenses, and profit. The business plan is a key tool for securing financing and for guiding the business's operations.
3. The third step is to secure financing. This involves identifying potential sources of capital, such as banks, venture capitalists, and angel investors. The business plan is used to present the business's case to these potential investors and to negotiate the terms of the financing.
4. The fourth step is to launch the business. This involves setting up the legal entity, obtaining necessary licenses and permits, and hiring staff. The business plan provides a roadmap for the launch process and for the initial operations of the business.
5. The fifth step is to monitor and evaluate the business's performance. This involves tracking key performance indicators (KPIs) and comparing actual results to the projections in the business plan. This step is crucial for identifying areas of improvement and for making strategic adjustments as needed.

CAUTION

THE UNIVERSITY OF MICHIGAN LIBRARY
200 N ZEEB RD
ANN ARBOR MI 48106-1500
TEL 734 763 7000
FAX 734 763 7000
WWW.LIBRARY.MICHIGAN.EDU

GEORGIA811
UPDATING RECORDS CENTER, INC.

Call 811 or Call 1-800-262-7411

1000



Scale 1"

SITE LAYOUT PLAN

HYATT HOUSE
ALPHARETTA, GEORGIA

314C

3.081.571

0.41

800-762-8627
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 2,1001111111
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C4.0

Scale 1" = 30'



Check type of mail or service	
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(for additional copies)
Postmark with Date



0:00:00

\$16.80

R2304E105560-06

USPS Tracking/Article Number

Address(es) (Name, Street, City, State & ZIP Code™)

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Postmaster, Per (Name of receiving employee)

How Cash/Check



Firm Mailing Book For Accountable Mail

Name and Address of Sender		Check type of mail or service		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.	Miles Mansford & Tallant, LLC 202 Tribble Gap Road, Suite 200 Cumming, Georgia 30040	☐ Adult Signature Required ☐ Adult Signature Restricted Delivery ☐ Certified Mail ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery (COD) ☐ Insured Mail ☐ Priority Mail	☐ Priority Mail Express ☐ Registered Mail ☐ Return Receipt for Merchandise ☐ Signature Confirmation ☐ Signature Confirmation Restricted Delivery	47												
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5.																
6.																
7.																
8.																
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Firm Mailing Book For Accountable Mail

Name and Address of Sender

Miles Hansford & Tallant, LLC
202 Tribble Gap Road, Suite 200
Cumming, Georgia 30040

Check type of mail or service

- | | |
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| ☐ 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
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QLKPRO INC
3291 COMPASS WAY
ALPHARETTA GA 30004

KLEIN FRED W & CHILDRESS J DONALD
300 GALLERIA PKWY SE STE 200
ATLANTA GA 30339-3149

RAM ALPHARETTA HOSPITALITY LLC
233 12TH ST SUITE 301
COLUMBUS GA 31901

HARVEY LANDHOLDINGS LLC
3155 N POINT PKWY BLDG/STE E/230
ALPHARETTA GA 30005

FULTON COUNTY
141 PRYOR ST SW SUITE 7000
ATLANTA GA 30303

SURYA PROP LLC
5011 DELVERTON CT
ATLANTA GA 30338-5349

HARVEY LANDHOLDINGS LLC
3155 NORTH POINT PKWY BLDG/STE E/2
30
ALPHARETTA GA 30005

CK PRESTON RIDGE ASSOCIATION III L
LC
300 GALLERIA PARK # 600
ATLANTA GA 30339

Total Number of Pieces
Listed by Sender

Total Number of Pieces
Received at Post Office

Complete in Ink



Firm Mailing Book For Accountable Mail

Name and Address of Sender

Miles Hansford & Tallant, LLC
202 Tribble Gap Road, Suite 200
Cumming, Georgia 30040

Check type of mail or service

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| ☐ 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 |
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| ☐ Priority Mail | |

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(for additional copies of this receipt).
Postmark with Date of Receipt.

USPS Tracking/Article Number

Addressee (Name, Street, City, State, & ZIP Code™)

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Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office



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(for additional copies of this receipt).
Postmark with Date of Receipt.

[illegible]

- former employee)



Name and Address of Sender

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(for additional copies of this receipt).
Postmark with Date of Receipt.

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
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Postmaster, Per (Name of receiving employee)

Exhibit "B"

Sign-In Sheet for September 11, 2018 Public Participation Meeting

11-Sep-18

[illegible]

Exhibit "C"

Summary of the Issues/Questions Raised and the Applicant's Responses during the Public Participation Meeting

Since the Applicant submitted its initial public participation report, the Applicant and its representatives have corresponded with the following interested parties and addressed the issues raised as described below:

A. Correspondence with Interested Parties.

The Applicant has not received any correspondence from interested parties regarding this application.

The Applicant conducted a public participation meeting on September 11, 2018 at 6:30 P.M. at the Alpharetta City Hall, located at 2 Park Plaza, Alpharetta, Georgia 30009. The comments or concerns of attendees and the Applicant's responses are described below.

B. Summary of Responses.

No issues were raised at the public participation meeting as only representatives of the Applicant were in attendance.

Exhibit "D"

Copy of the September 12, 2018 Community Zoning Information Meeting (CZIM) Comment Sheet

Please Sign-In with comments or concerns.

Email is optional but is helpful for communication with the Applicant.

Hyatt House Hotel/Preston Ridge

NAME	ADDRESS/EMAIL	Comments
S Hofmann	58 Canton St W307	yes - we need this!
Amy Henton	420 Redwood Way	yes w/ traffic light
STAN WALKER	4360 W 130th Rd	like it!
ED BOTTS	58 CANTON ST 307	yes approve
CHERYL BOTTS	58 CANTON ST 307	yes approve
Dylan Santol	225 Sophia Cove 30022	Yes. Makes sense for location

8/2/18

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

Hyatt House Extended Stay Hotel/Preston Ridge

MP-18-08/CU-18-09

FOR OFFICE USE ONLY



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.

COPY

Contact Information:

Contact Name: Miles, Hansford & Tallant, LLC. - J. Ethan Underwood

Telephone: 770-781-4100

Address: 202 Tribble Gap Road

Suite: 200

City Cumming

State: GA

Zip: 30040

Fax: 770-781-9191

Mobile Tel:

Email: eunderwood@mhtlegal.com

Subject Property Information:

Address: 3225 Webb Bridge Road

Current Zoning: O-I

District: 2

Section: 2

Land Lot: 1261 & 1262

Parcel ID: 22 546012611444

Proposed Zoning: O-I

Current Use: Undeveloped

This Application For (Check All That Apply):

☒ Conditional Use

☒ Master Plan Amendment

☐ Rezoning

☐ Master Plan Review

☐ Variance

☐ Public Hearing

☐ Comprehensive Plan Amendment

☐ Other (Specify):

APPLICANT REQUEST AND INTENT

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

128 Room, 4-Story Extended Stay Hotel

Applicant's Request (Please itemize the proposal):

- 1) Conditional Use Permit for an Extended Stay Hotel
- 2) Master Plan Amendment to the Preston Ridge Master Plan

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

The Applicant's proposal would facilitate a Hyatt House brand hotel. The franchise is classified by STR Chain Scales as an Upscale Hotel, and will provide accommodations particularly targeted to business users. A more complete description of the Applicant's Intent is included with the Letter of Intent, submitted with this Applicant and incorporated herein by reference.

8/2/18

MP-18-08/CU-18-09
Hyatt House Extended Stay Hotel/Preston Ridge

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Krishan Gandhi

Telephone: 912-604-7824

Address: 112 Manor Pkw

Suite:

City Pooler

State: GA

Zip: 31322

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: HOS. Management LLC

Telephone: 912 604 7824

Address: 1000 Towne Center Blvd.

Suite: 503

City Pooler

State: GA

Zip: 31322

So Sworn and Attested:

Owner Signature:



Date:

7/30/18

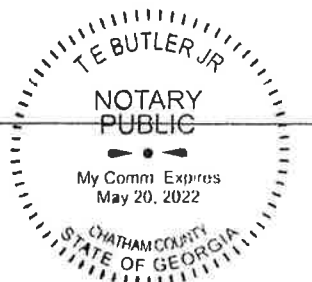
Notary:

Notary Signature:



Date:

7/30/18



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: HOS. Management 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 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: N/A

Description of Contribution: N/A

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: 8/1/18

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The Subject Property is currently zoned to allow by right a Hotel. The adjoining property to the west is an extended stay hotel, branded as Home2Suites. The adjoining properties to the east and south are zoned O-I and CUP, and zoned to allow office development. The proposed Hyatt House hotel will facilitate and be compatible with these adjoining uses.

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

The proposed use will not negatively affect the use or value of surrounding properties, in that the surrounding properties are similar to the use proposed.

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

No, the Subject Property has not been developed as a traditional hotel, while the adjoining property has been developed as an extended stay hotel. This demonstrates there is both a market demand for an extended stay hotel, and a lack of reasonable economic use for property as currently zoned.

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

As the Subject Property will be a commercial use, any increase to population would be due to relocation of employees to the Alpharetta area. A Trip Generation Report analyzing projected affects of the project on traffic is submitted with this Application, and incorporated by reference.

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

The proposed commercial use will have no impact on schools, other than due to relocation of employees to the Alpharetta area. With regard to public utilities, sanitary sewer, water, natural gas, electricity and cable are available to the Subject Property. The impact on public utilities will be in keeping with growth projected by utility providers.

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

The proposed use is consistent with the Alpharetta Comprehensive Plan and the Future Land Use Map/Future Development Map in that the property is located within the Old Milton Corridor Character Area, in which "[f]uture development should emphasize connectivity and diversity of land uses," ranging from intense Commercial to High Density Residential. The Subject Property is designated as Corporate Campus Office on the FDM; however, it is currently zoned for hotel use.

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

The surrounding area has been developed for senior apartments, an extended stay hotel, and office and commercial uses. The proposed Hyatt House Hotel will accommodate these surrounding uses by providing lodging services to visitors to the senior housing, as well as as hotel accommodations for business travelers.

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: HOS. Management LLC

Contact Name: Miles Hansford & Tallant, LLC. - J. Ethan Underwood

Telephone: 770-781-4100

The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

Owners of properties located within 500 ft of subject property

Affected government departments

City officials

Interested parties noted on any list provided by the City

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.

Individuals can contact Ethan Underwood via telephone at 770-781-4100 or via email eunderwood@mhtlegal.com as well as during the public participation meeting.

VILLAGE PARK OF ALPHARETTA LLC
3399 PEACHTREE RD NE SUITE 400
ATLANTA GA 30326

C K PRESTON RIDGE ASSOC III LLC
300 GALLERIA PKWY SE STE 200
ATLANTA GA 30339-3149

SYSTEL INFRASTRUCTURE LLC
3155 N POINT PKWY STE D120
ALPHARETTA GA 30005

DEVELOPMENT AUTHORITY OF FULTON CO
UNTY
141 PRYOR ST SW SUITE 1031
ATLANTA GA 30303

PRESTON RIDGE IV PARTNERS LLC
3000 NORTHWOODS PKWY SUITE 260
NORCROSS GA 30071

SEVEN LITTLE PROPERTIES LLC
1449 SQUIRE LANE
CUMMING GA 30041

DUKE AT WEBB BRIDGE LLC
4828 ASHFORD DUNWOODY RD SUITE 400
ATLANTA GA 30338

PRESTON PROFESSIONAL BUILDING II L
LC
3330 PRESTON RIDGE RD STE 300
ALPHARETTA GA 30005

PRESTON RIDGE COMMONS LLC
P O BOX 450233
ATLANTA GA 31145

PRRP II LLC
3330 PRESTON RIDGE RD SUITE 300
ALPHARETTA GA 30005

HARVEY LANDHOLDINGS LLC
3155 NORTH POINT PKWY BLDG/STE E/2
30
ALPHARETTA GA 30005

PRESTON RIDGE COMMONS LLC
P O BOX 450233
ATLANTA GA 31145

GREENSTONE PRESTON RIDGE LP
3301 WINDY RIDGE PKWY # 320
ATLANTA GA 30339

HNH LLC
215 HUNTCLIFF TER
SANDY SPRINGS GA 30350-2609

GANDHI KRISHAN
112 MANOR ROW
POOLER GA 31322

PRESTON RIDGE IV PARTNERS LLC
3000 NORTHWOODS PKWY SUITE 260
NORCROSS GA 30071

QLKPRO INC
3291 COMPASS WAY
ALPHARETTA GA 30004

KLEIN FRED W & CHILDRESS J DONALD
300 GALLERIA PKWY SE STE 200
ATLANTA GA 30339-3149

RAM ALPHARETTA HOSPITALITY LLC
233 12TH ST SUITE 301
COLUMBUS GA 31901

HARVEY LANDHOLDINGS LLC
3155 N POINT PKWY BLDG/STE E/230
ALPHARETTA GA 30005

FULTON COUNTY
141 PRYOR ST SW SUITE 7000
ATLANTA GA 30303

SURYA PROP LLC
5011 DELVERTON CT
ATLANTA GA 30338-5349

HARVEY LANDHOLDINGS LLC
3155 NORTH POINT PKWY BLDG/STE E/2
30
ALPHARETTA GA 30005

CK PRESTON RIDGE ASSOCIATION III L
LC
300 GALLERIA PARK # 600
ATLANTA GA 30339

P&P GLOBAL INVESTMENTS LLC
2405 TERRY CT
CUMMING GA 30041

HNH LLC
215 HUNTCLIFF TER
SANDY SPRINGS GA 30350-2609

3460 PRESTON RIDGE LLC
P.O. BOX 450233
ATLANTA GA 31145

PRESTON RIDGE COMMONS LLC
P.O. BOX 450233
ATLANTA GA 31145

MOK INVESTMENTS LLC
6120 CAMBERTON LN
SUWANEE GA 30024

8/2/18



**Miles Hansford
& Tallant, LLC**
ATTORNEYS AT LAW

Hyatt House Extended Stay Hotel/Preston Ridge

202 Tribble Gap Road | Suite 200 | Cumming, Georgia 30040

38 Sloan Street | Roswell, Georgia 30075

770-781-4100 | www.mhtlegal.com

MP-18-08/CU-18-09

J. Ethan Underwood
eunderwood@mhtlegal.com

August 1, 2018

CAMPAIGN DISCLOSURE

Re:	Applicant:	HOS. Management LLC
	Subject Property:	6.519 Acres Designated as Fulton County Tax Parcel: 22 546012611444
	Current Zoning:	O-I & CUP
	Proposed Zoning:	O-I & CUP with Conditional Use Permit for Extended Stay Hotel
	Proposed Use:	128 Room, 4-Story Extended Stay Hotel
	ROW Access:	Webb Bridge Road

To Whom It May Concern:

Pursuant to Section 36-67A-3 of the Official Code of Georgia Annotated, adopted by the Georgia General Assembly, effective July 1, 1986, please be advised that as of the date of this letter, Miles, Hansford & Tallant, LLC has made the following campaign contributions to local officials of Alpharetta:

NONE

This letter constitutes the disclosure of campaign contributions with respect to the above-referenced application.

Sincerely,

A handwritten signature in cursive script that reads "Ethan Underwood". The ink is dark and the signature is fluid.

Ethan Underwood



J. Ethan Underwood
eunderwood@mhtlegal.com

RESERVATION OF CONSTITUTIONAL AND LEGAL RIGHTS

Applicant:	HOS. Management LLC
Subject Property:	6.519 Acres Designated as Fulton County Tax Parcel: 22 546012611444
Current Zoning:	O-I & CUP
Proposed Zoning:	O-I & CUP with Conditional Use Permit for Extended Stay Hotel
Proposed Use:	128 Room, 4-Story Extended Stay Hotel
ROW Access:	Webb Bridge Road

This Reservation of Constitutional and Other Legal Rights ("the Reservation") is intended to supplement and form a part of the land use application (the "Application") of the Applicant and the owners of the Subject Property and to put the City of Alpharetta on notice of the Applicant's assertion of its constitutional and legal rights.

The Applicant has filed a timely application, has provided all required information and has submitted the appropriate application fees. The Application meets all judicial and statutory requirements for approval.

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

A refusal by the City of Alpharetta to approve the Application, as requested by the Applicant, will impose a disproportionate hardship on the Applicant and owners of the Subject Property without benefiting any surrounding property owners. There is no reasonable use of the Subject Property except for development as proposed by the Applicant.

A refusal by the City of Alpharetta to approve the Application, as requested by the Applicant, will be unconstitutional in that they will constitute a taking of the Applicant's and owners' property rights without first paying fair, adequate, and just compensation for such rights in violation of Article I, Section III, Paragraph I of the Georgia Constitution of 1983, as amended, and the Fifth and Fourteenth Amendments to the Constitution of the United States.

A denial of the Application, as requested by the Applicant, will constitute an arbitrary and capricious act by the City of Alpharetta without any basis for such, and will constitute an abuse of discretion in violation of Article I, Section I, Paragraph I of the Georgia Constitution of 1983, as amended and the Due Process Clause of the Fifth and Fourteenth Amendments to the Constitution of the United States.

Page 2 of 2
August 1, 2018

A refusal by the City of Alpharetta to approve the Application, as requested by the Applicant, will prohibit the only viable economic use of the Subject Property, will be unconstitutional and will discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owner and the owners of similarly situated properties in violation of Article I, Section I, Paragraph II of the Georgia Constitution of 1983, as amended and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States.

The City of Alpharetta cannot lawfully impose more restrictive standards on the Subject Property's development than are presently set forth in the UDC. To do so will constitute a taking of the Subject Property as set forth above, and also amount to an unlawful delegation of the Board's authority in response to neighborhood opposition, in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution of 1983, as amended. Any zoning conditions or other restrictions imposed on the Subject Property without the consent of the Applicant and property owners that do not serve to ameliorate the negative impacts of the development are invalid and void. As such, the Applicant and owners reserve the right to challenge any such zoning conditions and other restrictions. The Applicant and owners also reserve the right to challenge any unlawful exactions, whether they are in the form of illegal impact fees or otherwise.

Furthermore, this Reservation also constitutes an Ante Litem Notice pursuant to O.C.G.A. § 36-11-1, which places the City of Alpharetta and all other agents of the City on notice of the Applicant's and owners' intent to seek monetary damages and attorney's fees against the City of Alpharetta for any rezoning action, zoning condition, illegal impact fee and any other unlawful restrictions and exactions that are imposed on the Subject Property, the Applicant and the owners.

Finally, the Applicant and owners assert that the UDC, Future Development Map and Comprehensive Plan were not adopted in compliance with the laws or constitutions of the State of Georgia or of the United States, and a denial of the Applicant's request based upon provisions illegally adopted will deprive the Applicant and owners of due process under the law.

By filing this Reservation, the Applicant reserves all rights and remedies available to it under the United States Constitution, the Georgia Constitution, all applicable federal, state, and local laws and ordinances, and in equity.

The Applicant and owners respectfully request that this Application be approved as requested by the Applicant and in the manner shown on the Application, which is incorporated herein by reference. This Reservation forms an integral part of the Application, and we ask that the City of Alpharetta include this Reservation with the Applicant's other application documents. The Applicant and owners reserve the right to amend and supplement this Reservation at any time.

Sincerely,



Ethan Underwood,
Attorney for the Applicant



J. Ethan Underwood
eunderwood@mhtlegal.com

LETTER OF INTENT

Re: Applicant: HOS. Management LLC
 Subject Property: 6.519 Acres Designated as Fulton County Tax Parcel: 22
 546012611444
 Current Zoning: O-I & CUP
 Proposed Zoning: O-I & CUP with Conditional Use Permit for Extended Stay Hotel
 Proposed Use: 128 Room, 4-Story Extended Stay Hotel
 ROW Access: Webb Bridge Road

This Letter of Intent is intended to comply with the application procedures established by The City of Alpharetta, GA for submittal of land use applications, as required by the City of Alpharetta Unified Development Code (the "UDC"), City of Alpharetta Public Hearing Application Requirements, and other City of Alpharetta Ordinances and Standards.

The Applicant has submitted contemporaneously with this Letter of Intent the application package for the Proposed Zoning and Proposed Use, as may be amended (the "Application"). With regard to any zoning, conditional use permit, and variances requested in the Application (as applicable), the Applicant incorporates all statements made in the Public Hearing Application as part of this Letter of Intent.

PROPOSED USE

The Applicant intends to develop the Subject Property for the Proposed Use. The Applicant intends to operate the hotel under the Hyatt House Franchise, and submits with this Application exterior elevation drawings, floor plans, and brand information.

CONDITIONAL USE JUSTIFICATION - GENERAL

Pursuant to UDC § 2.2a, when reviewing a conditional use, consideration shall be given to factors associated with the use including, but not limited to, the following. The Applicant's Proposed Use satisfies all of these criteria as described below:

- 1) **Site design.** The site design proposed by the Applicant complies with all minimum requirements of the Alpharetta Unified Development Code and requires no variances.
- 2) **Property access.** The Subject Property will be accessed from Webb Bridge Road, and all curb cuts and right-of-way improvements will comply with minimum design requirements of the City of Alpharetta. In this regard, Webb Bridge Road is an improved connector road, and currently is improved to accommodate any additional traffic capacity resulting from the Proposed Use.

- 3) **Hours of operation of the business.** The Proposed Use will maintain a staff of 7 people, and will have an employee staffing the front desk at all times.
- 4) **Vehicular trips generated by the use.** The Applicant estimates the Proposed Use will generate the vehicular trips indicated in the Trip Generation Report, submitted as part of the Application and incorporated herein.
- 5) **Impact of the use on surrounding properties.** The surrounding area and properties have been developed for senior apartments, an extended stay hotel, and office and commercial uses. The proposed Hyatt House Hotel will accommodate these surrounding uses by providing lodging services to visitors to the senior housing, as well as hotel accommodations for business travelers.

Importantly, the proposed hotel franchise is classified by STR Chain Scales as an Upscale Hotel, which will serve as an amenity to the business community and improve the caliber of commercial development in the area.

- 6) **Impact of the use on the natural features of the site.** The Proposed Use will protect the natural features of the site to the extent that the site can be developed to accommodate construction of access, parking, proposed structures, stormwater drainage, and utilities. However, the site is currently entitled to be developed as a hotel, so the development of a hotel with food preparation facilities in guestrooms will not change the impact of the Proposed Use from that which would occur from the development of a typical hotel.

CONDITIONAL USE JUSTIFICATION - EXTENDED STAY HOTEL

In addition, UDC § 2.7.3 requires that an extended stay hotel satisfy the following criteria. The Applicant's Proposed Use satisfies all of these criteria as described below:

- 1) **The minimum lot size for extended stay hotels is three (3) acres.** The Proposed Use complies with this requirement, as the Subject Property is 6.519 acres.
- 2) **No facility may contain more than thirty-five (35) guestrooms per gross acre of development.** The Proposed Use complies with this requirement, as the Proposed Use is for 128 guestrooms on 6.519 acres, which yields a density of 19.64 guestrooms per gross acre.
- 3) **All guestrooms which have facilities for the refrigeration and preparation of food by guests shall have a minimum of four hundred square feet (400 sq. ft.) of floor area. For any such guestrooms designed for occupancy of more than two (2) guests, a minimum of five hundred and fifty square feet (550 sq. ft.) of floor area shall be required.** The Proposed Use will comply with this requirement.
- 4) **A minimum of 15% of the gross area of the lot must be designed and used as outdoor amenity space.** The Proposed Use and site design complies with this requirement.

- 5) **All such facilities shall provide a fifty foot (50') buffer from any property zoned for a 'For-Rent' dwelling use and a one-hundred foot (100') buffer from any property zoned for a 'For-Sale' dwelling use.** The Proposed Use complies with this requirement, as no surrounding property is a dwelling use.
- 6) **No building may be located within three hundred feet (300 ft.) of any residentially zoned property, inclusive of the required buffer.** The Proposed Use complies with this requirement, as the Subject Property does not adjoin residentially zoned property.
- 7) **Access to each guest room shall be through an inside lobby which is supervised at all hours the facility is open.** The Proposed Use complies with this requirement, as depicted on the floor layout plans submitted with the Application.
- 8) **The site design must provide one (1) vehicle parking space for each guest room, plus 1 employee space for each 20 sleeping rooms, plus one space per 500 sq. ft. of space used for convention rooms, conference rooms, ballrooms, restaurant and/or retail shops.** The Proposed Use and site design complies with this requirement, providing 135 parking spaces.
- 9) **The maximum occupancy for a guestroom with facilities for the refrigerated storage and preparation of food by guests that is less than five hundred and fifty square feet (550 sq. ft.) in floor area shall be two (2) persons.** The Proposed Use complies with this requirement.
- 10) **For all guestrooms with facilities for the refrigerated storage and preparation of food by guests that exceed five hundred and fifty square feet (550 sq. ft.), the maximum occupancy shall be four (4) persons (exclusive of minor children related by blood or marriage to an adult occupant).** The Proposed Use complies with this requirement, as depicted on the floor layout plans submitted with the Application.
- 11) **No more than ten percent (10%) of individual guests shall register, reside in, or occupy a room or rooms within the same facility for more than a continuous ninety (90) day period, nor shall any guest move from one room to another without a three (3) day vacancy in between.** The Proposed Use will comply with this requirement, as the average length of stay for North American Hyatt house properties is 2.7 days.
- 12) **Each such facility shall be protected with an alarm system and a sprinkler system meeting the requirements of the Life Safety Code.** The Proposed Use will comply with this requirement.
- 13) **No outdoor storage or permanent parking of equipment or vehicles shall be permitted.** The Proposed Use will comply with this requirement.
- 14) **No permanent business license shall be issued for the conduct of any business from any guestroom of the facility.** The Proposed Use will comply with this requirement.
- 15) **No facility under this section may be converted to or used as an apartment or condominium.** The Proposed Use will comply with this requirement.

8/2/18



MP-18-08/CU-18-09
Miles House Extended Stay Hotel/Preston Ridge

Page 4 of 4
August 1, 2018

Because the Proposed Use and site design comply with all criteria appropriate for consideration of the land use application, the Applicant and owners respectfully request that this Application be approved as requested by the Applicant and in the manner shown on the Application, which is incorporated herein by reference. The Applicant and owners reserve the right to amend and supplement this Letter of Intent at any time.

Sincerely,

Ethan Underwood

Trip Generation

Land Use: 312 Business Hotel

Description

Business hotels are places of lodging aimed toward the business traveler. They provide sleeping accommodations and other limited facilities, such as a breakfast buffet bar and an afternoon beverage bar (no lunch or dinner is served, and no meeting facilities are provided). Each unit is a large single room. All locations nationwide are in suburban areas.

Additional Data

The peak hour of the generator typically coincides with the peak hour of the adjacent street traffic.

The sites were surveyed in the late 1980s in suburban Atlanta and Dallas; all of the sites had approximately 130 rooms and employed 8 to 12 persons.

For all lodging uses, it is important to collect data on occupied rooms as well as total rooms in order to accurately predict trip generation characteristics for the site.

Source Numbers

216, 306

TRIP GENERATION ANALYSIS

Based on 128 rooms (Business Hotel / Extended Stay primarily weekday occupancy)

7am-9am – 75 trips

4pm-6pm – 85 trips

Am peak hour of generation – 80 trips

Pm peak hour of generation – 80 trips



STR Chain Scales – North America and Caribbean

Luxury

21c Museum Hotels
AKA
Andaz
Belmond
Conrad
Dorchester Collection
Edition
Fairmont
Four Seasons
Grand Hyatt
InterContinental
JW Marriott
Langham
Loews
Luxury Collection
Mandarin Oriental
Montage
Palace Resorts
Park Hyatt
Ritz-Carlton
Rock Resorts
Rosewood
Sixty Hotels
Sofitel
St Regis
Taj
The Peninsula
Thompson Hotels
Trump Hotel Collection
Valencia Group
Viceroy
W Hotel
Waldorf Astoria

Upper Upscale

Ace Hotel
Affinia
Autograph Collection
Club Quarters
Curio Collection
Delta
Dolce
Embassy Suites
Gaylord
Hard Rock
Hilton
Hyatt
Hyatt Centric

Hyatt Regency
Joie De Vivre
Kimpton
Le Meridien
Magnolia Hotel
Marriott
Marriott Conference Center
Millennium
Omni
Outrigger
Pan Pacific Hotel Group
Pestana
Pullman
Radisson Blu
Renaissance
Sheraton
Starhotels
Swissotel
Tribute Portfolio
Warwick Hotels
Westin
Wyndham

Upscale

AC Hotels by Marriott
aloft Hotel
Ascend Collection
Aston Hotel
Best Western Premier
Cambria Suites
Canad Inn
CitizenM Hotels
Club Med
Coast Hotels & Resorts
USA
Courtyard
Crowne Plaza
Disney Hotels
Double Tree
element
EVEN Hotels
Four Points
Graduate Hotels
Grand America
Great Wolf Lodge
Hilton Garden Inn
Homewood Suites

Hotel Indigo
Hyatt House
Hyatt Place
Larkspur Landing
Legacy Vacation Club
Melia
Miyako Hotels
Novotel
NYLO Hotel
Prince Hotel
Radisson
Residence Inn
Room Mate
Shell Vacations Club
Sonesta Hotel
Springhill Suites
Staybridge Suites
Stoney Creek
Vacation Condos by Outrigger

Upper Midscale

Ayres
Aqua Hotels
Best Western Plus
Boarders Inn & Suites
Centerstone Hotels
Chase Suites
Clarion
Cobblestone
Comfort Inn
Comfort Suites
Country Inn & Suites
Doubletree Club
Drury Inn
Drury Inn & Suites
Drury Plaza Hotel
Drury Suites
Fairfield Inn
Golden Tulip
Hampton Inn
Hampton Inn & Suites
Holiday Inn
Holiday Inn Express
Home2 Suites by Hilton
Isle of Capri
Lexington
MOXY

OHANA
Oxford Suites
Park Inn
Phoenix Inn
Ramada Plaza
Red Lion Hotels
Silver Cloud
Sonesta ES Suites
Tryp by Wyndham
TownePlace Suites
Westmark
Wyndham Garden Hotel
Xanterra

Midscale

3 Palms Hotels & Resorts
A Victory Hotels
AmericInn
Baymont Inn & Suites
Best Western
Candlewood Suites
ClubHouse
Crossings by GrandStay
Crystal Inn
FairBridge Inn
GrandStay
Residential Suites
Hawthorn Suites
by Wyndham
InnSuites Hotel
Lakeview
Distinctive Hotels
La Quinta Inn & Suites
MainStay Suites
Oak Tree Inn
Quality Inn
Ramada
Red Lion Inn & Suites
Settle Inn
Shilo Inn
Sleep Inn
Vagabond Inn
Vista
Wingate by Wyndham
Yotel

Economy

Affordable Suites
of America
America's Best Inn
America's Best Value Inn
Budget Host
Budget Suites of America
Budgetel
Country Hearth Inn
Crestwood Suites
Crossland Suites
Days Inn
Econo Lodge
Extended Stay America
E-Z 8
Family Inns of America
Good Nite Inn
GuestHouse Inn
Home-Towne Suites
Howard Johnson
InTown Suites
Jameson Inn
Key West Inn
Knights Inn
Lite Hotels
Masters Inn
Microtel Inn & Suites by Wyndham
Motel 6
National 9
Passport Inn
Pear Tree Inn
Red Carpet Inn
Red Roof Inn
Rodeway Inn
Savannah Suites
Scottish Inn
Select Inn
Studio 6
Suburban Extended Stay
Sun Suites Hotels
Super 8
Travelodge
Value Place
WoodSpring Suites

8/2/18

MP-18-08/CU-18-09
Hyatt House Extended Stay Hotel/Preston Ridge



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MP-18-08/CU-18-09
Hyatt House Extended Stay Hotel/Preston Ridge



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MP-18-08/CU-18-09
Hyatt House Extended Stay Hotel/Preston Ridge



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MP-18-08/CU-18-09
Hyatt House Extended Stay Hotel/Preston Ridge



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MP-18-08/CU-18-09
Hyatt House Extended Stay Hotel/Preston Ridge



8/2/18

MP-18-08/CU-18-09
Hyatt House Extended Stay Hotel/Preston Ridge



8/2/18

MP-18-08/CU-18-09
Hyatt House Extended Stay Hotel/Preston Ridge



8/2/18

MP-18-08/CU-18-09
Hyatt House Extended Stay Hotel/Preston Ridge



8/2/18

MP-18-08/CU-18-09
Hyatt House Extended Stay Hotel/Preston Ridge



8/2/18

MP-18-08/CU-18-09
Hyatt House Extended Stay Hotel/Preston Ridge



8/2/18

MP-18-00/CI 18-00
Hyatt House Extended Stay Hotel/Preston Ridge



8/2/18

MP-18-08/CU-18-09
Hyatt House Extended Stay Hotel/Preston Ridge



8/2/18

MP-18-08/CU-18-09
Hyatt House Extended Stay Hotel/Preston Ridge



8/2/18

MP-18-08/CU-18-09
Hyatt House Extended Stay Hotel/Preston Ridge



8/2/18

MP-18-08/CU-18-09
Hyatt House Extended Stay Hotel/Preston Ridge



8/2/18

MP-18-08/CU-18-09
Hyatt House Extended Stay Hotel/Preston Ridge



8/2/18

MP-18-08/CU-18-09
Hyatt House Extended Stay Hotel/Preston Ridge



8/2/18

MP-18-08/CU-18-09
Hyatt House Extended Stay Hotel/Preston Ridge



Tract 2 Legal Description

All that tract or parcel of land lying and being in Land Lots 1261 and 1262 of the 2nd District, 2nd Section, Fulton County, Georgia, in the City of Alpharetta, and being more particularly described as follows:

COMMENCING at an Iron Pin Set (1/2" Rebar) at the southwestern end of the mitered intersection of the eastern right-of-way line of Morris Road (R/W Varies) and the southern right-of-way line of Webb Bridge Road (R/W Varies); thence running along said mitered intersection North 46°16'55" East, a distance of 64.93 feet to an Iron Pin Found (1/2" Rebar); thence running along said Webb Bridge Road right-of-way South 89°54'03" East, a distance of 295.87 feet to an Iron Pin Set (1/2" Rebar), said Iron Pin Set being the POINT OF BEGINNING for the tract herein described; thence continuing along said Webb Bridge Road South 89°54'03" East, a distance of 79.98 feet to an Iron Pin Set (1/2" Rebar); thence along a curve to the left for an arc distance of 421.45 feet, said curve having a chord bearing of North 78°54'56" East and a chord distance of 418.78 feet and a radius of 1079.50 feet to an Iron Pin Set (1/2" Rebar); thence along a curve to the left for an arc distance of 42.30 feet, said curve having a chord bearing of North 67°03'03" East and a chord distance of 42.30 feet and a radius of 1079.50 feet to a 1/2" Rebar with Cap Found; thence leaving said Webb Bridge Road and running along Fulton County Parcel #: 22 54601261C01 South 13°03'43" East, a distance of 501.31 feet to a 1/2" Rebar Found; thence running along land now or formerly of BRE/COH GA LLC South 87°06'40" West, a distance of 316.63 feet to a 1/2" Rebar Found; thence South 87°08'18" West, a distance of 182.85 feet to a 1/2" Rebar Found; thence South 34°46'19" West, a distance of 159.36 feet to a point 0.24 feet back from a 1/2" Rebar with Cap Found on Line; thence running along land now or formerly of Preston Professional Building II, LLC North 79°23'32" West, a distance of 121.64 feet to an Iron Pin Set (1/2" Rebar); thence running along land now or formerly of Greenstone Preston Ridge, LP North 10°36'28" East, a distance of 357.36 feet to an Iron Pin Set (1/2" Rebar); thence North 00°05'57" East, a distance of 173.81 feet to the POINT OF BEGINNING.

Said tract contains 6.519 acres more or less.

This legal description is prepared solely for the purpose of facilitating a conditional use application and should not be relied upon for any other purpose.

8/2/18

MP-18-08/CU-18-09
Hyatt House Extended Stay Hotel/Preston Ridge

18-06-27-01 Hyatt House Arborist Report Alpharetta

Reference UDC
Alpharetta, Georgia



Location Map



North

All of the following information is based upon visual field observations and 30 years of practical horticultural experience. No scientific or lab tests have been performed. I certify that all information in this report is true and inclusive to the best of my knowledge and is prepared in good faith.

Outdoor Spaces, LLC

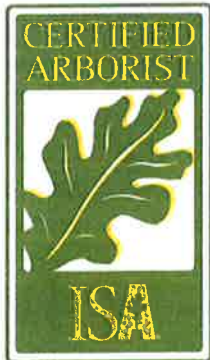
A blue ink handwritten signature, appearing to be 'Scott Hall', written over a white background.

By Scott Hall, Owner

On Site Specimen Evaluation Date: July 10, 2018

Report Date: July 11, 2018

Revised Date:



Outdoor Spaces, LLC
Scott Hall, Owner
RLA, Certified Arborist
Certificate Number: SO-5434A
404-328-6561 Cell
678-965-4784 Fax
scottandcyrena@bellsouth.net

Warranty Disclaimer:

Although, this report will determine whether or not a tree is a specimen or “Tree of Quality”; it is provided as best judgment opinion. Ultimately, the governing body’s (City of Alpharetta) arborist or representative shall determine whether a tree is classified as a specimen/“Tree of Quality” or not.

All specimen/“Tree of Quality” tree locations shall be approximate. The provided tree locations shall NOT be GPS located and in no manner shall the provided tree location plan be used or represented as a tree survey. It is the sole responsibility of the OWNER to have all tagged specimen/“Tree of Quality” trees located by a Certified Land Surveyor.

No warranties express or implied are made with respect to the report of aforementioned specimen trees. It is understood the OWNER makes use of this report by the ARBORIST at OWNER’s sole risk and that the report is provided as best judgment opinion. In no manner does this report guarantee the life or imply any length of life span of the trees that are determined to be specimens.

Arborist Note:

Due to certain species and undesirable traits, some trees shall be considered in poor condition if the following is true. Numerous trees grown in a native setting may appear to grow as multi-trunk; however this is not desirable in most trees. Most trees that have multi-trunks at the base are usually created when two separate trees grow together or the tree branches off at an early age and they become Co-Dominate Leaders. Either scenario is an undesirable condition for most trees because they both create weak crotches, included bark and/or a prime place for debris and water to get trapped that will always cause decay. In this case these trees become a life safety issue and can not be considered specimen trees.

Some trees are an exception to this rule, such as, but not limited to:

Crape Myrtles, Birches, Wax Myrtles, Red Buds, Fringe Trees, Dogwoods, Hollies, Cedars, Sourwoods, Sweet Bay Magnolias, Red Bays and Live Oaks.

These are an exception because they naturally create sucker growth from the roots and/or trunk or do not typically have the life safety issues because they are not large growing trees.

Reference: **Sinclair, Wayne A., 1936. Diseases of Trees and Shrubs / Wayne A. Sinclair and Howard H. Lyon.-2nd Ed. Published 2005**

SECTION 3.2 - TREE CONSERVATION, LANDSCAPE, AND BUFFER REQUIREMENTS (Adopted 05-15-17)

3.2.2 Definitions.

For the purposes of this Section, unless the context indicates otherwise, the following terms shall have the meaning set forth below:

Boundary Tree: Any tree located on adjacent property with a critical root zone that will be impacted by proposed land disturbance activity.

Caliper: A standard of trunk measurement for replacement trees. Caliper inches are measured at the height of 6 inches above the ground for trees up to and including 4 inch caliper and 12 inches above the ground for trees larger than 4 inch caliper.

Conifer Tree: Any tree with needle leaves and a woody cone fruit including, but not limited to, pine, juniper and cedar species.

Critical Root Zone (CRZ): The minimum area beneath a tree which must be left undisturbed in order to preserve a sufficient root mass to give a tree a reasonable chance of survival. The Critical Root Zone will typically be represented by a concentric circle centering on the tree's trunk with a radius equal in feet to one and three-tenths times the number of inches of the trunk diameter. EXAMPLE: The CRZ radius of a twenty (20) inch diameter tree is twenty-six (26) feet.

Dead Tree: Any standing tree which is no longer alive or has the ability to sustain itself through natural processes as determined by a qualified professional.

Diameter Breast-Height (DBH): The standard measure of tree size (for trees existing on a site). The tree trunk is measured at a height of 4 1/2 feet above the ground. If a tree splits into multiple trunks below 4 1/2 feet, the trunk is measured at its most narrow point beneath the split.

Guidance Document: A document maintained by the City of Alpharetta Arborist that includes clarifications to requirements with examples and additional technical standards about tree protection, tree planting, species selection, and other information relevant to the protection and replanting of trees in the City of Alpharetta. The document may be revised by the City Arborist as conditions and technical standards evolve.

Hardwood Tree: Any tree that is not coniferous (cone bearing). This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.

International Society of Arboriculture (ISA): A professional organization that promotes the professional practice of arboriculture, sets standards for obtaining professional credentials for arborist, and establishes best practices for tree care, pruning, and protection.

Landscape Tree: A tree or trees that were planted or retained on a developed or previously developed site.

Ornamental Tree: A tree that provides a visual impact in the landscape. The impact may be provided through form, bark, branching structure, leaf color, and / or flower color. Typically a small or medium size tree.

Overstory Tree: Those trees that compose the top layer or canopy of vegetation and will generally reach a mature height greater than 40 feet and typically have a spreading canopy.

Pine Tree: An evergreen coniferous tree that has clusters of needle-shaped leaves.

Pruning (Tree Pruning): To cut away dead, overgrown, or undesirable branches or stems. Pruning of trees to be done in compliance with standard arboricultural practices as outlined in ANSI A300 and shall maintain the trees natural form and structure.

Qualified Professional: An International Society of Arboriculture (ISA) Certified Arborist; an American Society of Consulting Arborists (ASCA) Registered Consulting Arborist, or a Registered Forester.

Shade Tree: Any tree that has a spreading canopy that provides partial to full shade to the ground with a minimum height of 20 feet.

Softwood Tree: Any coniferous (cone bearing) tree. This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.

Specimen Tree: Any tree which qualifies for special consideration for preservation due to its size, type, condition, location or historical significance and which also meets the minimum size criteria set forth below.

Size Criteria:

Pine Trees: 30-inch diameter or larger for trees in the *Pinus* (Pine) genus.

Coniferous Trees: 20" diameter or larger for trees in the *cedrus* (deodar cedar), *Thuja* (Arborvitae), or other ecologically similar trees,

Overstory Trees: 30-inch diameter or larger for trees in the *Liquidambar* (Sweetgum) or *Liriodendron* (Tulip poplar) genus

- 20-inch diameter or larger for trees in the *Fagus* (Beech), *Nyssa* (Tupelo), *Diospyros* (Persimmon), *Sassafras* (Sassafras), or other ecologically similar trees,
- 20-inch diameter or larger for *Magnolia grandiflora* (Southern magnolia) and those cultivars that generally reach a mature height over 40'
- 24-inch (24") diameter or larger for trees in all other genera

Understory Trees: 8-inch (8") diameter or larger.

- 10-inch (10") diameter or larger for *Oxydendron arboretum* (Sourwood).

See additional requirements for Specimen Trees in The Guidance Document

Street/Streetscape Tree: Any tree located or proposed to be located along a public or private street. The actual location will be determined by the specific zoning district or overlay. In situations where there is limited planting space in the right of way and or safety concerns, street trees may be located at the back of the sidewalk or within the landscape strip on private property and the discretion of the Director.

Structural Root Plate: The zone of rapid root taper that provides the tree stability against wind throw. The radius of the structural root plate is equal to 0.5 feet per inch of DBH.

Tree: Any living, self-supporting woody or fibrous plant which normally obtains a diameter breast height of at least three (3) inches and typically has one (1) main stem or trunk and many branches.

Tree Care Plan: A plan developed to provide an impacted tree the best possible chance of survival. A tree care plan should be prepared by a qualified professional and conform to the requirements of ANSI A300 and the Guidance Document

Tree Grouping: A community of trees as determined by the Director to merit special consideration as an ecological feature based upon species composition, form, structure, age, and condition. Specimen trees and trees of quality may be included in tree groupings and every alternative should be evaluated to save these trees. Except as otherwise provided in Section 3.2., Tree Groupings will be treated as specimen trees for preservation credits and every alternative should be evaluated to save these trees.

Tree of Quality: A tree that merits special consideration due to historical significance, ideal shape and structure, or uniqueness of the species as determined by the Director. Except as otherwise provided in Section 3.2., Trees of Quality will be treated as specimen trees for preservation credits and every alternative should be evaluated to save these trees.

Tree Planting List: List of preferred tree species for use in the City of Alpharetta. Species not included on this list may be approved at the discretion of the Director. The Tree Planting List is included in the Arborist Guidance Document.

Tree Protection Area: An area encompassing the critical root zone of a tree that shall remain in a previous state.

Tree Save Area: An area designated for the purpose of meeting tree density requirements, saving natural trees, and/or preserving natural buffers that shall remain in a previous state.

Understory Trees: Those trees that grow beneath the overstory, and will generally reach a mature height less than 40 feet. Understory trees may include coniferous trees that meet these same height characteristics.



Notes:

- All tree locations are approximate and have not been field surveyed. Refer to survey for locations.
- All 20" DBH trees within 30' of property line have been identified and specimen size have been evaluated.



Tree Location



North

Not To Scale

Tree
Location Plan

Specimen Analysis							
(General Observations: The site appears to be in between Pioneer and Climax phase of succession with the center of the site has been excavated. The site is dominated with Overstory Oaks and Pines. Numerous understory Sourwoods are throughout the site indicating a rocky soil substrate.							
Tree #	Size/ Species	Health Condition	Structural Condition	Classification	Comments	Photo # (See Attached)	City's Assessment
699	10" Sourwood	Poor	Poor	Non-Specimen	Severe dieback. Large Cavity with decay. Due to condition tree is not a design consideration.	1-2	Non-Specimen
609	34"(19"-18") Scarlett Oak	Poor	Poor	Non-Specimen	2 Trees grown together to create 2 Co-Dominate Leaders with weak crotches and included bark. Major limbs dead. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration.	3	Non-Specimen
610	11" Sourwood	Poor	Fair	Non-Specimen	Major limbs dead. Severe dieback. Due to condition tree is not a design consideration.	4	Non-Specimen
612	13" Sourwood	Poor	Poor	Non-Specimen	Decay in trunk from a dead leader. Due to condition tree is not a design consideration.	5	Non-Specimen
613	11" Sourwood	Poor	Poor	Non-Specimen	Major limbs dead. Severe dieback. Due to condition tree is not a design consideration.	6	Non-Specimen
614	26" Southern Red Oak	Poor	Poor	Non-Specimen	Hazardous Tree would recommend removing. Old lightning damage causing several cavities the length of the trunk with severe dieback. Due to condition tree is not a design consideration.	7-9	Non-Specimen
617	21" White Oak	Good	Good	Tree of Quality	Due to condition tree is a design consideration.		Tree of Quality
619	29" Scarlett Oak	Poor	Poor	Non-Specimen	Possible Boundary Tree. Need to verify. Several main limbs gone. 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Due to condition tree is not a design consideration.		Non-Specimen Possible Boundary Tree. Need to verify.
891	18" White Oak	Good	Good	Tree of Quality	Due to condition tree is a design consideration.		Tree of Quality
621	28" Scarlett Oak	Poor	Poor	Non-Specimen	Possible Boundary Tree. Need to verify. Sound resinating indicating fair amount of decay. Cankers on trunk, an indication of trunk rot. Due to condition tree is not a design consideration.		Non-Specimen Possible Boundary Tree. Need to verify.
622	28"(11"-10"-7") Sourwood	Poor	Poor	Non-Specimen	Large cavity with decay. Due to condition tree is not a design consideration.	10	Non-Specimen
623	23" White Oak	Good	Good	Boundary Tree	Due to condition tree is a design consideration.		Boundary Tree

Specimen Analysis							
(General Observations: The site appears to be in between Pioneer and Climax phase of succession with the center of the site has been excavated. The site is dominated with Overstory Oaks and Pines. Numerous understory Sourwoods are throughout the site indicating a rocky soil substrate.							
Tree #	Size/ Species	Health Condition	Structural Condition	Classification	Comments	Photo # (See Attached)	City's Assessment
624	24" White Oak	Good	Good	Specimen	Due to condition tree is a design consideration.		Specimen
625	25" White Oak	Good	Good	Specimen	Due to condition tree is a design consideration.		Specimen
892	17" White Oak	Good	Good	Tree of Quality	Due to condition tree is a design consideration.		Tree of Quality
892	18" White Oak	Good	Good	Tree of Quality	Due to condition tree is a design consideration.		Tree of Quality
894	24" Red Oak	Poor	Poor	Non-Specimen	Multiple Co-Dominate Leaders 50' up with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Machete damage. Due to condition tree is not a design consideration.	12	Specimen without required design around.
629	12" Sourwood	Poor	Poor	Non-Specimen	Numerous limbs dead/gone. Due to condition tree is not a design consideration.	11	Non-Specimen
630	26" Southern Red Oak	Poor	Poor	Non-Specimen	2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Machete damage. Due to condition tree is not a design consideration.		Non-Specimen
634	26" Southern Red Oak	Good	Good	Specimen	Due to condition tree is a design consideration.		Specimen
635	25" White Oak	Good	Good	Specimen	Due to condition tree is a design consideration.		Specimen
636	25" White Oak	Good	Good	Specimen	Due to condition tree is a design consideration.		Specimen
895	23" White Oak	Good	Good	Tree of Quality	Due to condition tree is a design consideration.		Tree of Quality



Severe dieback

Photo 1

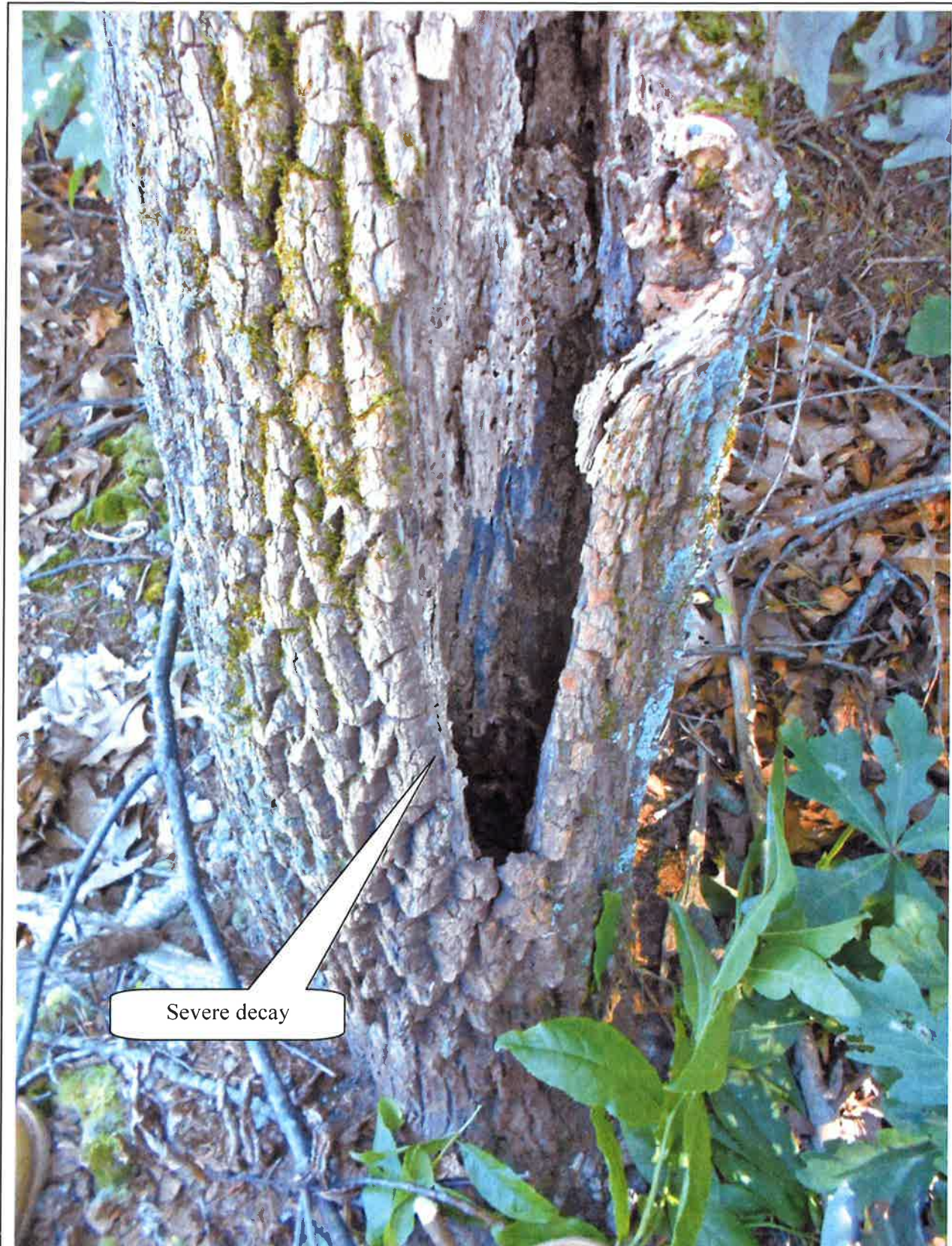


Photo 2



Photo 3

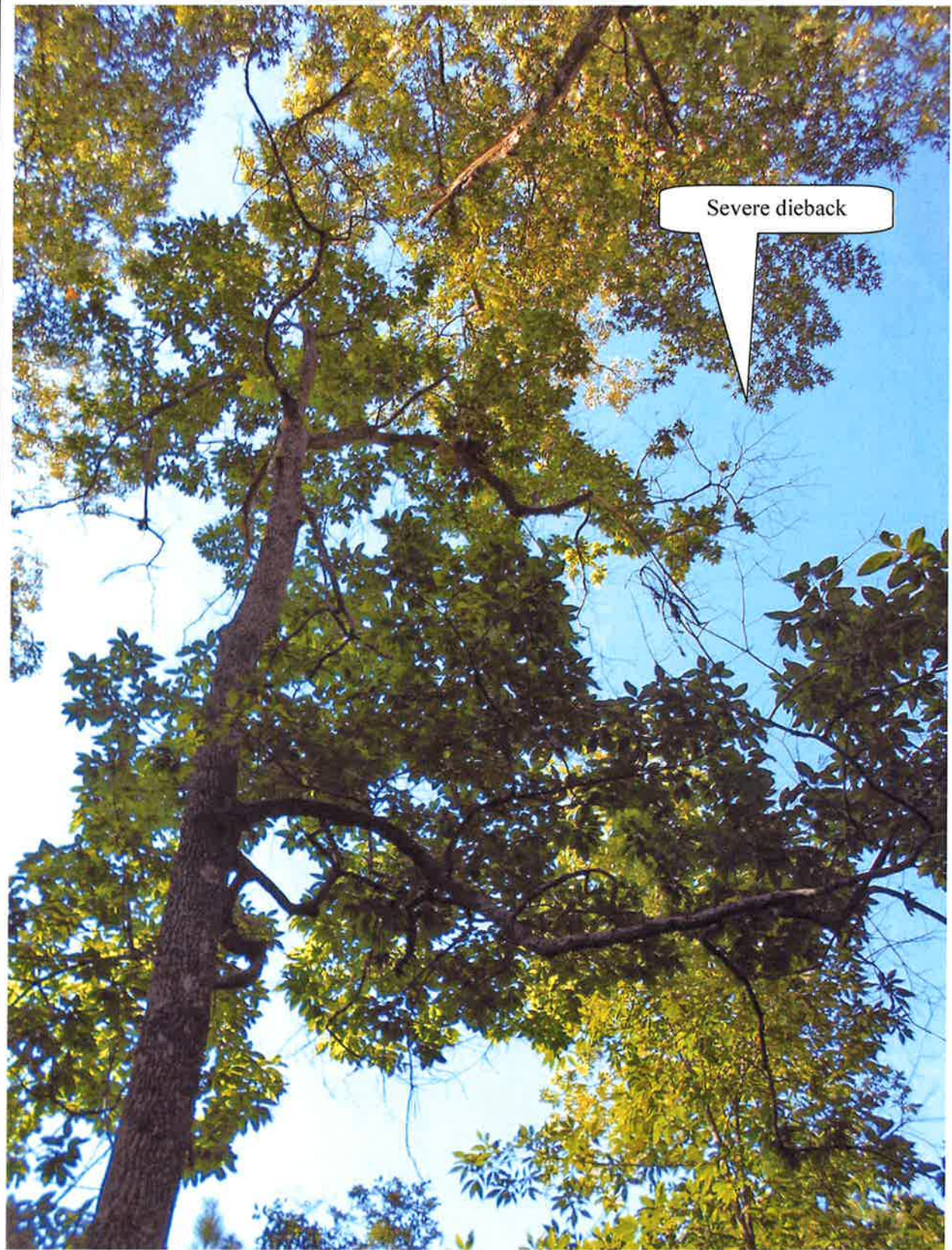


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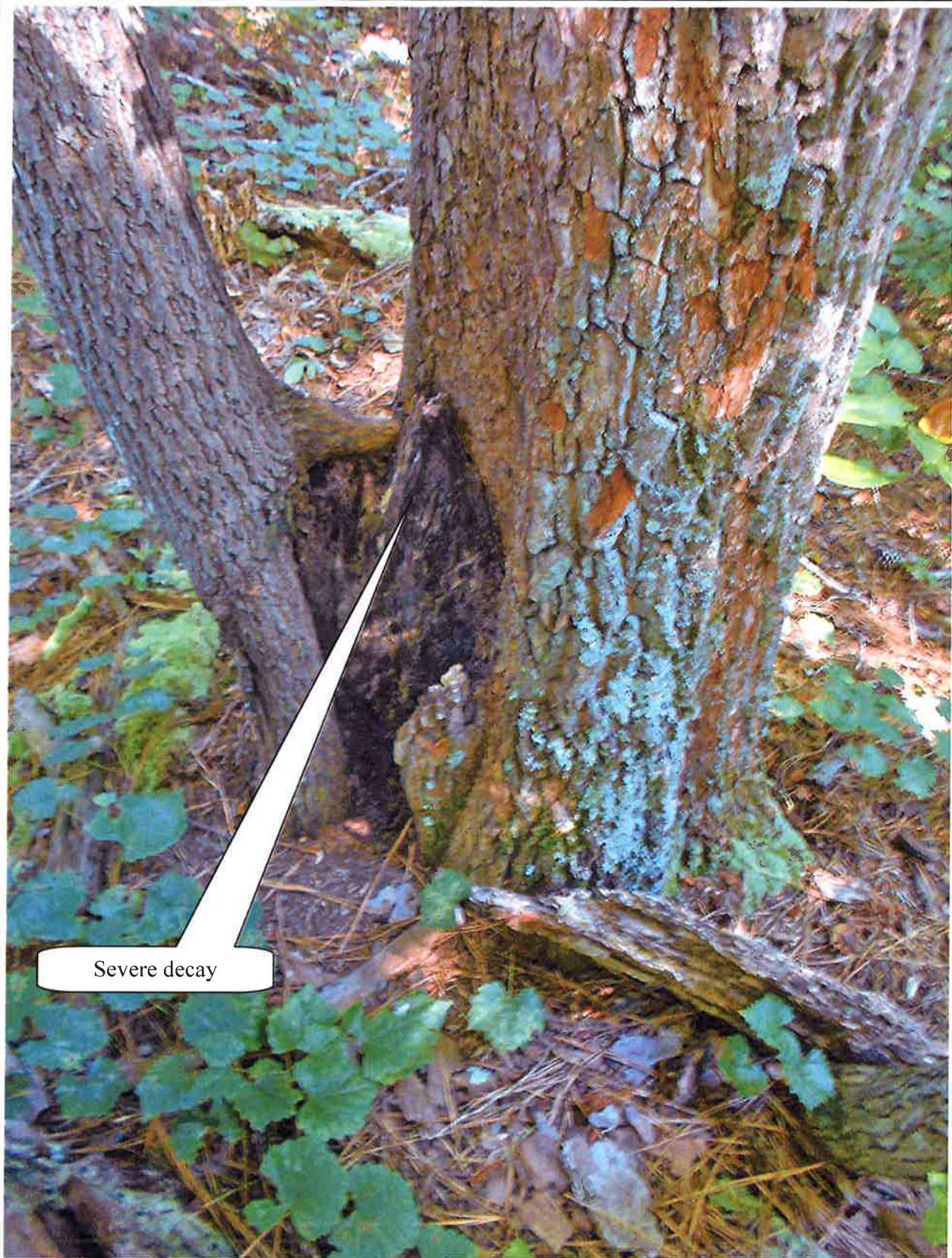


Photo 5



Photo 6



Photo 7

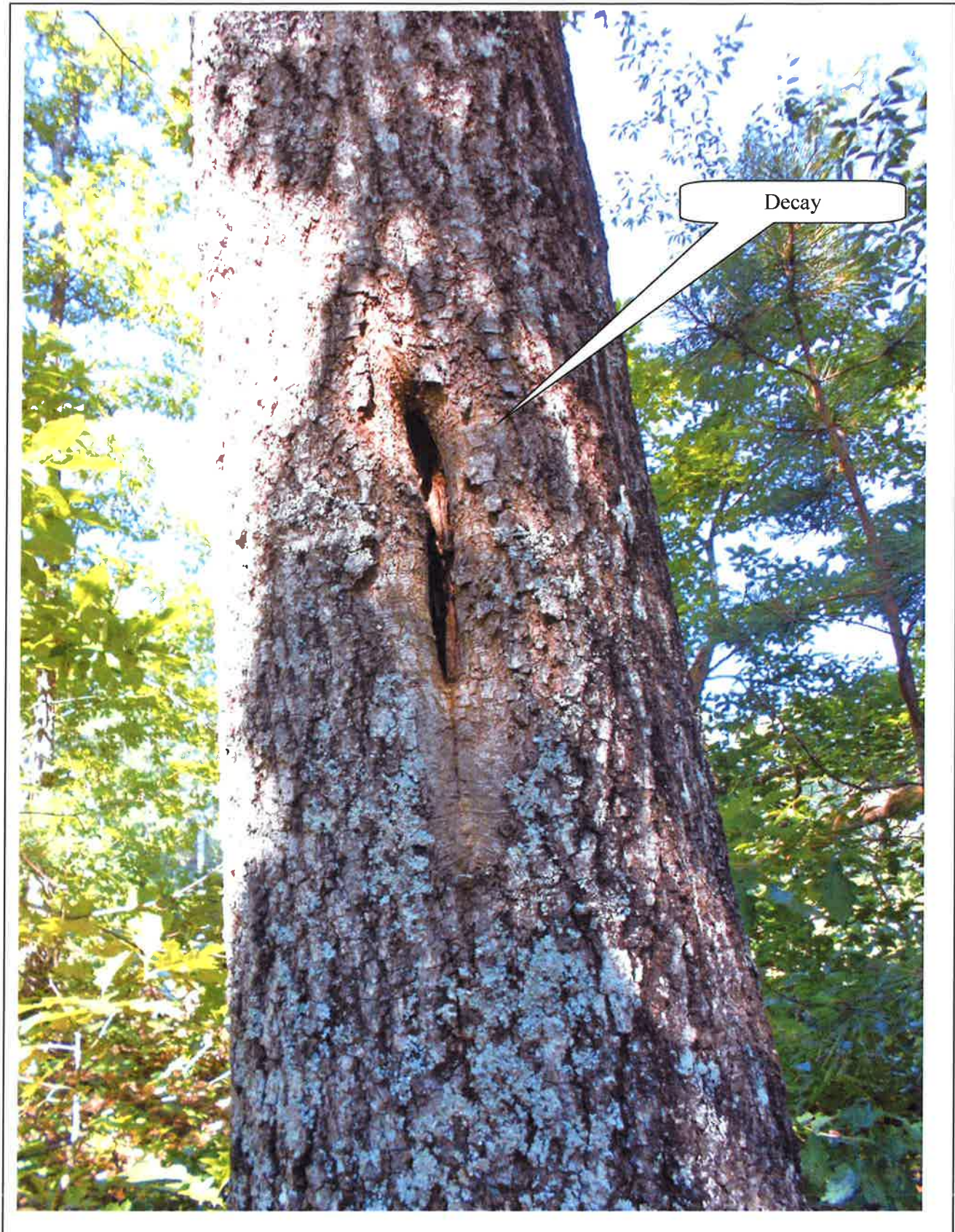


Photo 8

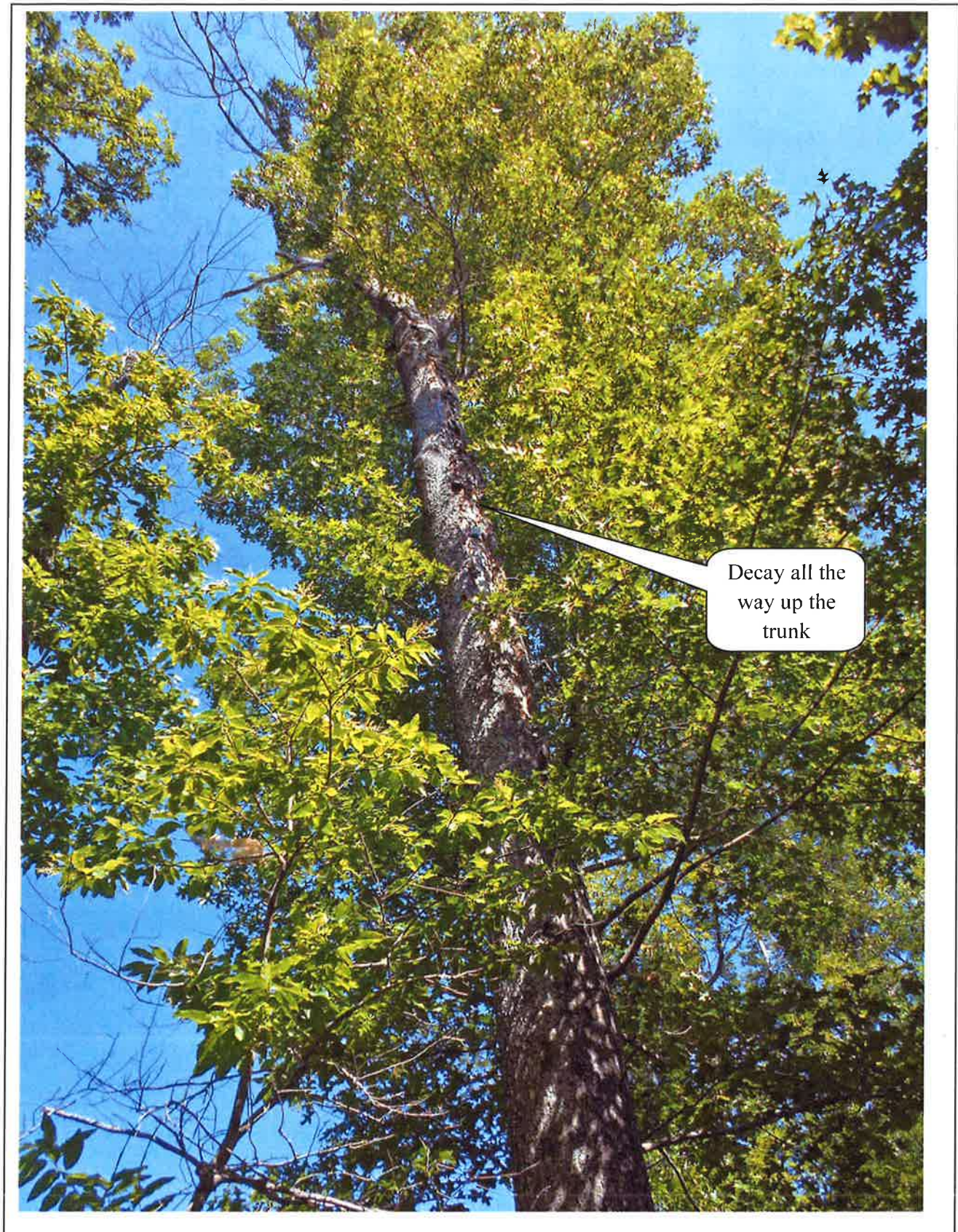


Photo 9

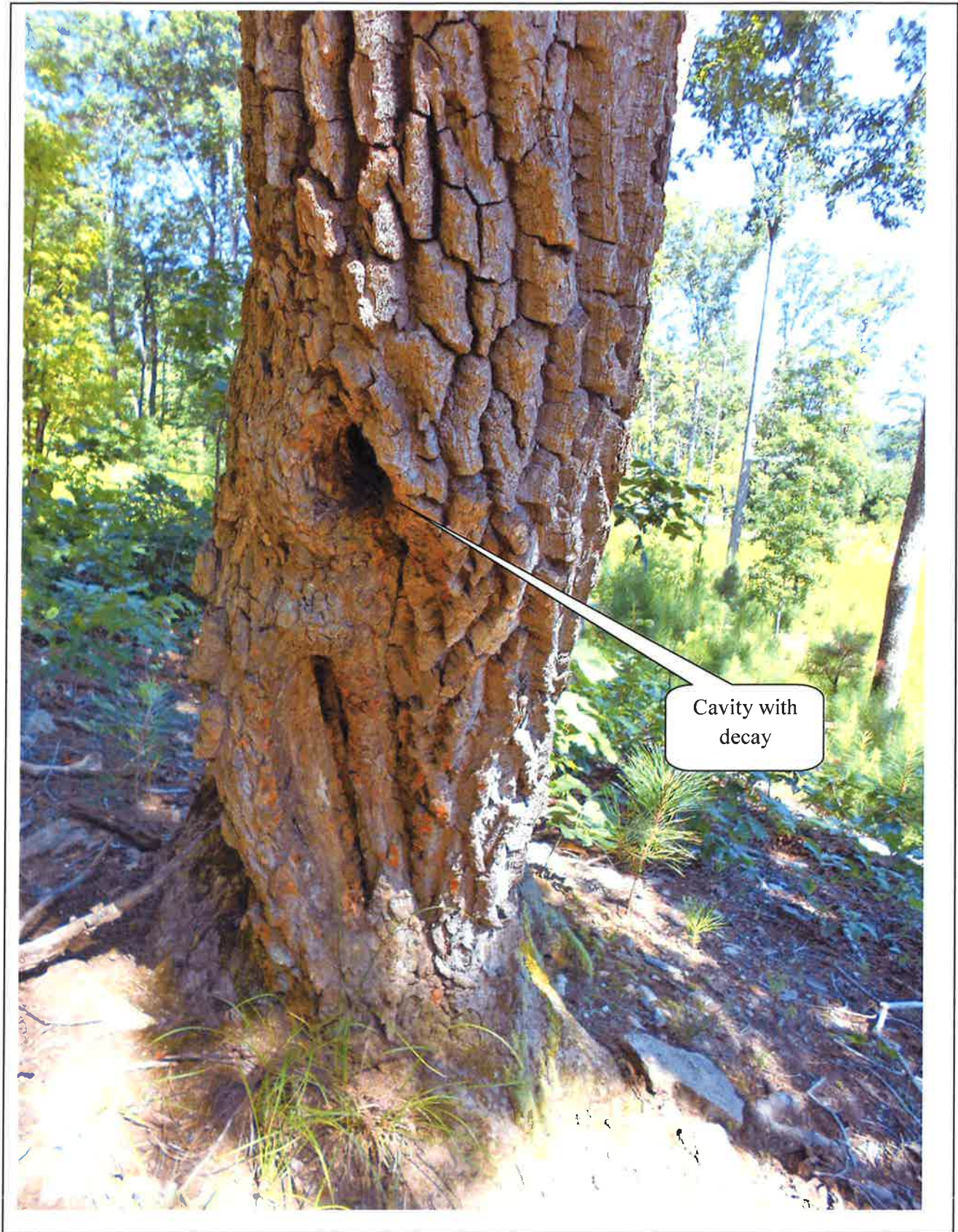


Photo 10

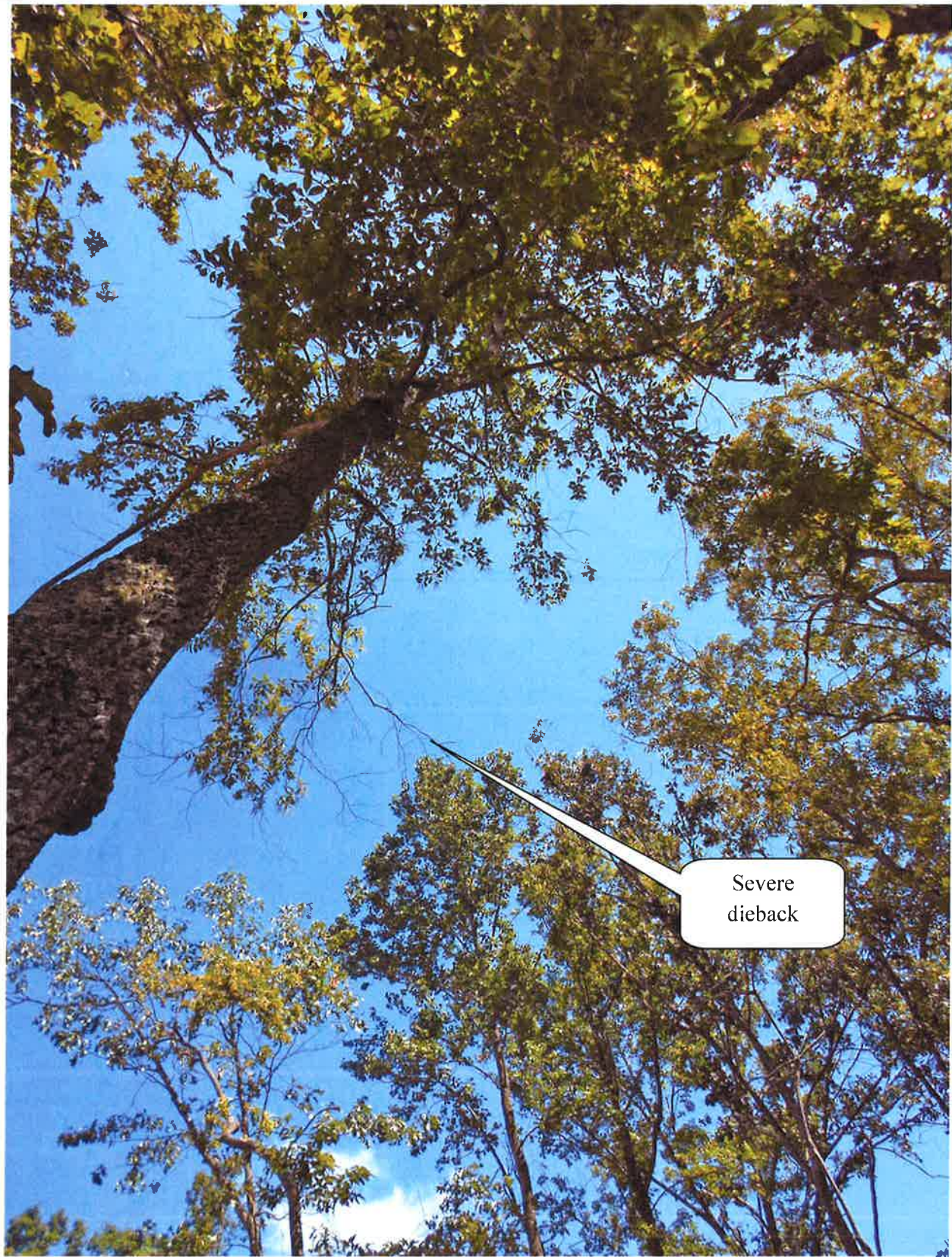


Photo 11



Photo 12

**SCHEDULE ONE
TO
APPLICATION FOR A
LIMITED AMENDMENT**

PARCELS	MAXIMUM BUILDING HEIGHT
A,B,K	1 STORIES
C,L,M	4 STORIES
N	6 STORIES
F,J,I	8 STORIES
G	12 STORIES

SUMMARY OF CURRENT USERS

10 SOUTHERN BAPTIST HOME MISSION BOARD:	24.3 ACRES
11 PRESTON RIDGE PHYSICIANS PARTNERSHIP:	12.3 ACRES
12 NORTHEAST HOSPITAL:	24.3 ACRES
13 HYATT TELECOM:	15.3 ACRES
14 NORTH METRO YMCA:	14.6 ACRES
15 STERLING WOODS LUXURY APARTMENTS:	15.3 ACRES
16 BROWN CORPORATION:	15 ACRES
17 PRESTON RIDGE MONTESSEORI SCHOOL:	15 ACRES
18 KAISER PERMANENTE:	12.8 ACRES
19 ANDREWS PROPERTIES, INC.:	24.4 ACRES
TOTAL SOLD ACREAGE:	222.3 ACRES

SUMMARY OF AVAILABLE PARCELS

PARCEL ACREAGE DENSITY

COMMERCIAL

A	17	10,000 SBRAC
B	43	10,000 SBRAC

OFFICE

F	25.1	25,000 SBRAC
G	94.6	25,000 SBRAC
I	26.6	25,000 SBRAC
J	15.2	25,000 SBRAC
K	2.6	25,000 SBRAC
L2	6.4	25,000 SBRAC
M	7.6	25,000 SBRAC

LIGHT INDUSTRY

N3	11.3	10,000 SBRAC
N4	5.3	10,000 SBRAC



PRESTON RIDGE
ALPHARETTA, GEORGIA

LAND USE PLAN

DESIGNED BY
CIVIL ENGINEER
AT THE PERMIT GROUP

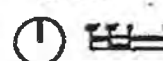
LAND PLANNING



DESIGNED BY



SHEET NUMBER 24 OF 24



8/2/18

~~Preston Ridge~~
Preston Ridge

SCHEDULE 3

SUMMARY OF ZONING ATTRIBUTES OF EACH POD - A THROUGH Q

POD DESIGNATION: A

LAND USE CLASSIFICATION: C-2

SIZE IN ACRES: 8.7

PERMITTED USES: See Schedule 4

MAXIMUM DENSITY: 10,000 square feet per acre

PARKING: As specified by Zoning Ordinance and clarified herein

MINIMUM BUILDING SETBACKS:

Eastside Drive	- 65 feet
State Bridge Road	- 65 feet
Other Yards	- 15 feet

MAXIMUM BUILDING HEIGHT: 40 feet

BUFFER REQUIREMENTS: N/A

OTHER MATTERS: N/A

CHANGES FROM PRIOR APPROVED STATUS: Change from C-1 to C-2; uses including Storage, Inside, as specified in Schedule 4; clarify parking requirements for all uses other than retail

3109F

SCHEDULE 3SUMMARY OF ZONING ATTRIBUTES OF EACH POD - A THROUGH Q

POD DESIGNATION:	B
LAND USE CLASSIFICATION:	C-2
SIZE IN ACRES:	6.3
PERMITTED USES:	See Schedule 4
MAXIMUM DENSITY:	10,000 square feet per acre
PARKING:	As specified by Zoning Ordinance and clarified herein
MINIMUM BUILDING SETBACKS:	Eastside Drive - 65 feet State Bridge Road - 65 feet Other Yards - 15 feet
MAXIMUM BUILDING HEIGHT:	40 feet
BUFFER REQUIREMENTS:	50-foot replanted buffer adjacent to Pod O
OTHER MATTERS:	N/A
CHANGES FROM PRIOR APPROVED STATUS:	Change from C-1 to C-2; uses as specified in Schedule 4; reduce buffer from 100 feet to 50 feet; clarify parking requirements for all uses other than retail

SCHEDULE 3SUMMARY OF ZONING ATTRIBUTES OF EACH POD - A THROUGH Q

POD DESIGNATION: C

LAND USE CLASSIFICATION: O-I

SIZE IN ACRES: 50.4

PERMITTED USES: See Schedule 4

MAXIMUM DENSITY: 18,000 square feet per acre

PARKING: As specified by Zoning Ordinance and clarified herein

MINIMUM BUILDING SETBACKS:
Eastside Drive - 65 feet
Preston Ridge Road - 50 feet
Other Yards - 15 feet

MAXIMUM BUILDING HEIGHT: Office - 6 stories or 75 feet

BUFFER REQUIREMENTS: 50 foot adjacent to Pod Q if Pod Q developed as Multi-Family

OTHER MATTERS: N/A

CHANGES FROM PRIOR APPROVED STATUS: Revised Pod C is combination of former Pod C with adjacent buffer and a portion of former Pod Q to convert usage from Commercial and Multi-Family to Office; change height limitation from 40 feet to 75 feet

SCHEDULE 3SUMMARY OF ZONING ATTRIBUTES OF EACH POD - A THROUGH Q

POD DESIGNATION: E

LAND USE CLASSIFICATION: O-I/O-P

SIZE IN ACRES: 23.1

PERMITTED USES: See Schedule 4

MAXIMUM DENSITY:

Office	- 265,000 square feet
Retail	- 80,000 square feet
Hotel	- <u>125,000</u> sf (500 rooms at 250 sf/room)
	470,000 Total

The 80,000 square foot density allocated to retail either may be used for retail exclusive of retail uses ancillary to hotel uses, but not to exceed 80,000 sf or alternatively may be transferred in whole or part to office uses. Of the 125,000 sf density allocated to hotel, 50,000 sf is redesignated as office, and the remaining 75,000 sf either may be used for hotel not to exceed 300 rooms, or may be transferred in whole or part to office uses. However, the total density shall not exceed the existing approved density of 470,000 sf.

PARKING:

Office	- 4 cars per 1,000 square feet
Retail	- 5 cars per 1,000 square feet
Hotel	- 1 car per room

MINIMUM BUILDING SETBACKS:

State Bridge Road	- 65 feet
Preston Ridge Road	- 50 feet
Morris Road	- 50 feet
Other Yards	- 15 feet

MAXIMUM BUILDING HEIGHT:

Office	- 8 stories
Retail	- 40 feet
Hotel	- 10 stories
Parking Structures	- 6 stories

BUFFER REQUIREMENTS: N/A

OTHER MATTERS: Reduction in parking ratios may be requested if studies indicate cross parking within this complex is feasible

CHANGES FROM PRIOR APPROVED STATUS: Permit flexibility to reallocate density attributable to retail or hotel uses to office use if demand requires

SCHEDULE 3SUMMARY OF ZONING ATTRIBUTES OF EACH POD - A THROUGH Q

POD DESIGNATION:	F
LAND USE CLASSIFICATION:	O-I
SIZE IN ACRES:	25.0
PERMITTED USES:	See Schedule 4
MAXIMUM DENSITY:	25,000 square feet per acre
PARKING:	As specified by Zoning Ordinance and clarified herein
MINIMUM BUILDING SETBACKS:	Morris Road - 50 feet Webb Bridge Road - 65 feet Preston Ridge Road - 50 feet Other Yards - 25 feet
MAXIMUM BUILDING HEIGHT:	10 stories
BUFFER REQUIREMENTS:	N/A
OTHER MATTERS:	N/A
CHANGES FROM PRIOR APPROVED STATUS:	Permitted uses as specified in Schedule 4

SCHEDULE 3SUMMARY OF ZONING ATTRIBUTES OF EACH POD - A THROUGH Q

POD DESIGNATION:	G
LAND USE CLASSIFICATION:	O-I
SIZE IN ACRES:	94.6
PERMITTED USES:	See Schedule 4
MAXIMUM DENSITY:	20,000 square feet per acre
PARKING:	4 cars per 1,000 square feet
MINIMUM BUILDING SETBACKS:	Webb Bridge Road - 65 feet Georgia Highway 400 - 120 feet Other Yards - 15 feet
MAXIMUM BUILDING HEIGHT:	10 stories, with variance permitting two 12-story buildings
BUFFER REQUIREMENTS:	100 feet (undisturbed)
OTHER MATTERS:	Buffer will not be required if adjacent property is rezoned before construction begins
CHANGES FROM PRIOR APPROVED STATUS:	NONE

SCHEDULE 3SUMMARY OF ZONING ATTRIBUTES OF EACH POD - A THROUGH Q

POD DESIGNATION:	H
LAND USE CLASSIFICATION:	O-I
SIZE IN ACRES:	13.7
PERMITTED USES:	See Schedule 4
MAXIMUM DENSITY:	25,000 square feet per acre
PARKING:	4 cars per 1,000 square feet
MINIMUM BUILDING SETBACKS:	Webb Bridge Road - 65 feet Georgia Highway 400 - 120 feet Morris Road - 50 feet Other Yards - 15 feet
MAXIMUM BUILDING HEIGHT:	8 stories
BUFFER REQUIREMENTS:	100 feet (undisturbed) next to adjoining residential tract
OTHER MATTERS:	Buffer will not be required if adjacent property is rezoned before construction begins
CHANGES FROM PRIOR APPROVED STATUS:	NONE

SCHEDULE 3SUMMARY OF ZONING ATTRIBUTES OF EACH POD - A THROUGH Q

POD DESIGNATION:	I
LAND USE CLASSIFICATION:	O-I
SIZE IN ACRES:	58.8
PERMITTED USES:	See Schedule 4; As to 12.0 acres of this site formerly designated as Pod D, with specific site plan approval by Council, any use permitted by the PSC Zoning District under the Zoning Ordinance
MAXIMUM DENSITY:	28,690 square feet per acre for O-I use; 10,000 square feet per acre for retail use under PSC
PARKING:	As specified by Zoning Ordinance and clarified herein
MINIMUM BUILDING SETBACKS:	Eastside Drive - 65 feet Webb Bridge Road - 65 feet Preston Ridge Road - 50 feet Other Yards - 15 feet
MAXIMUM BUILDING HEIGHT:	10 stories for O-I use; 40 feet for retail use under PSC
BUFFER REQUIREMENTS:	N/A
OTHER MATTERS:	N/A
CHANGES FROM PRIOR APPROVED STATUS:	Former Pod D zoned PSC is eliminated and the area added to Pod I and converted to O-I; additional permitted uses as specified in Schedule 4

SCHEDULE 3**SUMMARY OF ZONING ATTRIBUTES OF EACH POD - A THROUGH Q**

POD DESIGNATION:	J
LAND USE CLASSIFICATION:	O-I
SIZE IN ACRES:	30.7
PERMITTED USES:	See Schedule 4
MAXIMUM DENSITY:	28,690 square feet per acre
PARKING:	4 cars per 1,000 square feet
MINIMUM BUILDING SETBACKS:	Eastside Drive - 65 feet Preston Ridge Road - 50 feet State Bridge Road - 65 feet Other Yards - 15 feet
MAXIMUM BUILDING HEIGHT:	10 stories
BUFFER REQUIREMENTS:	N/A
OTHER MATTERS:	N/A
CHANGES FROM PRIOR APPROVED STATUS:	NONE

SCHEDULE 3**SUMMARY OF ZONING ATTRIBUTES OF EACH POD - A THROUGH Q**

POD DESIGNATION:	K
LAND USE CLASSIFICATION:	O-I
SIZE IN ACRES:	2.0
PERMITTED USES:	See Schedule 4
MAXIMUM DENSITY:	10,000 square feet per acre
PARKING:	4 cars per 1,000 square feet
MINIMUM BUILDING SETBACKS:	Eastside Drive - 65 feet Webb Bridge Road - 65 feet Other Yards - 15 feet
MAXIMUM BUILDING HEIGHT:	0 feet
BUFFER REQUIREMENTS:	50 feet (undisturbed)
OTHER MATTERS:	Buffer will not be required if adjacent property is rezoned to a non-residential use before construction begins
CHANGES FROM PRIOR APPROVED STATUS:	Permitted uses as specified in Schedule 4

SCHEDULE 3SUMMARY OF ZONING ATTRIBUTES OF EACH POD - A THROUGH Q

POD DESIGNATION:	L
LAND USE CLASSIFICATION:	O-I
SIZE IN ACRES:	11.7
PERMITTED USES:	See Schedule 4
MAXIMUM DENSITY:	18,000 square feet per acre
PARKING:	4 cars per 1,000 square feet
MINIMUM BUILDING SETBACKS:	Eastside Drive - 65 feet Other Yards - 15 feet
MAXIMUM BUILDING HEIGHT:	6 stories or 75 feet
BUFFER REQUIREMENTS:	50 feet (undisturbed)
OTHER MATTERS:	Buffer will not be required if adjacent property is rezoned before construction begins
CHANGES FROM PRIOR APPROVED STATUS:	Size of Pod L reduced with a portion of property added to Pod Q; delete access drive and add 50-foot buffer between Pod L and Pod Q, if Q developed as Multi-Family residential

SCHEDULE 3SUMMARY OF ZONING ATTRIBUTES OF EACH POD - A THROUGH Q

POD DESIGNATION:	M
LAND USE CLASSIFICATION:	O-I
SIZE IN ACRES:	5.9
PERMITTED USES:	See Schedule 4
MAXIMUM DENSITY:	18,000 square feet per acre
PARKING:	4 cars per 1,000 square feet
MINIMUM BUILDING SETBACKS:	State Bridge Road - 50 feet Other Yards - 15 feet
MAXIMUM BUILDING HEIGHT:	6 stories or 75 feet
BUFFER REQUIREMENTS:	N/A
OTHER MATTERS:	N/A
CHANGES FROM PRIOR APPROVED STATUS:	NONE

SCHEDULE 3**SUMMARY OF ZONING ATTRIBUTES OF EACH POD - A THROUGH Q**

POD DESIGNATION: N

LAND USE CLASSIFICATION: L-I

SIZE IN ACRES: 53.2

PERMITTED USES: See Schedule 4

MAXIMUM DENSITY: 10,000 square feet per acre

PARKING: As specified by Zoning Ordinance and clarified herein

MINIMUM BUILDING SETBACKS:

Eastside Drive	- 65 feet
State Bridge Road	- 65 feet
Other Yards	- 15 feet

MAXIMUM BUILDING HEIGHT: 35 feet

BUFFER REQUIREMENTS: N/A

OTHER MATTERS: N/A

CHANGES FROM PRIOR APPROVED STATUS: Permitted uses as specified in Schedule 4

SCHEDULE 3**SUMMARY OF ZONING ATTRIBUTES OF EACH POD - A THROUGH Q**

POD DESIGNATION: O

LAND USE CLASSIFICATION: R-4

SIZE IN ACRES: 33.3

PERMITTED USES: See Schedule 4

MAXIMUM DENSITY: 8 units per acre

PARKING: 2 spaces per unit

MINIMUM BUILDING SETBACKS: Eastside Drive - 65 feet
Other Yards - 15 feet

MAXIMUM BUILDING HEIGHT: 40 feet or 3 stories

BUFFER REQUIREMENTS: N/A

OTHER MATTERS: Minimum Unit Size:
1 bedroom - 650 square feet
2 bedroom - 850 square feet
3 bedroom - 1,000 square feet

CHANGES FROM PRIOR APPROVED STATUS: NONE

SCHEDULE 3**SUMMARY OF ZONING ATTRIBUTES OF EACH POD - A THROUGH Q**

POD DESIGNATION:	P
LAND USE CLASSIFICATION:	R-4
SIZE IN ACRES:	1.4
PERMITTED USES:	Day Care Center
MAXIMUM DENSITY:	10,000 square feet per acre
PARKING:	As Required
MINIMUM BUILDING SETBACKS:	Eastside Parkway - 65 feet Preston Ridge Road - 25 feet Other Yards - 15 feet
MAXIMUM BUILDING HEIGHT:	35 feet
BUFFER REQUIREMENTS:	N/A
OTHER MATTERS:	N/A
CHANGES FROM PRIOR APPROVED STATUS:	NONE

SCHEDULE 3SUMMARY OF ZONING ATTRIBUTES OF EACH POD - A THROUGH Q

POD DESIGNATION:	Q
LAND USE CLASSIFICATION:	R-4 or O-I
SIZE IN ACRES:	51.0
PERMITTED USES:	See Schedule 4
MAXIMUM DENSITY:	If a multi-family use, 6.0 units per acre for a total of 306 units; if O-I, 18,000 square feet per acre
PARKING:	2 spaces per unit multi-family; 4 spaces per 1,000 square feet office
MINIMUM BUILDING SETBACKS:	Eastside Drive - 65 feet North Property Line - 40 feet Other Yards - 15 feet
MAXIMUM BUILDING HEIGHT:	Office - 6 stories; Multi-Family -, 40 feet or 3 stories
BUFFER REQUIREMENTS:	N/A
OTHER MATTERS:	N/A
CHANGES FROM PRIOR APPROVED STATUS:	Former Pod R added to Pod Q and southern portion of former Pod Q deleted and added to Pod C; Use changed from Townhomes to permit either O-I uses or R-4 uses as specified in Schedule 4; total residential units changes from 390 units to 306 units if used for residential purpose

SCHEDULE 4 TO STATEMENT OF INTENT

LAND USE CLASSIFICATION:	<u>COMMERCIAL</u>	<u>O & I</u>	<u>LI</u>	<u>PSC</u>	<u>MULTIFAMILY</u>	
POD DESIGNATION:	A, B	C, E, F, G, H, I, J, K, L, M, Q	N	I (PSC)	O	P
<u>Specific Uses:</u>						
Advertising display mfg.						
Airport, public/private			X			
Amphitheater						
Animal Hospital Small Animal			X			
Animal Hospital Large Animal	X	X (Not in F.E.J)	X	X		
Asphalt Plant						
Associations (Clubs & Lodges)						
Athletic Facility	X	X	X	X		
Auditorium	X	X	X	X		
Automotive Parts	X	X	X	X		
Automotive Sales	X	X	X	X		
Automotive Service	X A only	X M only	X	X		
	X	X	X	X		

Note: An "X" under a column denotes this specific use is permitted in each Pod which appears in that column unless the Pod is excluded, or the use is specifically limited to one or more Pods in that column.

LAND USE CLASSIFICATION:	COMMERCIAL	O & I	LI	PSC	MULTIFAMILY	
POD DESIGNATION:	A, B	C, E, F, G, H, I, J, K, L, M, Q	N	I (PSC)	O	P
Specific Uses:						
Bakery	X	X	X	X		
Barber Shop	X	X		X		
Bank, Savings & Loan	X	X	X	X		
Beauty Shop	X	X		X		
Boarding Houses						
Bottle Gas, Storage & Distribution			X			
Bowling Alley		X G only	X			
Broadcasting Studio (Radio or T.V.)	X	X	X	X		
Builder's Equipment			X			
Building Materials Inside-Outside Storage			X			
Building Materials Enclosed (for retail)	X	X G.H.C only	X	X		
Car Wash	X	X G only	X	X		
Carpenter Shop, Woodworking						
Carpet & Rug Sales	X		X	X		
Cemetery						

LAND USE CLASSIFICATION:	COMMERCIAL	O & I	LI	PSC	MULTIFAMILY	
POD DESIGNATION:	A, B	C, E, F, G, H, I, J, K, L, M, Q	N	I (PSC)	O	P
Specific Uses:						
Church, Synagogue	X	X	X			
Clinic, Public/Private	X	X	X	X		
Community Center						
Concrete Plant						
Convenience Center w/Gas Pumps			X			
Country Club	X	X (Not in E,F,I,J)	X	X		
Data Center						
Day Care Center	X	X	X	X		
	X	X	X	X		
Dry Cleaning, Pick- Up Station						
	X	X	X	X		
Dry Cleaning, Plant	X	X	X	X		
Dwelling, Single-Family Detached						
Dwelling, Two-Family						
Dwelling, Multi-Family Group						
		X Only in O			X	X
Electric, Power Yards, Substation						
		X Only in G	X	X		
Equestrian Center						
Family Day Care Home						

LAND USE CLASSIFICATION:	COMMERCIAL	D & I	LI	PSC	MULTIFAMILY	
POD DESIGNATION:	A, B	C, E, F, G, H, I, J, K, L, M, Q	N	I (PSC)	O	P
<u>Specific Uses:</u>						
Farmlands (except livestock, poultry)						
Farmlands (including livestock, poultry)						
Firestation						
Florist, Retail		X (Not in G)	X			
Florist, Retail w/Greenhouse	X	X		X		
Golf Course, Driving Range	X	X Only in G	X	X		
Golf, Miniature		X Only in C	X			
Greenhouse, Nursery	X	X (Not E.F.I.J.O.G)		X		
Heliport Public/Private			X			
Home-Elderly, Children, Nursing		X Only E.F.I.J.C.G				
Hospital	X	X				
Hotel	X	X				
Junk Yards	X	X	X			
Kennel						
Laboratory, Research Commercial						
		X	X			

8/2/18

LAND USE CLASSIFICATION.

POD DESIGNATION:	<u>COMMERCIAL</u> A, B	<u>RESIDENTIAL</u> C, E, F, G, H, I, J, K, L, M, O	<u>INDUSTRIAL</u> N	<u>RECREATION</u> I (PSC)	<u>OFFICE</u> O	<u>OTHER</u> P
Specific Uses:						
Laundry, Self-Serve, Pick-Up	X	X	X	X		
Laundry, Industrial			X			
Liquor Store	X	X	X	X		
Locker, Frozen Food or Cold Storage			X			
Machine Shop			X			
Mobile Home			X			
Motel	X	X	X			
Museum	X	X				
Manufacturing, light, limited						
Manufacturing, heavy, general		X Only in C.L.I.F.	X			
Office and uses asso- ciated with office	X	X	X	X		
Outpatient Treatment Facility w/on-site housing			X			
Parking Lot	X	X	X	X		
Park & Playground	X	X	X	X		
Pet Grooming	X	X	X	X		
Police, Sheriff, Highway Patrol	X		X	X		
Power Station	X	X (Not in G)	X	X		

LAND USE CLASSIFICATION: POD DESIGNATION:	COMMERCIAL	O & I	LI	PSC	MULTIFAMILY	
	A, B	C, E, F, G, H, I, J, K, L, M, Q	N	I (PSC)	O	P
<u>Specific Uses:</u>						
Print Shop						
Prison	X	X	X	X		
Public Building						
Radio, T.V., Transmitter Studio	X	X	X	X		
Rental Services Establish- ment w/outside storage	X	X	X	X		
Rental Services Establish- ment, no outside storage			X			
Restaurant	X		X	X		
Restaurant (w/drive-thru window)	X	X	X	X		
Retail Establishment	X	X (Not in J.E.F.O)	X	X		
Retail Establishment, Mixed Sales	X	X	X	X		
Salvage Yards	X	X Only in G.M.H	X	X		
Sawmill						
School, Academic						
School, Commercial (Beauty, Business)	X	X		X		
	X	X	X	X		

8/2/18

MP-18-08/CU-18-09
Hyatt House Extended Stay Hotel/Preston Ridge

LAND USE CLASSIFICATION:	COMMERCIAL	O & I	LI	PSC	MULTIFAMILY	
POD DESIGNATION:	A, B	C, E, F, G, H, I, J, K, L, M, Q	N	I (PSC)	O	P
<u>Specific Uses:</u>						
Septic Tank Sales, Construction						
Service Station, Automotive						
Sewage Disposal Plant	X	X (Not in J or Q)	X	X		
Storage, Inside Incidental w/uses			X			
Storage, Outside	X	X	X	X		
Taxidermist			X			
Theater, Cinema			X			
Tire Retreading	X	X	X	X		
Tower						
Tourist Home			X	X		
Utility Substation		X Only in G				
Vehicle For Hire Company		X Only in G	X			
Welding Shop			X			
Wholesale			X			
	X	X (Not in G, F, E, J)	X			

078V

NAC PROPERTIES LLC
3155 NORTH POINT PKWY SUITE F-100
ALPHARETTA GA 30005

KA GROUP LLC
3155 NORTH POINT PKWY UNIT 130-G
ALPHARETTA GA 30005

NAC PROPERTIES LLC
3155 NORTH POINT PKWY SUITE F-100
ALPHARETTA GA 30005

PRESTON RIDGE COMMONS LLC
P.O. BOX 450233
ATLANTA GA 31145

NAC PROPERTIES LLC
3155 NORTH POINT PKWY SUITE F-100
ALPHARETTA GA 30005

JOBEAL LLC
1241 BEECH HAVEN RD
ATLANTA GA 30324

NAC PROPERTIES LLC
3155 NORTH POINT PKWY SUITE F-100
ALPHARETTA GA 30005

NAC PROPERTIES LLC
3155 NORTH POINT PKWY SUITE F-100
ALPHARETTA GA 30005

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ALPHARETTA GA 30005

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3155 NORTH POINT PKWY SUITE F-100
ALPHARETTA GA 30005

NAC PROPERTIES LLC
3155 NORTH POINT PKWY SUITE F-100
ALPHARETTA GA 30005

KRISTIN MARTIN AND ASSOCIATES LLC
3090 GREATWOOD XING
ALPHARETTA GA 30005-7461

KA GROUP LLC
3155 N POINT PKWY BLDG/STE G 100
ALPHARETTA GA 30005



City Council Meeting & Public Hearing STAFF REPORT

Submitting Department: Public Works

Submitted By:

Meeting Date: January 14, 2019

I. AGENDA ITEM TITLE: KIMBALL BRIDGE ROAD CORRIDOR IMPROVEMENTS, ITB 19-007

II. RECOMMENDATION:

Please award ITB 19-009 to CMES, Inc. for the construction of the Kimball Bridge Road Corridor Improvements project in the amount of \$15,691,990.00; approve the Intragovernmental Agreement with Fulton County for the construction of watermain improvements within the project limits; and, authorize the Mayor to execute all necessary documents.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: YES

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: YES INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST: \$15,691,990.00

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
30141100-541410-C1702 (Kimball Br. Rd.; Fulton Watermain Scope)	\$6,083,354.00
31741100-541410-C1702 (Kimball Br. Rd.; Bond Scope)	\$8,364,108.62
31741100-541420-C1826 (Kimball Br. Rd.; Bond Sidewalk Scope)	\$301,184.00
33541100-541410-C1713 (Kimball Br. Rd.; TSPLOST Scope)	\$813,061.88
30141100-541200-C0910 (Kimball Br. Rd.; Tree Bank Scope)	\$130,281.50
31741100-579000 (Non-Allocated Transportation; Bond Fund)	(\$209,083.00)
31741100-541420-C1512 (Non-Allocated Sidewalks; Bond Fund)	(\$301,184.00)
33541100-541410 (Non-Allocated; TSPLOST Fund)	(\$884,936.00)

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
30141100-336000-C1702 (Kimball Br. Rd.; Fulton Watermain Reimbursement)	\$6,083,354.00
-	\$0.00
-	\$0.00
-	\$0.00
-	\$0.00
-	\$0.00
-	\$0.00
-	\$0.00

IV. REPORT IN BRIEF:

The award of this bid is for the construction of the Kimball Bridge Road Corridor Improvements project.

Elements of this project include:

- Construction of a second east/south bound lane from North Point Parkway to Waters Road
- Construction of a second west/north bound lane from Big Creek to North Point Parkway
- Construction of a dual-lane roundabout at the intersection of Kimball Bridge Road and Rock Mill Road
- Construction of a 8' wide sidewalks along the north/east side of Kimball Bridge Road from North Point Parkway to Big Creek
- Construction of a 8' wide sidewalk along the south/west side of Kimball Bridge Road from North Point

Parkway to Rock Mill Road

- Construction of a 10' wide sidewalk along the south/west side of Kimball Bridge Road from Rock Mill Road to the Big Creek Greenway Connection
- Construction of a 10' wide sidewalk along the south/west side of Kimball Bridge Road from Fire Station 86 to Waters Road
- Construction of a 10' wide connection to the Big Creek Greenway from the north/east side of Kimball Bridge Road
- Construction of a 10' wide connection to the Big Creek Greenway from the south/west side of Kimball Bridge Road to replace the existing staircase
- Construction of two sidewalk gaps along the west/north side of Spruell Circle

Plans and specifications for this project were prepared by AECOM. During the utility coordination process, Fulton County Public Works identified a need to upgrade the existing waterline system within the project limits and extend their 54" water transmission line. The County provided the design which was incorporated into the design and bid documents. Additionally, an Intragovernmental Agreement has been prepared for the construction of the water line improvements which will fully reimburse the City for said work.

The project advertised for competitive bids during October and November 2018. Bids for the project were received on November 29, 2018 and the City received a total of six bids from the following:

\$15,691,990.00	CMES, Inc.
\$15,717,937.93	C. W. Matthews Contracting Co., Inc.
\$16,162,972.04	Vertical Earth Inc.
\$16,448,888.00	Astra Group, Inc.
\$18,095,895.37	E.R. Snell Contractor, Inc.
\$18,183,572.98	Baldwin Paving Company, Inc.

The apparent low bidder, CMES, Inc. is an experienced contractor which has worked on several projects with similar elements in Georgia for multiple governmental agencies including City of Roswell, Forsyth County, Henry County, and the Georgia Department of Transportation. CMES, Inc. was also awarded the City's Bethany Road Roundabouts project on November 5, 2018.

Staff met with representatives of CMES, Inc. on December 17, 2018 to review the scope of work and the City's expectations. CMES, Inc. assured Staff that they could complete the project for the bid amount and within the allocated time frame. CMES, Inc. further assured staff that they would be able to construct the Kimball Bridge Road Corridor Improvements without negatively impacting the completion of the Bethany Road Roundabouts. Thus, staff determined CMES, Inc. to be the lowest responsive and responsible bidder.

The anticipated completion date for work is no more than 450 days from notice to proceed.

V. ALTERNATIVES:

VI. ATTACHMENTS:

IGA - Alpharetta and Fulton County - Kimball Bridge Road Corridor Improvements, CMES Construction Schedule

**INTERGOVERNMENTAL AGREEMENT
BETWEEN FULTON COUNTY, GEORGIA
AND CITY OF ALPHARETTA, GEORGIA**

Project: Kimball Bridge Road Corridor Improvements
County: Fulton

THIS INTERGOVERNMENTAL AGREEMENT (“IGA”) is executed as of ____ day of _____, 20__, by and between City of Alpharetta, **GEORGIA** (“hereinafter the CITY ”), a municipality of the State of Georgia, and **FULTON COUNTY GEORGIA** (“Fulton County”), a political subdivision of the State of Georgia. The term “Party” refers individually to either City of Alpharetta or Fulton County and the term “Parties” refers to both City of Alpharetta and Fulton County.

WHEREAS, the CITY proposes to contract to undertake a project to construct the **Kimball Bridge Road Corridor Improvements Project** (hereinafter, “Project”) through its competitive bidding procedures; and

WHEREAS, the COUNTY has the following utility (Sewer and Water) facilities which must be adjusted or relocated as a result of the proposed Project: The facilities include fire hydrant, water valves, water valve box, manhole and water meters as shown on construction plans; and

WHEREAS, the COUNTY proposes to extend a water transmission main through the limits of the proposed Project as shown on construction plans; and

WHEREAS, the COUNTY does not have adequate equipment and staff to adjust its facilities or for other reasons considers it advantageous to have this work included in the contract to be let to bid by the CITY; and

WHEREAS, the Constitution of the State of Georgia provides, in Article IX, Section III, Paragraph I, Subparagraph I, Subparagraph (a), that any county or municipality of the State of Georgia may contract for any period not exceeding 50 years, with each other or with any other public agency, public corporation, or public authority for the provision of services, or for the joint or separate use of facilities or equipment when such contracts deal with activities, services, or facilities which the contracting parties are authorized by law to undertake or provide; and

WHEREAS, the COUNTY and CITY desire to enter into an IGA wherein the CITY, through its Contractor, can adjust, relocate, and install the COUNTY’s facilities in a more economical and efficient manner without disruption to the Project; and

WHEREAS, as consideration for the COUNTY reimbursing relocation and installation costs to the CITY; and

WHEREAS, the County and City have determined that this IGA serves the best interest of all parties and their citizens by improving infrastructure;

NOW THEREFORE, incorporating the foregoing recitals, and in consideration of the mutual promises, covenants and undertakings of the parties hereinafter set forth, and for the public purposes herein contained and provided for, the COUNTY and the CITY covenant, agree and bind themselves as follows:

I. PURPOSE.

This IGA is entered into with the understanding by the Parties that the primary purpose of this IGA is for the Parties to meet the public purpose of transportation and infrastructure improvements including water & sewer.

II. COMPENSATION AND PAYMENT.

The total cost of work contemplated under this IGA, is Six Million Eighty-Three Thousand Three Hundred Fifty-Four and 00/100's dollars (\$6,083,354.00). Six Million Eighty-Three Thousand Three Hundred Fifty-Four and 00/100's dollars (\$6,083,354.00) shall be the total Fulton County contribution to the work contemplated under this IGA and is the maximum amount of Fulton County's obligation under this IGA, unless the IGA is amended by the parties. It is agreed that the compensation hereinafter specified includes both direct and indirect costs incurred in the performance of this IGA under generally accepted accounting principles and as allowed in the Federal Acquisition Regulations Subpart 31.6 and not prohibited by the laws of the State of Georgia. Should either party, pursuant to the provisions of this IGA, terminate the work under this IGA, the performing party/s shall be paid for the percentage of work completed at the point of termination, in addition to any just claims by the performing party/s and provided funds were authorized and eligible expenditures occurred.

III. OVERVIEW.

The project contemplated by this IGA consists of:

- (i) The CITY shall undertake the contracting and constructing of approximately **4,650 LF of waterline along Kimball Bridge Road**. Upon completion of the work and upon certification by the CITY's and COUNTY's Engineers that the work has been completed in accordance with the plans and specifications, the COUNTY will accept the adjusted and additional facilities and will thereafter operate and maintain said facilities without further cost to the CITY or its contractor.

IV. FULTON COUNTY RESPONSIBILITIES.

1. The COUNTY shall undertake the design and shall submit a cost estimate to the City for its utility relocation based on GDOT specifications, any additional plans and specifications, and mean item summary.

2. The plans and estimate for the utility work shall be subject to approval by representatives of the COUNTY prior to advertising for bids.
3. The COUNTY shall have the right to visit and to inspect the work at any time and to advise the CITY'S Engineer-in-Charge of any observed discrepancies or potential problems.
4. The COUNTY shall respond, in a timely manner, to any issue that may arise during the construction phase. All reasonable efforts shall be made not to delay the contractor under any circumstances.
5. The COUNTY is responsible to reimburse all material and labor costs to the CITY related to specified utility relocations for this project that are completed to the satisfaction of the COUNTY and in accordance with the plans and specifications. The reimbursement shall be based on the actual construction costs and shall be paid by the COUNTY within forty-five (45) days after request by the CITY.
6. The COUNTY shall be responsible to assure that all utility work is accomplished in accordance with the plans and specifications.

V. CITY OF ALPHARETTA'S RESPONSIBILITIES.

1. The CITY shall undertake the contracting for the Project and assume responsibility for its management and completion.
2. The plans and estimate for the utility work shall be subject to approval by representatives of the CITY prior to advertising for bids.
3. All work, necessary for the adjustment or relocation of the described utilities in accordance with the final plans shall be included in the CITY's contract and let to bid by the CITY.
4. All construction, engineering and contract supervision shall be the responsibility of the CITY. The CITY shall consult with the COUNTY before authorizing any changes or deviations which affect the COUNTY'S facilities.
5. The CITY shall respond, in a timely manner, to any issue that may arise during the construction phase. All reasonable efforts shall be made not to delay the contractor under any circumstances.

VI. ADDITIONAL UNDERSTANDINGS.

The Parties to this IGA have mutually acknowledged and agreed to the following:

1. The Parties shall work together in a cooperative and coordinated effort, and in such a manner and fashion to bring about the achievement and fulfillment of the goals and objectives of this IGA.
2. It is not the intent of this IGA to restrict the Parties to this IGA from their involvement or participation with any other public or private individuals, agencies or organizations.
3. It is not the intent or purpose of this IGA to create any rights, benefits and/or trust responsibilities by or between the Parties.

4. This IGA shall in no way hold or obligate either Party to supply or transfer funds to maintain and/or sustain the IGA or keep in place any contract, except as specifically provided in this IGA.

VII. TERM. This IGA shall be effective upon execution by both Parties and continue until 12/31/2021, unless the IGA is terminated by either Party, and in no event shall exceed a fifty (50) year term. The parties may agree to amend this IGA at any time.

VIII. TERMINATION. Anything contained herein to the contrary notwithstanding, either Party may terminate the IGA:

1. If the other Party commits a material breach of the IGA and fails to cure said breach to the non-breaching Party's satisfaction after receiving thirty (30) days written notice; or
2. Without cause, if the terminating party gives ninety (90) days prior written notice to the other Party.

IX. RESPONSIBILITY FOR CLAIMS AND LIABILITY.

It is hereby stipulated and agreed between the parties that, with respect to any claim or action brought by a third party and arising out of the activities described in this IGA or stems from any matter arising out of any actual or alleged infringement of any patent, trademark, copyright, or service mark, or other actual or alleged unfair competition disparagement of product or service, or other tort or any type whatsoever, or any actual or alleged violation of trade regulations, each party shall only be liable for payment of that portion of any and all liability, costs, expenses, demands, settlements, or judgments resulting from the negligence actions or omissions of its own agents, officers, and employees. Either party may self-fund its obligations under this IGA. However, nothing herein shall be construed as a waiver of any party's sovereign immunity or the immunities available to the officials, officers and employees of the parties. The **CITY** shall ensure that any contractor retained or selected by the **CITY** to provide services related to the work contemplated in this agreement shall agree to indemnify and hold harmless Fulton County as well as Fulton County's commissioners, officers, officials, employees, and agents, from and against any and all loss and/or expense which they or any of them may suffer or pay as a result of claims or suits due to, because of, or arising out of any and all such injuries, deaths and/or damage, irrespective of Fulton County's negligence (except that no party shall be indemnified for their own sole negligence). Any contractor retained by the **CITY**, if requested, shall assume and defend at the contractor's own expense, any suit, action or other legal proceedings arising there from in which Fulton County, and/or Fulton County's commissioners, officers, officials, employees, and agents, are named as a party, and the contractor hereby agrees to satisfy, pay, and cause to be discharged of record any judgment which may be rendered against Fulton County, and/or Fulton County's commissioners, officers, officials, employees, and agents, arising there

from. The **CITY** shall ensure that the provisions of this Article are included in all contracts and subcontracts.

- X. INSURANCE.** Prior to beginning work, the **CITY** shall obtain and where the **CITY**, is utilizing the services of a contractor to carry out the work, shall also cause its contractors to obtain and furnish certificates of insurance in which Fulton County is named as an “Additional Insured,” for the following minimum amounts of insurance prior to the undertaking of any of the activities contemplated under this IGA, as applicable:
- i. Workmen's Compensation Insurance in accordance with the laws of the State of Georgia.
 - ii. Public Liability Insurance in an amount of not less than one hundred thousand dollars (\$100,000) for injuries, including those resulting in death to any one person, and in an amount of not less than three hundred thousand dollars (\$300,000) on an account of any one occurrence.
 - iii. Property Damage Insurance in an amount of not less than fifty thousand dollars (\$50,000) from damages on account of any occurrence, with an aggregate limit of one hundred thousand dollars (\$100,000).

Insurance shall be maintained in full force and effect during the life of this IGA and until final completion of the work contemplated under this IGA. The scope and coverage of the insurance protection shall extend beyond the completion of the project until the expiration of any applicable statutes of limitations. The **CITY** shall retain the right to satisfy any or all of its insurance obligations under this IGA by means of a Self-Funded Plan or Program. Nothing herein shall be construed as a waiver of either party’s sovereign immunity as a governmental body, or waiver of any governmental immunities available to its officers, officials, employees or agents.

XI. CONFIDENTIALITY.

The **CITY** agrees to establish appropriate administrative, technical, and physical safeguards to ensure that it does not provide and make available confidentiality, protected, proprietary or privileged data in the System. The **CITY** agrees to abide and comply with all applicable laws, rules and regulations relating to privacy and confidentiality of protected information.

XII. REPRESENTATIONS REGARDING DATA.

Each Party has made its best efforts to ensure the accuracy and completeness of the information and data transferred or made available through the performance of the IGA. Each Party makes no warranties or representations to the public, to the other Party or to third parties regarding data made available through the performance of the IGA. It shall be the responsibility of each Party or any third party to verify the accuracy of data. Each Party to this IGA accepts no liability that may arise from the use of data by any person or any third party. All information is provided “as is” with no warrantee of any kind concerning fitness of

use. No Party to this IGA shall be liable for the use of data or any inferences, judgments, or decisions resulting from use of data.

XIII. TIME OF PERFORMANCE.

Time is of the essence in all matters pertaining to this IGA. The **CITY** shall perform its responsibilities under this IGA, commencing on receipt of written "Notice to Proceed" from Fulton County, shall complete the Project (based on the construction time).

XIV. REVIEW OF WORK.

Authorized representatives of Fulton County may at all reasonable times review and inspect the activities and data collected under the terms of this IGA and any amendments thereto, including but not limited to, all reports, drawings, studies, specifications, estimates, maps and computations prepared by or for the **CITY**. Fulton County reserves the right for reviews and acceptance on the part of affected public agencies, railroads and utilities insofar as the interest of each is concerned. Acceptance shall not relieve the **CITY** of its professional obligation to correct, at its expense, any of its errors in the work. Fulton County's review recommendations shall be incorporated into the work activities of the **CITY**.

The **CITY** shall keep accurate records with regard to the activities conducted under this IGA and submit to Fulton County upon request, such information as is required in order to ensure compliance with this agreement.

XV. MISCELLANEOUS.

- A. **Entire Agreement; Counterparts.** This IGA may be executed by the Parties in counterparts, each of which shall constitute an original. This IGA, including the attached exhibits, sets forth the entire understanding between the Parties pending the execution of the Agreement, and supersedes all previous agreements and understandings between them, oral or written, and may be amended only in a document executed by both Parties. No amendment, modification, termination, or waiver of any provision of this IGA, nor consent to any departure by the Parties, shall in any event be effective unless the same shall be in writing and signed by Fulton County and City, and then such waiver or consent shall be effective only in the specific instance and for the specific purpose for which given.
- B. **Governing Law.** This IGA and the Parties' rights and obligations hereunder, shall be governed by, and construed and enforced in accordance with, the laws of the State of Georgia, without regard to its conflict of laws rules.
- C. **Limitation on liability.** No rights or limitation of rights shall arise or be assumed between the Parties as a result of the terms of this IGA. Nothing herein shall be construed as a waiver of any Party's sovereign immunity.

D. **Representations and Warranties of the Parties.** In furtherance of the public purposes of this IGA, Fulton County and the **CITY** hereby represent and warrant to each other (which representations and warranties shall be deemed independently material notwithstanding any prior inquiries) the following:

1. **Authority.** Each Party hereto expressly represents and warrants that (i) it has the power to make, deliver and perform this IGA, and has taken all necessary action to authorize the execution, delivery and performance of this IGA; (ii) this IGA when executed will constitute the valid obligations with respect to it legally binding upon the same and enforceable in accordance with the terms hereof; and (iii) no further consent or approval of any other Party not specifically mentioned herein is required in connection with the execution, delivery, performance, validity and enforcement of this IGA. Without limiting the generality of the foregoing, each Party hereby expressly acknowledges and represents that it has officially adopted and otherwise approved this IGA at a meeting of its governing authority in accordance with the Constitution and laws of the State of Georgia, to include, without limitation, the Georgia Open Meetings Act, O.C.G.A. 50-14-1 et seq.
2. **Public Purpose.** This IGA and the services contemplated herein are for the public welfare and benefit and are undertaken in accordance with the laws and Constitution of the State of Georgia. Without limiting the foregoing, the parties specifically and expressly warrant and represent, and do hereby find, that this IGA (i) pertains to the provision of services and activities which the Parties are by law authorized to undertake and provide; (ii) is otherwise authorized under the Intergovernmental Contracts Clause of the Georgia Constitution of 1983, Art. IX, Sec. III, Par. 1(a); (iii) does not authorize the creation of new debt" as contemplated by Ga. Const. of 1983, Art. IX, Sec. V. Par. I(a); and (iv) does not violate O.C.G.A. § 36-30-3(a) or otherwise prevent fee legislation by any Party in matters of government, and shall be binding and enforceable against the Parties and their successors during the term hereof in accordance with its terms.

E. **No Conflicting Agreements.** The execution, delivery and performance of this IGA will not violate or contravene any contract, undertaking, instrument or other agreement to which Fulton County and/or the **CITY** are a Party or which purports to be binding upon said parties. Furthermore, the execution, delivery and performance of this IGA does not violate the provisions of any Party's respective charter or Code of Ordinances, or any statutory or decisional laws of the State of Georgia respecting similarly situated municipal corporations or political subdivisions of said State (as the case may be). The representations and warranties contained in this Section D shall be true and correct as of the date hereof and such

representations and warranties, and the obligation of Fulton County and the **CITY** to perform their respective obligations under this IGA shall be expressly conditioned upon said representations and warranties being true and correct on the date hereof. Furthermore, each Party hereto specifically acknowledges and agrees that they shall be forever estopped from making any claim, counterclaim, assertion, or other argument of any kind contrary to the representations and warranties set forth hereinabove or otherwise contained in this IGA.

- F. **Assignment; Binding Effect.** The rights and obligations of the Parties under this IGA are personal and may not be assigned without the prior written consent of Fulton County and the **CITY**. Subject to the foregoing, this IGA shall be binding upon and enforceable against, and shall inure to the benefit of, the parties hereto and their respective successors and permitted assigns.
- G. **No Third-Party Beneficiaries.** This IGA is made between and limited to Fulton County and the **CITY**, and is not intended, and shall in no event be construed to be, for the benefit of any person or entity other than Fulton County and the **CITY**, and no other person or entity shall be considered a third-party beneficiary by virtue of this IGA or otherwise entitled to enforce the terms of this IGA for any reason whatsoever.
- H. **Exhibits.** Each and every exhibit referred to or otherwise mentioned in this IGA is attached to this IGA and is and shall be construed to be made a part of this IGA by such reference or other mention at each point at which such reference or other mention occurs, in the same manner and with the same effect as if each exhibit were set forth in full and at length every time it is referred to or otherwise mentioned.
- I. **Relationship of Parties.** Notwithstanding anything in this IGA to the contrary, neither Party shall have the power to bind nor obligates the other Party except as expressly set forth in this IGA.
- J. **Survival of Representations.** All terms, conditions, covenants, warranties contained in any determination of this IGA shall survive the termination of this IGA until amended by the applicable governing authority.
- K. **Notices.** Any notice or communication required or permitted under this IGA shall be sufficiently given if delivered in person or by certified mail, return receipt requested, to the following addresses:

To Fulton County:

Abul K. Howlader
Engineering Administrator
Department of Public Works

141 Pryor Street, S.W., Suite 6001
Atlanta, Ga 30303

Copy to:

County Attorney
Office of the County Attorney
141 Pryor Street, S.W., Suite 4038
Atlanta, Ga 30303

To City of Alpharetta:

Pete Sewczwicz
Director
City of Alpharetta Department of Public Works
1790 Hembree Road
Alpharetta, GA 30009

- L. Severability Clause.** In the event that any provision of this IGA shall be deemed to be severable or invalid, and if any term, condition, phrase or portion of this IGA shall be determined to be unlawful or otherwise unenforceable, the remainder of the IGA shall remain in full force and effect, so long as the clause severed does not affect the intent of the parties. If a court should find that any provision of this IGA to be invalid or unenforceable, but that by limiting said provision it would become valid and enforceable, then said provision shall be deemed to be written, construed and enforced as so limited.

[SIGNATURES FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, the Parties, by and through their duly authorized representatives, have executed this IGA to be effective as of the date first set forth above.

City of Alpharetta

By: _____
Jim Gilvin, Mayor

Attest:

By: _____
City Clerk

Approved as to Form:

By: _____
City Attorney

FULTON COUNTY, GEORGIA

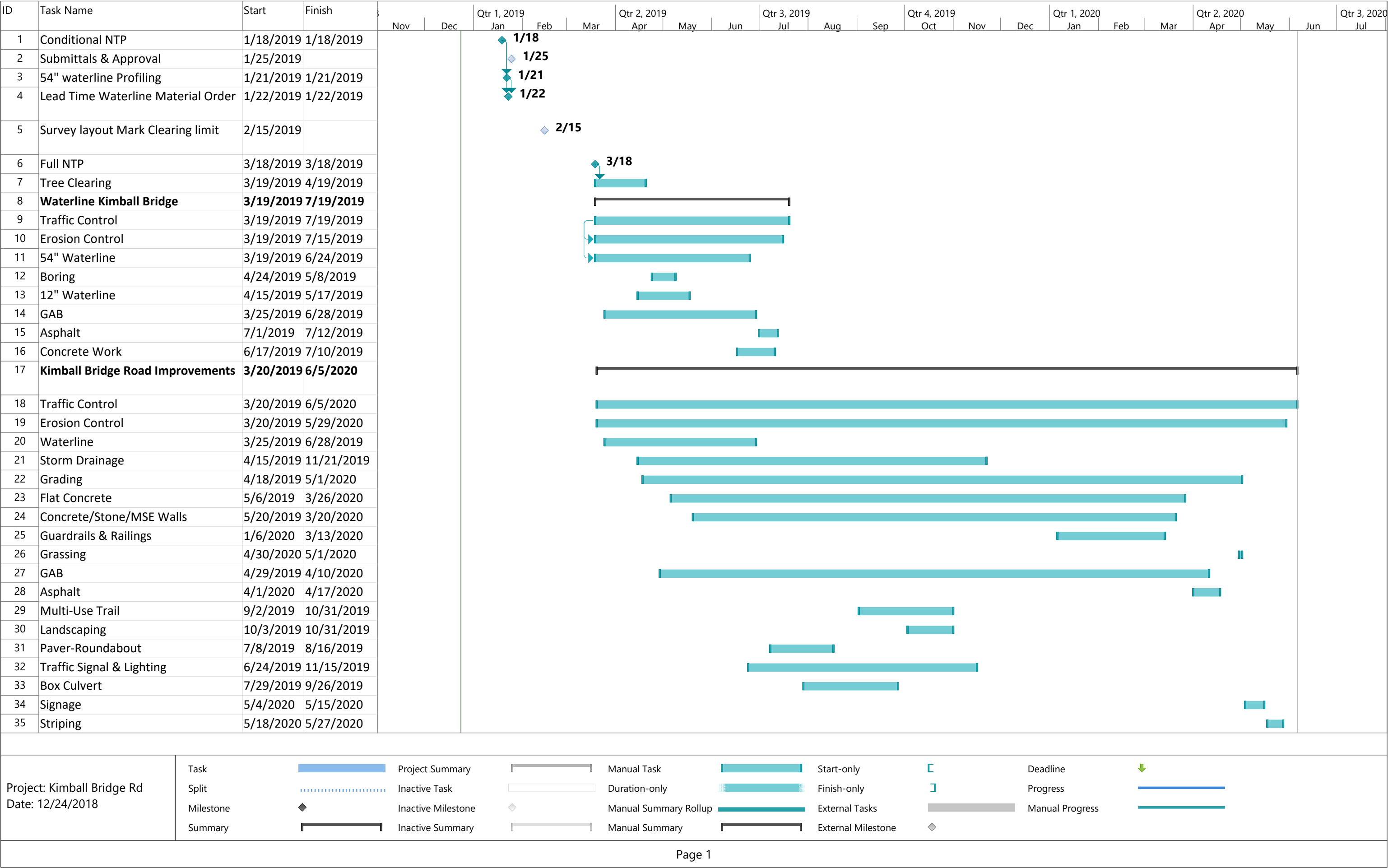
By: _____
Rob Pitts, Chairman
Board of Commissioners

Attest:

By: _____
Tonya R. Grier
Interim Clerk to the Commission

Approved as to Form:

By: _____
County Attorney



ID	Task Name	Start	Finish				Qtr 1, 2019			Qtr 2, 2019			Qtr 3, 2019			Qtr 4, 2019			Qtr 1, 2020			Qtr 2, 2020			Qtr 3, 2020																		
				Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul																			
36	Spruell Circle Sidewalk Improvement @ Kimball Bridge Road	8/1/2019	9/30/2019																																								
37	Traffic Control	8/1/2019	9/30/2019																																								
38	Erosion Control	8/2/2019	9/26/2019																																								
39	Waterline	8/6/2019	8/23/2019																																								
40	Grading	8/5/2019	9/20/2019																																								
41	Flat Concrete	8/19/2019	9/18/2019																																								
42	Concrete Wall	8/12/2019	9/6/2019																																								
43	Railings	9/9/2019	9/13/2019																																								
44	Signage	9/16/2019	9/18/2019																																								
45	Striping	9/17/2019	9/19/2019																																								
46	Grassing	9/16/2019	9/27/2019																																								
47	Spruell Circle Sidewalk Improvement from Cabot Cove ct to Parkside	9/2/2019	10/31/2019																																								
48	Traffic Control	9/2/2019	10/31/2019																																								
49	Erosion Control	9/4/2019	10/25/2019																																								
50	Storm Drainage	9/9/2019	9/20/2019																																								
51	Grading	9/9/2019	10/18/2019																																								
52	Flat Concrete	9/17/2019	10/21/2019																																								
53	Signage	10/16/2019	10/18/2019																																								
54	Striping	10/21/2019	10/23/2019																																								
55	Grassing	10/21/2019	10/25/2019																																								

Project: Kimball Bridge Rd
Date: 12/24/2018

Task

Split

Milestone

Summary

Project Summary

Inactive Task

Inactive Milestone

Inactive Summary

Manual Task

Duration-only

Manual Summary Rollup

Manual Summary

Start-only

Finish-only

External Tasks

External Milestone

Deadline

Progress

Manual Progress

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA
REAPPOINTING BARRY ZIMMERMAN AS JUDGE OF THE MUNICIPAL COURT OF
THE CITY OF ALPHARETTA**

WHEREAS, O.C.G.A. § 36-32-2 grants the Mayor and Council of the City of Alpharetta (the "Mayor and Council") the authority to appoint the Judge of the Municipal Court of the City of Alpharetta (the "Municipal Court"), who shall serve for a term as provided by ordinance or charter and until a successor is appointed; and

WHEREAS, Article II of Chapter 2 of the Code of the City of Alpharetta (the "City Code") provides that the term of office of the Judge of the Municipal Court shall be the same as that of the Mayor and Council (i.e., four (4) years); and

WHEREAS, pursuant to Article IV of the Charter of the City of Alpharetta (the "City Charter") and Article II of Chapter 2 of the City Code, the office of Judge of the Municipal Court is filled by the appointment of the Mayor and Council, and such appointee shall continue to serve as Judge of the Municipal Court until a successor is appointed and qualified; and

WHEREAS, the Mayor and Council of the City of Alpharetta appointed Barry Zimmerman to serve as Judge of the Municipal Court for a four-year term beginning January 1, 2014, on or about October 21, 2013 ("original appointment"), and since such time of appointment, no other individual has been appointed to fill the office of Judge of the Municipal Court.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA, AS FOLLOWS:

Section 1: The foregoing recitals are hereby adopted as the findings and determinations of the Mayor and Council and incorporated herein by this reference.

Section 2: Barry Zimmerman is hereby reappointed as the Judge of the Municipal Court of the City of Alpharetta for the four-year term of office expiring December 31, 2021, and his continuation in office and continued service as Judge of the Municipal Court of the City of Alpharetta during the successive term following the term of original appointment is hereby ratified, confirmed and approved.

STATE OF GEORGIA
COUNTY OF FULTON

RESOLUTION R2019-_____

SO RESOLVED AND ADOPTED this _____ day of
_____, 2019.

CITY OF ALPHARETTA, GEORGIA

By: _____
Jim Gilvin, Mayor

COUNCILMEMBERS

Attest:

Coty Thigpen, City Clerk (SEAL)

APPROVED AS TO FORM:

C. Sam Thomas, City Attorney