PLANNING COMMISSION MEETING
AUGUST 1, 2019

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

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MEETING MINUTES

a. Planning Commission Minutes June 6, 2019

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

a. MP-19-04/V-19-12 North Point Business Center Master Plan/Corner of Haynes Bridge and North Point Parkway
Consideration of a master plan amendment to add service retail use to Pod 2 of the North Point Business Center Master Plan and variance to exceed the parking maximum in the North Point Overlay to allow for the redevelopment of two (2) former restaurant sites with a mix of restaurant, retail and office uses. The property is located at 6055 North Point Parkway and 10800 Haynes Bridge Road and is legally described as being located in Land Lot 755, 1st District, 2nd Section, Fulton County, Georgia.

b. MP-19-01/Z-19-02/CU-19-03 Old Milton Vape
Consideration of a master plan amendment, rezoning and conditional use permit to allow a Vape Store for Xhale City. The property is located at 3630 Old Milton Parkway, Suite 160 and is legally described as being located in Land Lots 44 & 45, 1st District, 1st Section, Fulton County, Georgia.

VII. ADJOURNMENT

PLANNING COMMISSION MEETING SUMMARY JUNE 6, 2019

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

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

I. CALL TO ORDER

II. ROLL CALL

Members Present

- Francis Kung'u (Chair)
- Larry Attig
- John Goss
- William Perkins
- Steve Usry
- Jamie Bendall

Members Absent

- Fergal Brady
- Martine Zurinsksas
- Candy Waylock

Staff Present

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

III. APPROVAL OF MEETING MINUTES

a. Planning Commission Minutes 5.9.19

❖ Commissioner Perkins offered a motion approve the meeting minutes
- Commissioner Usry seconded the motion
- The motion was approved (6-0)

DRAFT

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

a. MP-19-02/V-19-06 Brixmor Mansell Crossing/Regency Park Master Plan

Director Cook presented consideration of a master plan amendment to allow non-entertainment retail use and a variance to the North Point Overlay streetscape requirements as it relates to new internal streets. The property is located at 7660 North Point Parkway is legally described as being located in Land Lot 655, 656, 685 & 686, 1st District, 2nd Section, Fulton County, Georgia**.**

There was discussion on:

- Site Plan
- North Point LCI
- EcoDistrict Measures
- Traffic
- PSC Criteria
- Variance Review Criteria
- Staff Recommended Conditions
- Trail going through Parking Lot
- Planters
- Allowed Retail Uses

Applicant Presented:

- Tier 1 Project
- First step in process entrance of North Point Pky
- Response to Staff recommended Conditions
- Condition # 3 – Move drop off point for ride sharing before Council and will provide more detail for connection
- Buildings will have dual frontage

There was discussion:

- New parking lot
- Bioswales
- Mansell Rd and Greenway Corner Trailhead
- Mural, Landscaping on Trail

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Public Comment:

1. Hyatt Place Hotel Manager

Concern:

1. Timeline on project

After Discussion:

- Commissioner Attig offered a motion to approve subject to the conditions as written by the markup and also add condition #23 that changes to the existing theatre building shall require City approval.
  - Commissioner Perkins seconded the motion
  - The motion was approved (6-0)

Approve MP-19-02/V-19-06 Brixmor Mansell Crossing/Regency Park Master Plan, subject to the following conditions:

1. Property shall be developed substantially as depicted on the plan prepared by Kimley-Horn & Associates, Inc., dated 6/5/2019, except for modifications required to comply with these conditions.
2. Non-entertainment retail use shall be limited to no more than 6,300 square feet.
3. Regency Park Pod 4 shall be limited to theater, restaurant (no drive-through, except existing drive-through restaurant can remain) and entertainment retail use. Notwithstanding the foregoing, should Starbucks relocate on site, it may have a drive-through window. In addition, non-entertainment retail use shall be limited to the following:
   a. Art Gallery
   b. Athletic Facility/Fitness Studio
   c. Bakery
   d. Bank, Savings & Loan, ATM
   e. Barber Shop
   f. Beauty Shop
   g. Brewery
   h. Brew Pub
   i. Clinic (with approval of a conditional use)
   j. Convenience Store (without pumps)
   k. Dance Studio
   l. Drug Store (Pharmacy)
   m. Dry Cleaning, Pick-up Station
   n. Florist
   o. Grocery Store/Specialty Food Store
   p. Hardware and Garden Supply Store
   q. Home Improvement/Furniture Store
   r. Indoor Recreational Facility
   s. Jewelry Store
   t. Laundry, Pick-up Station
   u. Office Supply
   v. Optometrist and Eyewear Store
   w. Pet Day Care

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x. Pet Grooming
y. Print Shop
z. Retail Establishment, entertainment
aa. Retail Establishment
bb. School, Commercial
cc. Shop or Studio, Craftsman/Artist
dd. Spa Services (with approval of a conditional use)
ee. Stationary Card Store
ff. Stockbroker or Financial Services

4. Maximum building setback from North Point Parkway shall be 20'.
5. Building elevations shall comply with the North Point Overlay with respect to building design and material regulations, subject to final approval by the DRB.
6. Developer shall improve the North Point Parkway streetscape to include a 10' planter and 12' sidewalk, as approved by Staff. Street furniture shall be provided along North Point Parkway. In addition, applicant shall incorporate areas for future placemaking arbors on the LDP plans.
7. Minimum 50,500 square feet (1.16 acres) of open space (36,000 square feet of civic space and 14,500 square feet of amenity space), consisting of a multi-use trail connection, plazas, pocket park, patio, outdoor dining and other amenity areas shall be provided, as depicted on the 6/5/2019 site plan and 4/1/2019 civic space plan. Civic space shall be developed with decorative landscape, hardscape, seating and pedestrian-scale lighting, as approved by DRB.
8. Developer shall dedicate a permanent public access easement and construct a 12' multi-use trail connection, as depicted on the plan prepared by Kimley-Horn & Associates, Inc., dated 6/5/2019, with final alignment/design/materials approved by Staff and construction completed prior to the final CO. Connection to the Big Creek Greenway shall be accessible for pedestrians and bikes. Wayfinding signage shall be provided at key locations along multi-use trail connection, as well as on Mansell Road. Trail connection shall include seating areas, lighting, landscape, hardscape and trail entrance gateways at the Big Creek Greenway and North Point Parkway. Multi-use trail improvements shall not be eligible for impact fee credits. Developer shall maintain easement.
9. If the developer improves the Mansell Road Big Creek Greenway entrance with a gateway and signage, the improvements shall be eligible for impact fee credits.
10. A thermoplastic multi-use crosswalk with North Point Leaf pattern, or as approved by Staff, shall be provided at the intersection with North Point Parkway.
11. Parking lot tree islands shall comply with UDC requirements.
12. Dumpster enclosures shall have a design and materials that are compatible with primary buildings and shall be heavily screened with landscaping from the public right-of-way.
13. New internal streets shall be private and shall be substantially as depicted on the plan prepared by Kimley-Horn & Associates, Inc., dated 6/5/2019, as approved by the City's Traffic Engineer.
14. Pedestrian-scale lighting shall be provided throughout the development in compliance with North Point Placemaking Plan.
15. Landscape plan shall be approved by the Design Review Board prior to the issuance of an LDP and shall incorporate plants consistent with the EcoDistrict.
16. Focal point feature shall be provided at project entrance from North Point Parkway and shall be consistent with monuments depicted in the City's North Point Creative Placemaking Plan, as approved by Staff.
17. Developer shall determine if any existing landscaping (trees and shrubs) can be spaded and relocated on-site to enhance the maturity level of landscaping at time of project completion.
18. Developer shall conduct an assessment of required landscaping and replace any dead, dying or missing landscape material, as approved by DRB.
19. If additional stormwater facilities are necessary, they shall be aesthetically-pleasing and bioswales shall be used where feasible.
20. New utilities shall be placed underground.
21. Offsite improvements made by the Developer shall be entitled to credits against impact fees. Improvements in the right-of-way count as a system improvement.

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22. It is understood that this site will be subdivided in the future. Provided that the subdivision complies with these conditions, then it will not require additional land use approvals such as setback variances and the like.
23. Change of use associated with the theater building shall require City Council approval.

There was discussion during the motion:

- Condition # 3 with reference to large box building.
- Encouraged Applicant to move along as quickly as possible in development with the spirit of the LCI.

VII. ADJOURNMENT

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CITY COUNCIL MEETING
STAFF REPORT

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

I. AGENDA ITEM TITLE: MP-19-04/V-19-12 NORTH POINT BUSINESS CENTER MASTER PLAN POD 2

PLANNING COMMISSION: AUGUST 1, 2019

CITY COUNCIL: AUGUST 26, 2019

II. STAFF RECOMMENDATION:

Approve MP-19-04/V-19-12 North Point Business Center Master Plan Pod 2, subject to the following conditions:

1. Property shall be developed substantially as depicted on the plan prepared by LeCraw Engineering, dated 7/23/2019, except for modifications required to comply with these conditions.
2. Retail use shall be limited to no more than 6,200 square feet.
3. North Point Business Center Pod 2 shall be limited to office, restaurant (no drive-through, except existing drive-through restaurants can remain) and retail uses listed below.
    a. Art Gallery
    b. Athletic Facility/Fitness Studio
    c. Bakery
    d. Bank
    e. Barber Shop
    f. Beauty Shop
    g. Brewery
    h. Clinic (with approval of a conditional use)
    i. Dance Studio
    j. Drug Store (Pharmacy)
    k. Dry Cleaning, Pick-up Station
    l. Florist
    m. Grocery Store/Specialty Food Store
    n. Hardware and Garden Supply Store
    o. Indoor Recreational Facility
    p. Laundry, Pick-up Station
    q. Optometrist and Eyewear Store
    r. Pet Day Care
    s. Pet Grooming
    t. Print Shop
    u. School, Commercial
    v. Shop or Studio, Craftsman/Artist
    w. Spa Services (with approval of a conditional use)
    x. Stationary Card Store
    y. Stockbroker or Financial Services
4. Maximum building setback from North Point Parkway and Haynes Bridge Road shall be 20'. Since the northern property line is the centerline of a private street, the 15' side setback shall be measured from the edge of road.
5. Building elevations shall be similar to Exhibit A and comply with the North Point Overlay with respect to building design and material regulations, subject to final approval by the DRB.
6. Developer shall improve streetscapes along North Point Parkway, Haynes Bridge Road and North Point Court as depicted on the 7/23/2019 zoning plan and shall include street furniture, such as

benches, lighting and trash cans. In addition, applicant shall incorporate areas for future placemaking arbors and District Thresholds on the LDP plans.

7. Minimum 35,451 square feet (0.81 acres) of open space (24,748 square feet of civic space and 10,703 square feet of amenity space), consisting of a multi-use connection to North Point Park, pocket parks, patio, outdoor dining and other amenity areas shall be provided, as depicted on the 7/23/2019 zoning plan. Civic space shall be developed with decorative landscape, hardscape, seating and pedestrian-scale lighting, as approved by DRB.
8. Developer shall dedicate a permanent public access easement and construct the sidewalk along the existing private street, as depicted on the plan prepared by LeCraw Engineering, dated 7/23/2019, with final design and materials approved by Staff and construction completed prior to the final CO. Sidewalk shall be accessible for pedestrians and bicycles and include seating areas, lighting, landscape, hardscape and wayfinding signage. Multi-use sidewalk improvements shall not be eligible for impact fee credits, if used to meet required open space or EcoDistrict measures. Developer shall maintain the easement.
9. An enhanced multi-use crosswalk with North Point Leaf pattern, or as approved by Staff, shall be provided across North Point Court, as depicted on the plan prepared by LeCraw Engineering, dated 7/23/2019. Crosswalk shall not be eligible for impact fee credits, if used to meet required EcoDistrict measures.
10. Parking lot tree islands shall comply with UDC requirements, including parking lot area to remain.
11. Developer shall provide a MARTA bus shelter at existing stop on Haynes Bridge Road.
12. Dumpster enclosures shall be designed with materials that are compatible with primary buildings, meet setbacks and be heavily screened with landscaping from adjacent rights-of-way.
13. Pedestrian-scale lighting shall be provided throughout the development in compliance with North Point Creative Placemaking Plan.
14. Landscape plan shall be approved by the Design Review Board prior to the issuance of an LDP and shall incorporate plants consistent with the EcoDistrict.
15. Developer shall set aside space for a North Point District Threshold (The Alpha or alternative approved by Staff) at the corner of North Point Parkway and Haynes Bridge Road.
16. Developer shall determine if existing landscaping (trees and shrubs) can be saved or spaded and relocated on-site to enhance the maturity level of landscaping at time of project completion.
17. Developer shall conduct an assessment of required landscaping and replace any dead, dying or missing landscape material, as approved by DRB.
18. If additional stormwater facilities are necessary, they shall be aesthetically pleasing and bioswales shall be used where feasible.
19. New utilities shall be placed underground.
20. Off-site improvements made by the Developer shall be entitled to credits against impact fees. Improvements in the right-of-way count as a system improvement.
21. It is understood that this site may be subdivided in the future. Provided that the subdivision complies with these conditions, then it will not require additional land use approvals such as setback variances and the like.
22. Developer shall work with Chick-fil-a property to reconfigure North Point Parkway driveway to provide at least 75' to the drive aisle.

III. REPORT IN BRIEF:

The applicant, Geyer Morris Company, is requesting a master plan amendment to the North Point Business Center Master Plan Pod 2 to allow 'Retail' uses and a variance to the North Point Overlay maximum parking regulations. The proposal includes redevelopment of two (2) former restaurant buildings with three (3), 1-story buildings used for restaurant, retail and office. Pod 2 of the North Point Business Center Master Plan is generally limited to 'Office' as the primary use, as well as bank, hotel and restaurant with drive-through window. The subject property is located at 6055 North Point Parkway and 10800 Haynes Bridge Road, at the northwest corner of Haynes Bridge Road and North Point Parkway.

DISCUSSION

The submitted request, if approved, would allow for the redevelopment of two (2) former restaurant buildings with three (3), 1-story buildings used for restaurant, retail and office. The property is subject to the North Point Business Center Master Plan Pod 2, which allows 'Office' as the primary use, as well as bank, hotel and restaurant with drive-through window. The subject property is located at 6055 North Point Parkway and 10800 Haynes Bridge Road, at the northwest corner of Haynes Bridge Road and North Point Parkway.

The 3.82-acre property is zoned PSC (Planned Shopping Center) and is developed with two (2) restaurants, formerly Joe's Crab Shack (and later Spice) and Ruby Tuesday. Surrounding properties are also zoned PSC and subject to the North Point Business Center Master Plan. Chick-fil-a is located to the west, Starbucks and Steak 'n Shake are located to the north, First Citizens Bank is located to the east and Men's Wearhouse and Ken Stanton Music are located to the south. The Comprehensive Land Use Plan designation of the property is 'Mixed Use', which allows the proposed development.

North Point Business Center (MP-91-07) Master Plan was approved in 1991 as a 320-acre master planned development consisting of office, shopping center and residential uses. The Master Plan includes eleven (11) pods, of which six (6) are designated 'Office', four (4) 'Retail/Shopping Center' and one (1) 'High Density Residential'. Pod 2 is approved for 'Office' as the primary use, bank, clinic, hotel and restaurant with drive-through window. Services uses are permitted in Pod 2; however, they are required to be located within an office building. Over the years, Pod 2 has been developed with nine (9) restaurants, a hotel and open space. As shown in the table below, there have been several amendments to the North Point Business Center Master Plan over the years, including an amendment to Pod 2 to increase building height and density for a hotel.

North Point Business Center Master Plan and Amendments (Approved)

File #	Pod	Request
MP-91-07		Original Master Plan
CLUP-95-10/Z-95-17/MP-95-06	4	To allow 264 'For-Rent' units
MP-96-05	2	Increase height and density to allow hotel for LaQuinta Inn
MP-08-06/PH-08-04/CU-08-05	3	Spa Services for Hand & Stone Massage and Facial Spa
CLUP-11-03/Z-11-04/MP-11-02	1	To allow freestanding retail use on a pod approved for office
MP-12-04/CU-12-05	1	To allow restaurant with drive-through for Pollo Tropical
MP-18-12/CU-18-14/V-18-19	1	To allow for 159 For-Sale Condominium units

The property is located in the North Point Activity Center LCI, which was initially adopted in 2008 with a 10-year major update adopted by Council in 2018. The vision for the LCI is to become a walkable, mixed-use village with a focus on sustainability, greenspace and connectivity. The applicant's proposal to redevelop the site with buildings pulled up to the street with parking to the rear, as well as a multi-use connection and enhanced crosswalk to the future North Point Park is consistent with the LCI's vision and would contribute to a walkable environment.

The LCI update identified a market demand potential of 53,600 – 68,775 square feet of retail use (grocery, pharmacy, local hardware) over the next five (5) years. The demand analysis is intended to be a measure of market viability, not a prediction or recommendation for North Point development. As shown in the table below, there have been three (3) approvals in the

North Point area that included retail use. A total of 46,800 square feet of new retail has been approved in the area. However, it is important to consider that the North Point Mall Redevelopment project will result in the demolition of the 154,886 square foot former Sears building, with that retail square footage going away.

Development	Retail Use	Notes
North Point Mall Redevelopment	30,000 SF*	Retail uses restricted
Accesso	10,500 SF	Retail uses restricted
Brixmor Mansell Crossing	6,300 SF	Retail uses restricted
TOTAL (w/the applicant's proposal)	**46,800 SF**	

*154,886 SF Sears removed from retail inventory.

The applicant is requesting a variance from Unified Development Code (UDC) Subsection 2.10.6(A)(3), North Point Overlay, Parking and Loading, to exceed the maximum parking regulations. The Overlay limits parking by requiring that the impervious area of surface parking stalls not exceed the total building footprint on the site. The site plan depicts the total area of parking stalls to be 31,088 square feet, which exceeds the total building footprint of 25,480 square feet. According to the applicant, the proposed parking is necessary to meet the needs of the potential tenants. In addition, the applicant is keeping 47 existing parking spaces at the rear of the former Ruby Tuesday property. Redevelopment of the property will result in a net reduction of 56 parking spaces on the property.

SITE PLAN

The 3.82-acre site is currently developed with two (2) restaurants: 5,502 square foot Ruby Tuesday and 6,995 square foot Spice restaurants. Surface parking surrounds each building, including parking along the frontage of Haynes Bridge Road and North Point Parkway. Currently, there are 236 surface parking spaces on the properties.

The submitted site plan depicts redevelopment of the two (2) restaurants with three (3) 1-story, buildings oriented to North Point Parkway and Haynes Bridge Road with parking to the rear. Approximately 47 parking spaces on the former Ruby Tuesday site are proposed to remain. Bldg. 100 is 8,100 square feet, consisting of three (3) suites for medical office (dental) and retail. Bldg. 200 is 8,000 square feet with three (3) suites for restaurant and retail. Bldg. 300 is a standalone building for a 9.380 square foot restaurant. An additional 2,780 SF of outdoor dining area is depicted on the site plan. As shown in the table below, a total of 6,200 square feet of retail is proposed. The applicant has not announced the tenants of the proposed buildings.

Proposed Buildings	Total	office	Retail	Restaurant
Bldg. 100	8,100 SF	3,500 SF	4,600 SF	
Bldg. 200	8,000 SF		1,600 SF	6,400 SF
Bldg. 300	9,380 SF			9,380 SF
TOTAL	**25,480 SF**	**3,500 SF**	**6,200 SF**	**15,780 SF**

Streetscape improvements are depicted on the site plan, including a 10' planter and 12' sidewalk along North Point Parkway, 8' planter and 12' sidewalk along Haynes Bridge Road, and 6' planter and 12' sidewalk along North Point Court. Streetscape improvements are also depicted along the private street; however, those improvements are not required by the North Point Overlay and represent the applicant's EcoDistrict measure.

Unified Development Code (UDC) Parking and North Point Overlay regulations require 184 parking spaces for the zoning proposal. The site plan depicts 180 surface parking spaces to serve the site. If approved, the zoning proposal would result in a net reduction of 56 surface parking spaces on the subject property.

Vehicular access to the site is depicted from two (2) existing driveways off the private street, an existing driveway off North Point Court and an existing shared (with Chick-fil-a) driveway off North Point Parkway. It is recommended that the developer work with the Chick-fil-a site to reconfigure the shared driveway. Pedestrian connections are provided throughout the development, connecting the public sidewalk to all buildings. In addition, a new twelve-foot (12') multi-use sidewalk/trail is depicted along the private street, providing a connection to the future North Point Park. Additional pedestrian facilities are depicted throughout the site.

The North Point Overlay requires a minimum 15% open space, including both amenity space and civic space on non-residential developments less than five (5) acres. The site plan depicts 10,703 square feet of amenity space and 24,748 square feet of civic space, or a total of 21.3% open space. The site plan depicts landscaped and hardscaped civic space, including pocket parks and a multi-use connection between Haynes Bridge Road and the future North Point Park. Bicycle racks, bicycle service station, bicycle lockable storage and an enhanced crosswalk are proposed in conjunction with the multi-use connection. Amenity space is depicted to include outdoor dining areas, patios, and hardscape areas improved for pedestrian enjoyment.

A tree survey and assessment were not provided for the site. It appears that there are several trees on the property that are in 'Good' condition. If approved, it is recommended that the developer explore saving or spading and relocating existing landscape trees on the property to enhance the maturity level of landscaping at time of project completion. It is unclear if additional stormwater facilities will be provided on the property.

ECODISTRICT

The North Point Overlay requires that EcoDistrict measures be incorporated into new developments and redevelopments. The applicant's proposal represents redevelopment of a site with new buildings. Therefore, the applicant must incorporate a minimum of seven (7) EcoDistrict points into the proposed development. According to the site plan, the applicant is requesting credit for ten (10) EcoDistrict points. EcoDistrict measures proposed on the property include Additional Landscaped Civic Space, Sustainable Landscaping, Enhanced Bicycle Amenities and Alternative Transportation. If approved, the developer should provide the EcoDistrict measures as requested on the applicant's site plan.

EcoDistrict Measure	**Description**	**Available Points**	**Requested Points**
Additional Landscaped Civic Space	Multi-use connection along private street	1-5	5
Sustainable Landscaping Measure	Drought tolerant, native landscaping	1	1
Enhanced Bicycle Amenities Measure	Bike service station, bicycle storage	1-2	2
Alternative Transportation Measure	Uber pick-up space, van pool pick-up	1-2	2
Alternative Measure	Multi-use crosswalk across North Point Court	1-3	1-3
TOTAL		**5 – 13 pts**	**11 - 13 pts**

TRAFFIC

The applicant provided a trip generation report. As shown in the table below, the proposed uses would generate 141 PM Peak Hour trips.

ITE Trip Generation Rates - 8th Edition
Pass-by rates from ITE Trip Generation Handbook - 2nd Edition

Instructions: Enter Expected Unit Volumes into Column 'M'

TRIP GENERATION REPORT

Description/ITE Code	Units	ITE Vehicle Trip Generation Rates (peak hours are for peak hour of adjacent street traffic unless highlighted)								Expected Units	Total Generated Trips			Total Distribution of Generated Trips					
		Weekday	AM	PM	Pass-By	AM In	AM Out	PM In	PM Out		Daily	AM Hour	PM Hour	AM In	AM Out	Pass-By	PM In	PM Out	Pass-By
General Office 710 (Equation)	KSF[1]	Equations				88%	12%	17%	83%		0	0	0	0	0	0	0	0	0
General Office 710	KSF[1]	11.01	1.55	1.49		88%	12%	17%	83%	3.9	43	6	6	5	1	0	1	5	0
Medical Dental Office 720	KSF[1]	36.13	2.39	3.46		79%	21%	27%	73%	3.5	126	8	12	6	2	0	3	9	0
Medical Dental Office 720	Employees	8.91	0.53	1.06		79%	21%	34%	66%		0	0	0	0	0	0	0	0	0
Shopping Center 820 (Equation)	KSF[1]	Equations			34%	61%	39%	49%	51%		0	0	0	0	0	0	0	0	0
Quality Restaurant 931	KSF[1]	89.95	0.81	7.49	44%	NA	NA	67%	33%	16.4	1,475	13	123	NA	NA	6	46	23	54
Quality Restaurant 931	Seats	2.98	0.03	0.26	44%	NA	NA	67%	33%		0	0	0	NA	NA	0	0	0	0
										TOTALS=	1,645	27	141	12	2	6	50	36	54

PSC (PLANNED SHOPPING CENTER) REVIEW CRITERIA

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

1. Pedestrian connectivity to all uses.

Response: Pedestrian connections are provided from the public sidewalk to each of the proposed buildings. In addition, the applicant proposes a multi-use trail connection along the existing private street, which provides a connection to the future North Point Park.

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

Response: The applicant's proposal pulls the new buildings up to North Point Parkway and Haynes Bridge Road with parking to the rear.

3. Accommodations for public transportation.

Response: A MARTA bus stop exists on Haynes Bridge Road near the intersection with North Point Parkway. It is recommended that the applicant provide a bus shelter at this location.

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

Response: The proposed buildings are oriented to North Point Parkway and Haynes Bridge Road with parking to the rear.

5. Appearance standards for buildings and structured parking.

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

6. Limitations on uninterrupted building elevations.

Response: The applicant has not provided building elevations at this time. The North Point Overlay includes regulations that limit uninterrupted building elevations. Buildings will be subject to approval by the Design Review Board.

7. Creation of vistas and view corridors within development.

Response: Open space is proposed at the corner of the property adjacent to the intersection with Haynes Bridge Road and North Point Parkway, which creates a view corridor through the site.

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

Response: A focal point feature, or North Point District Threshold, should be provided at the corner of North Point Parkway and Haynes Bridge Road and should be consistent with the North Point Creative Placemaking Plan. The developer is also encouraged to paint the North Point Leaf pattern mural(s) on the side and/or rear of the proposed buildings.

9. Incorporation of natural site features.

Response: The site is developed and does not include any natural site features. However, the applicant proposes a multi-use crosswalk across North Point Court and connecting to the future North Point Park.

10. Block lengths conducive to pedestrian traffic.

Response: The applicant does not propose any new streets within the proposed development. Existing block lengths and design is conducive to promoting pedestrian activity.

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

Response: If additional stormwater facilities are necessary, it is recommended that they be aesthetically-pleasing.

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

Response: If additional stormwater facilities are necessary, it is recommended that they be aesthetically-pleasing.

13. Attractive and usable street furniture in public spaces.

Response: Zoning conditions are recommended requiring street furniture along the adjacent public rights-of-way, as approved by the Design Review Board.

14. Emphasis on a high-quality landscape plan.

Response: Zoning conditions are recommended requiring a high-quality landscape plan, as approved by the Design Review Board.

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: There are no extraordinary or exceptional conditions pertaining to the property due to its size, shape or topography. The zoning proposal will result in a net reduction of 56 surface parking spaces on the site.

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

Response: The application of the Ordinance would require the applicant to remove a portion of the existing surface parking area.

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

Response: The zoning proposal represents redevelopment that is consistent with the vision of the North Point LCI. In addition, the proposal will result in a net reduction of 56 surface parking spaces.

(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.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that it can generally support the request for master plan amendment and variance to maximum parking regulations. The property is located in the North Point LCI, which envisions the area as a mixed-use, walkable environment with an emphasis on sustainability, open space and connectivity. The applicant's proposal promotes the specific objectives in the PSC zoning district, including connectivity, building orientation to the street, redevelopment of surface parking, access to alternative modes of transportation, creation of vistas and view corridors, pedestrian-friendly streetscape, provision of open space, creative placemaking, and a high-quality landscape plan. The zoning proposal is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Mixed Use'. Given the amount of retail in the North Point Parkway corridor, conditions are recommended limiting retail uses.

The North Point LCI discusses area-wide initiatives, such as Placemaking and Incorporating Green Pathways and Green Connections. As part of meeting the City's open space requirements and EcoDistrict measures, the applicant proposes a multi-use trail connection

between Haynes Bridge Road and the future North Point Park, including an enhanced crosswalk over North Point Court.

CITIZEN PARTICIPATION PLAN

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

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on July 10, 2019. There were no public comments.

IV. ATTACHMENTS:

- Site Plan, dated 7/23/2019
- Exhibit A: Architectural Examples
- North Point Creative Placemaking Plan Exhibits

Exhibit A: Architectural Examples

Creative Placemaking Plan for North Point Area

Public Meeting #2

Alpharetta, GA

April 30, 2019

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SCHEDULE & STATUS UPDATE

PROJECT SCHEDULE

WE ARE HERE

NOV | DEC | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG

1. COORDINATE, ANALYZE, ENGAGE

- Design Work Plan & Detailed Schedule
- Develop Community Engagement Process
- Existing Plan & Data Review
- Discover the North Point Area
- Conduct Existing Conditions Analysis
- Identify Opportunities & Challenges
- Establish Benchmarking & Best Practices
- Conduct Public Meeting #1

Task 1 Meetings
- Initial Client Meeting
- Project Management Team Meeting #1 & #2
- Stakeholder Group Meetings
- Public Meeting #1

Task 1 Deliverables
- Work Plan, Project Schedule, Public Engagement Plan
- Project Management Team Presentations
- Stakeholder Inventory & Initial Assessment
- Benchmarking & Best Practices Summary Report
- Public Meeting Deliverables & Input Summary Memo

2. PLAN DEVELOPMENT

- Develop Draft Recommendations
- Review & Present Draft Placemaking Plan Concepts
- Conduct Public Meeting #2

Task 2 Meetings
- Project Management Team Meeting #3
- Public Meeting #1

Task 2 Deliverables
- Draft Placemaking Plan
- Presentation Materials

3. FINALIZE PLAN

- Develop Draft Plan
- Host Public Meeting #3
- Prepare Final Plan
- Deliver Final Plan

Task 3 Meetings
- Project Management Team Meeting #4
- Public Meeting #3

Task 3 Deliverables
- Draft Plan Document (in PDF form)
- Public Meeting #3 Materials
- Final Plan Document with Supporting Appendices, Concept Plans, & Typical Sections (in PDF form)
- Supporting Graphics & Data in Original Formats

The value of

Placemaking

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PLACEMAKING

KEY ISSUES

BUILD VALUE

HOW DO WE CREATE LONG-TERM ECONOMIC COMPETITIVENESS AND HIGH QUALITY OF LIFE?

BUILD ON ASSETS

HOW DO WE CREATE A PLACE THAT IS UNIQUELY ALPHARETTA AND UNIQUELY NORTH POINT?

BUILD FOR PEOPLE

HOW DO WE CREATE AN ENVIRONMENT THAT IS SAFE, ACCESSIBLE, WALKABLE, AND CONNECTED?

What we Heard

WHAT WE HEARD

STAKEHOLDER INPUT

When: December 17-19, 2018

What: Twelve Interviews

Who: City Staff, Advocacy Groups, & Elected Officials

"Let's focus on parks, environment, and entertainment to make a family-friendly destination."

"The Big Creek Greenway is key to future development; the most unknown asset the City has."

"Right now, North Point isn't viewed as a premier location or opportunity."

"Over the next few decades, we will - by necessity - become our own urban center."

WHAT WE HEARD

PUBLIC MEETING #1

When: January 23, 2019

What: Open House Meeting

Who: 40+ Attendees

WHAT WE HEARD

PUBLIC MEETING #1

"A lot of new people that drive should not have a license – they don't know how."

"Create spaces that encourage walking/cycling/running rather than being in cars."

"[I want] a reason to not go to Avalon or Downtown."

"Encourage green space and living at North Point."

"Walkable green space, less asphalt, a 'wow' factor!"

"Family-friendly, sense of community, greenway, unique."

WHAT WE HEARD

PUBLIC MEETING #1

What positive qualities draw people to the North Point area and encourage them to stay?

1. Shopping
2. Dining
3. Big Creek Greenway

What aspects of the North Point Area need improvement?

1. More Walkable/Bikeable/Transit
2. More Green Space
3. Less Asphalt

What are the strengths and assets around which we can build future placemaking ideas?

1. Surface Parking
2. Green Space
3. Public Art

What features and amenities could best support or encourage North Point as an area for living, working and playing?

1. Activated Public & Private Spaces
2. Mixed-Use & Housing Development
3. Outdoor Recreation Opportunities

North Point is Vibrant!

Link to Regional and Multimodal Transportation

North Point is Walkable!

Enhance the Trails and Greenways Network

North Point is Green!

Embrace Your Green Assets

North Point is Livable!

Create the Infrastructure for Long-Term Value

North Point District

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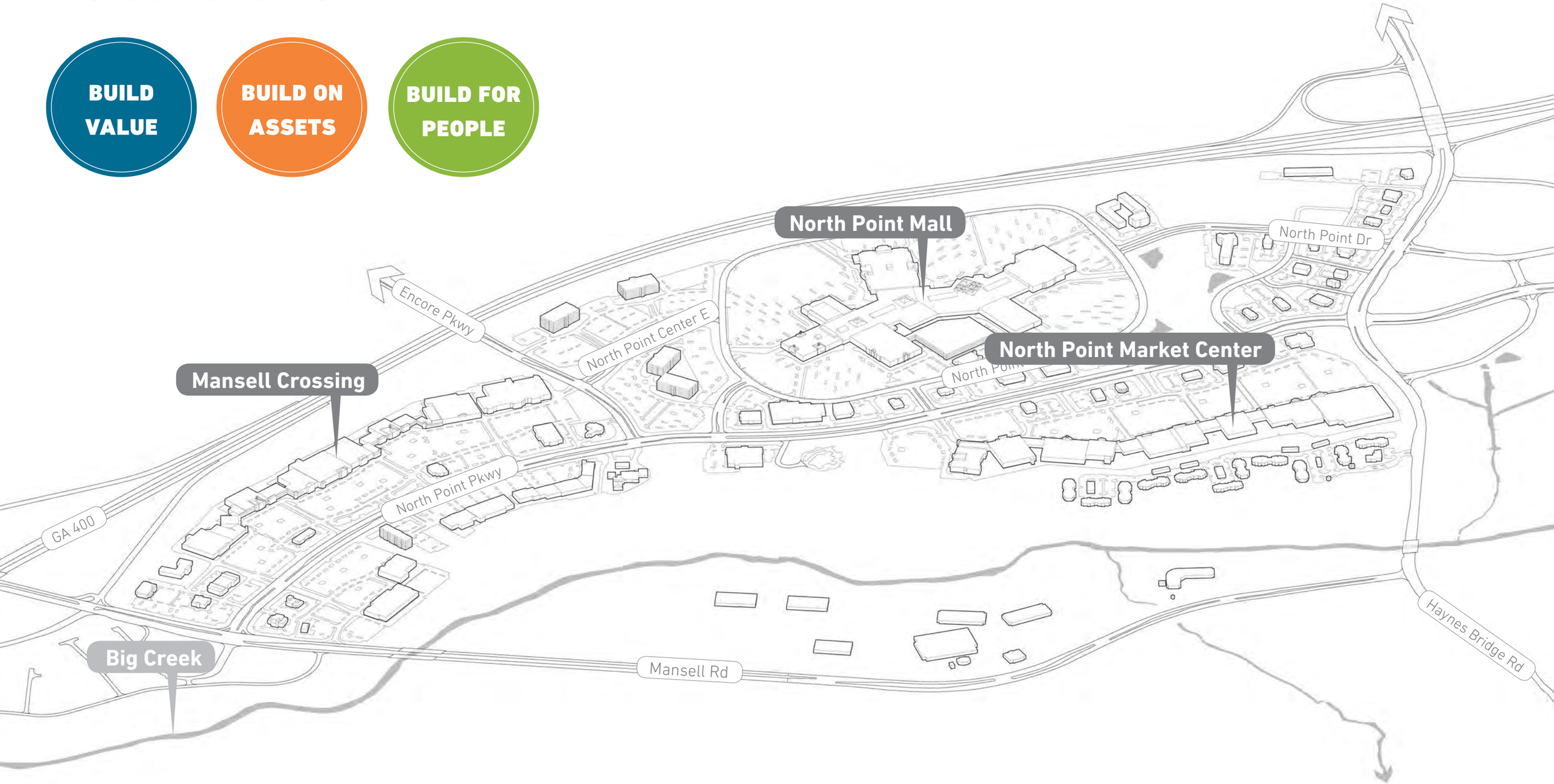
Welcome to North Point!

BUILD VALUE

BUILD ON ASSETS

BUILD FOR PEOPLE



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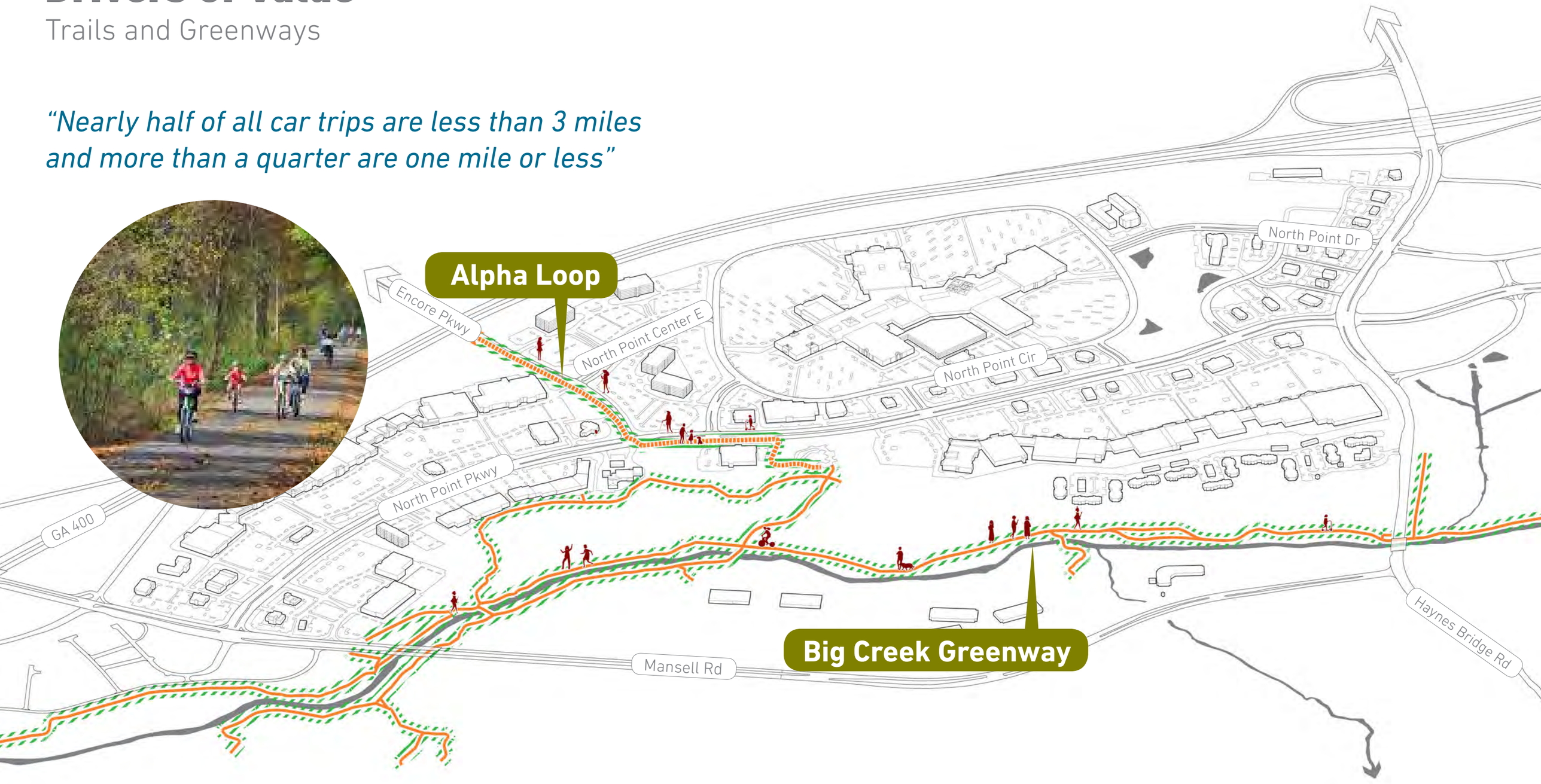
Drivers of Value

Trails and Greenways

"Nearly half of all car trips are less than 3 miles and more than a quarter are one mile or less"



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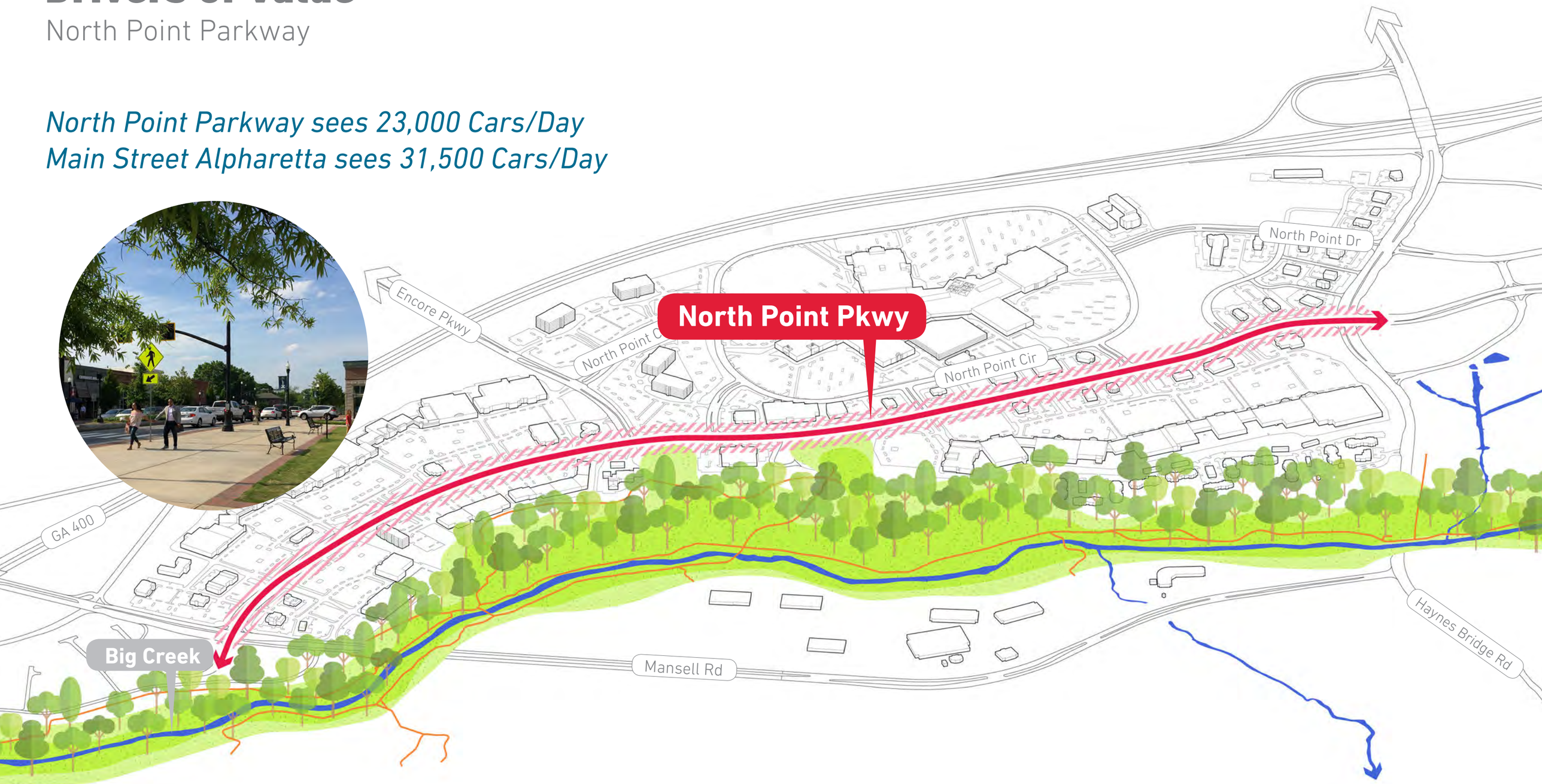
Drivers of Value

North Point Parkway

North Point Parkway sees 23,000 Cars/Day
Main Street Alpharetta sees 31,500 Cars/Day



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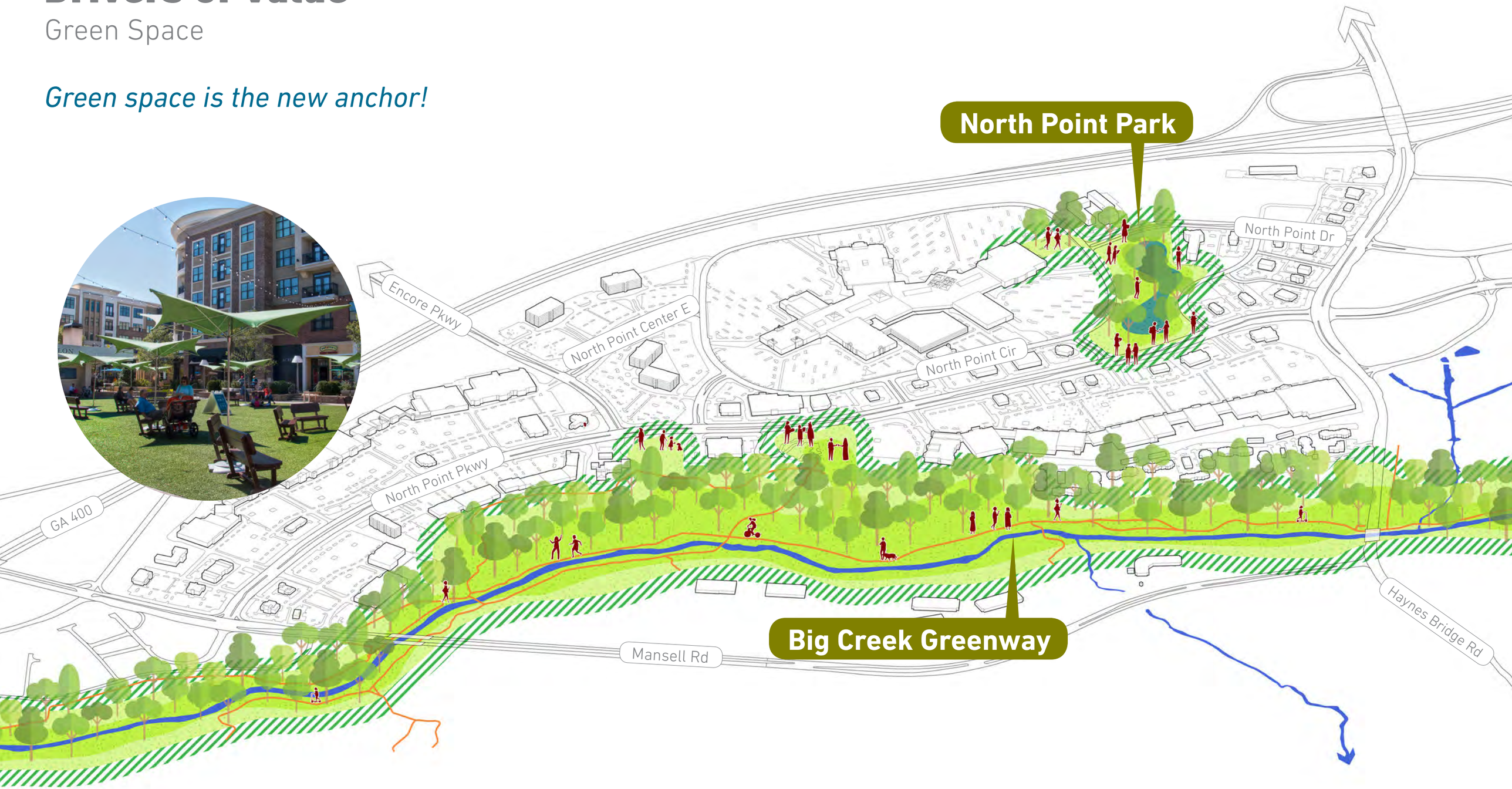
Drivers of Value

Green Space

Green space is the new anchor!



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Drivers of Value

Two Big Moves

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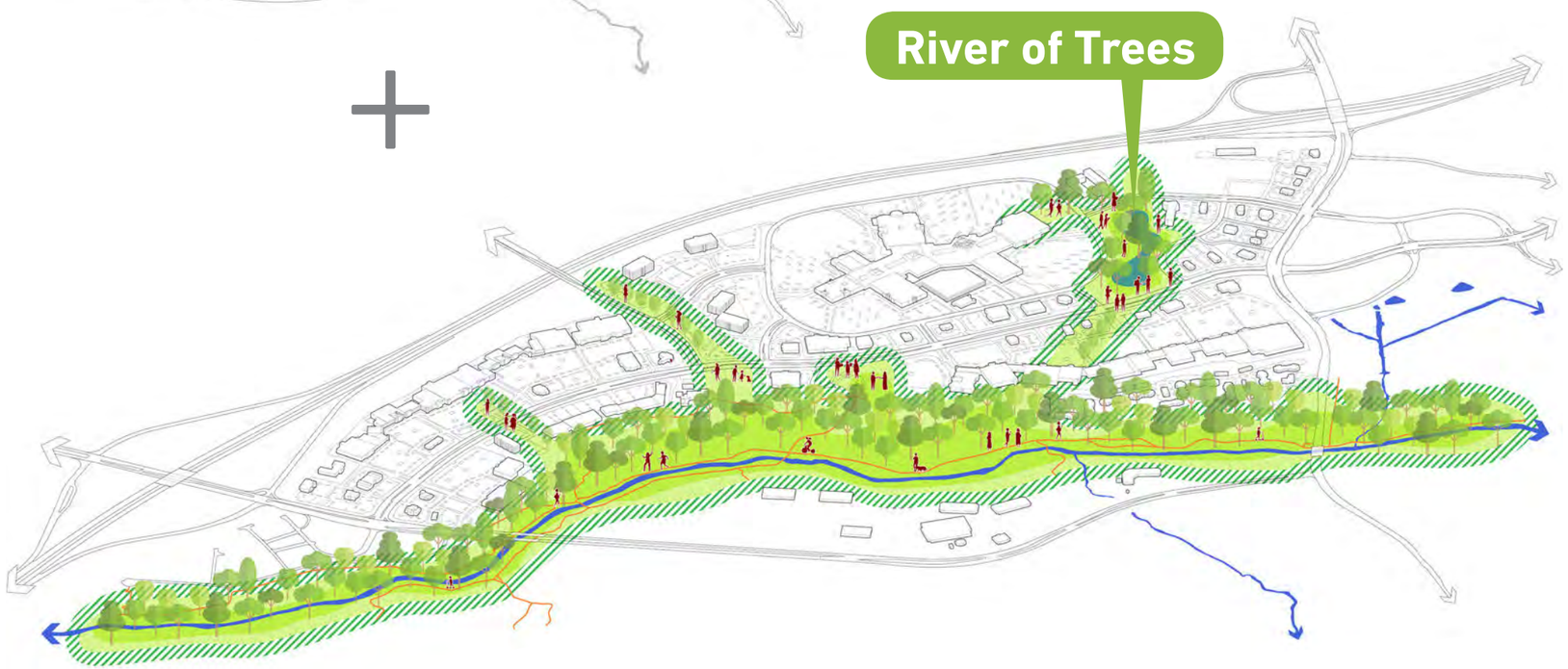

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Drivers of Value

Two Big Moves

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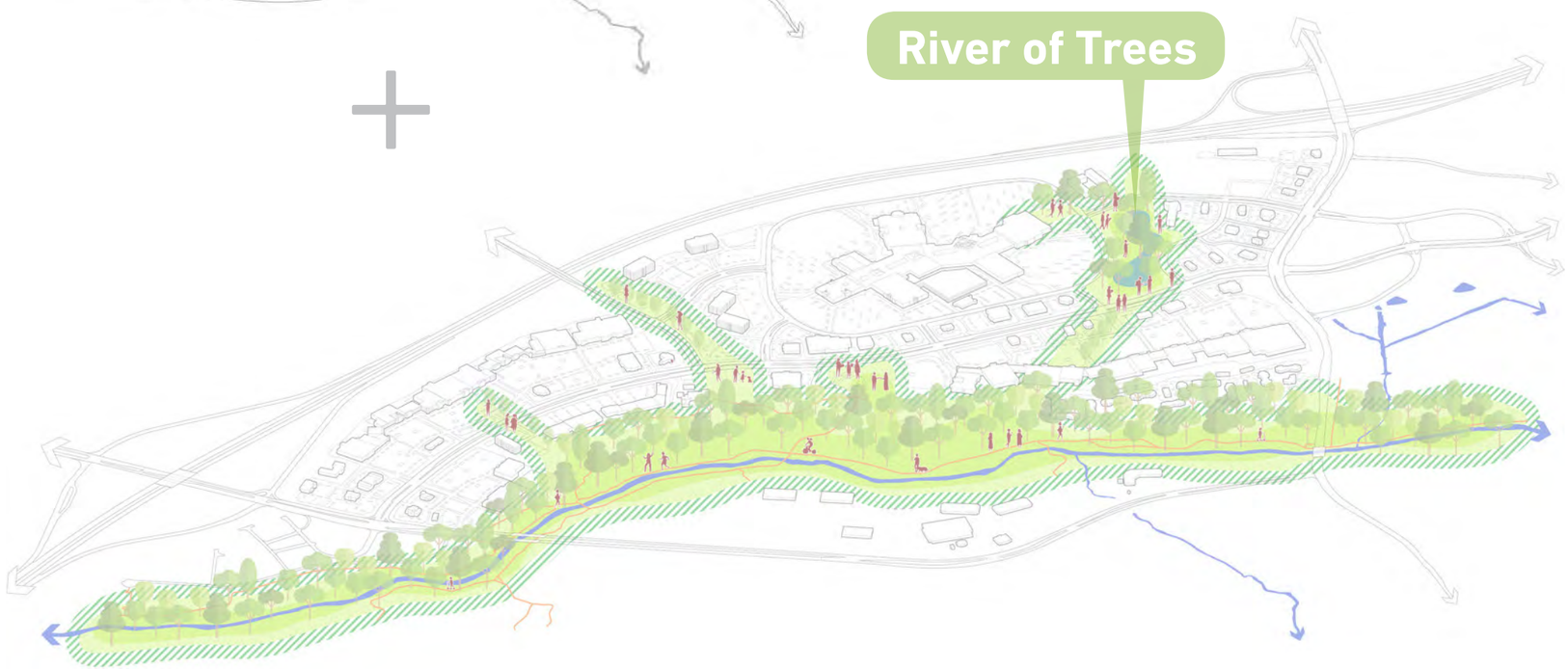
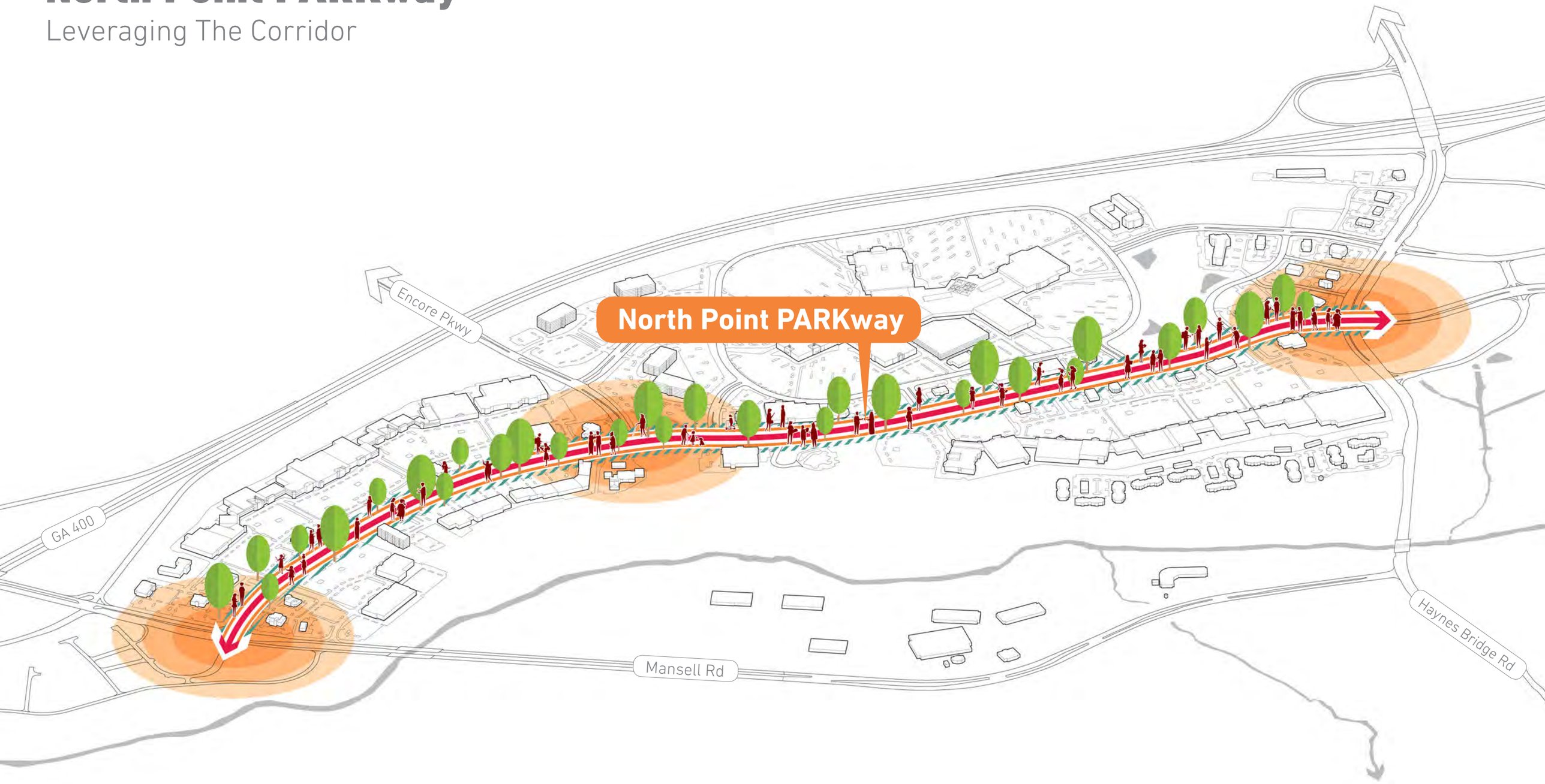


North Point PARKway

Leveraging The Corridor



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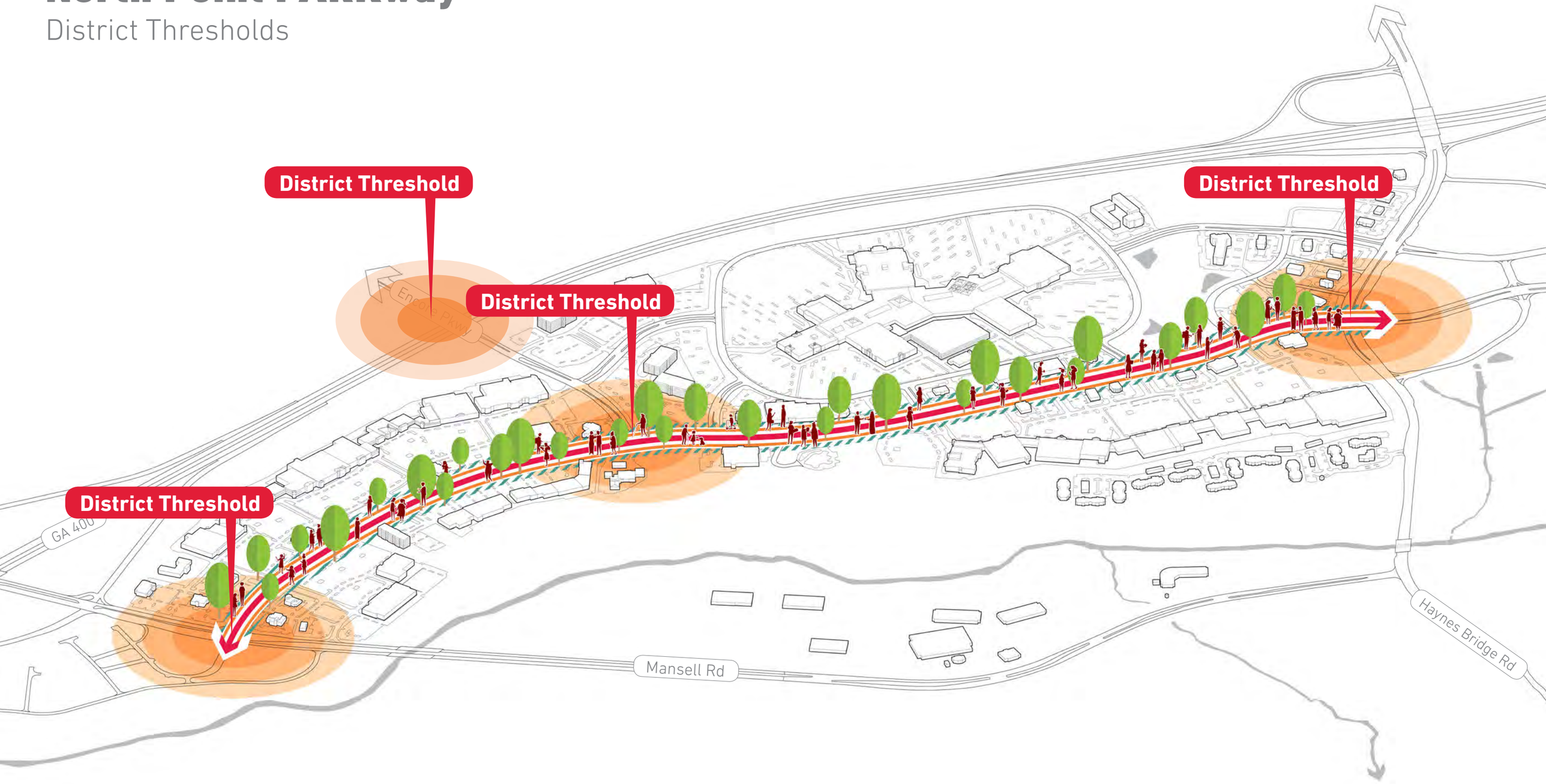
North Point PARKway

District Thresholds



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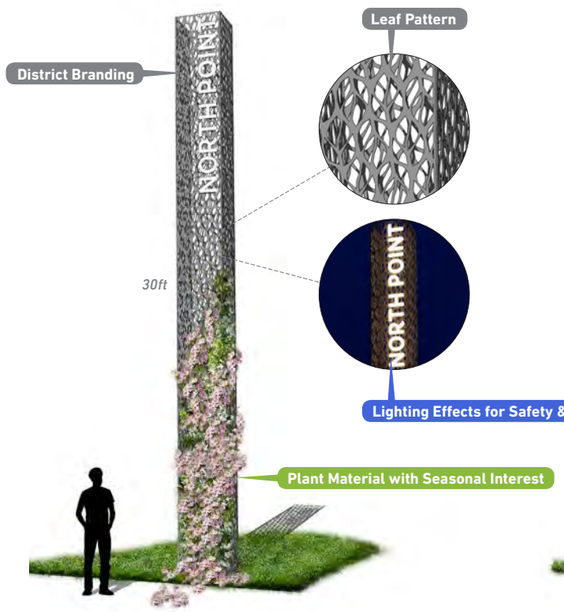
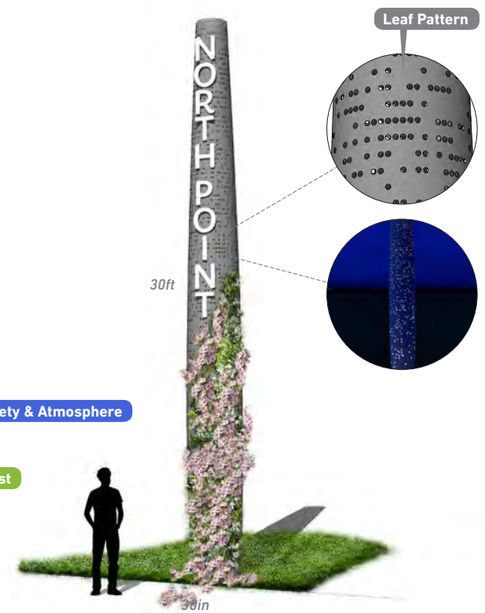
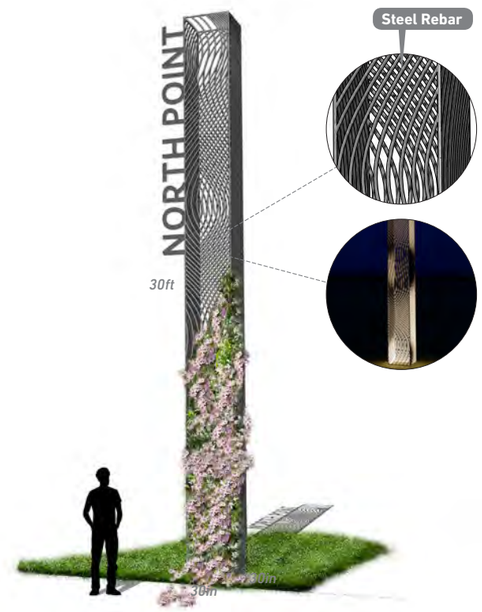
District Thresholds



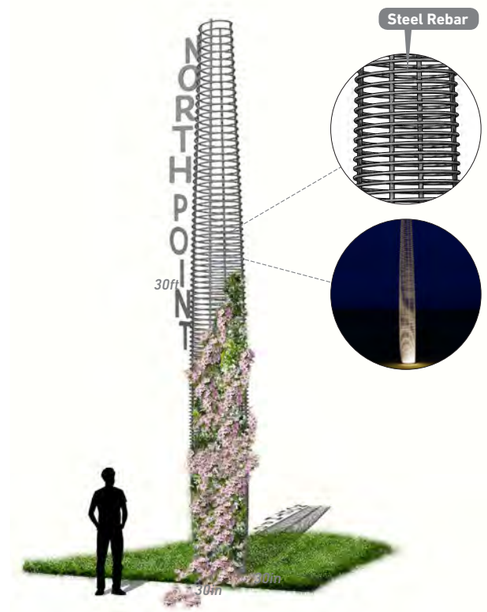
The Lattice



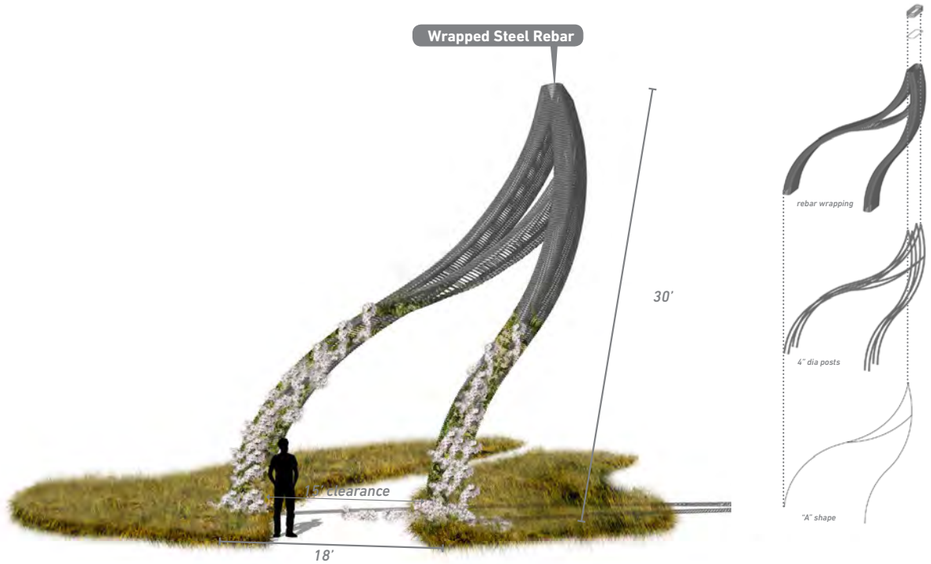
The Split



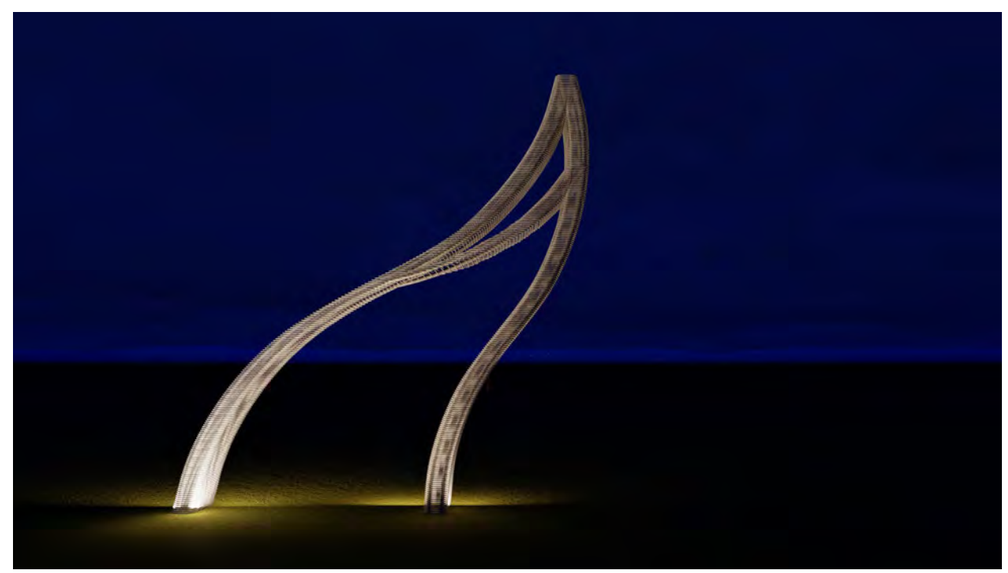
The Weave



The Wrap



The Alpha



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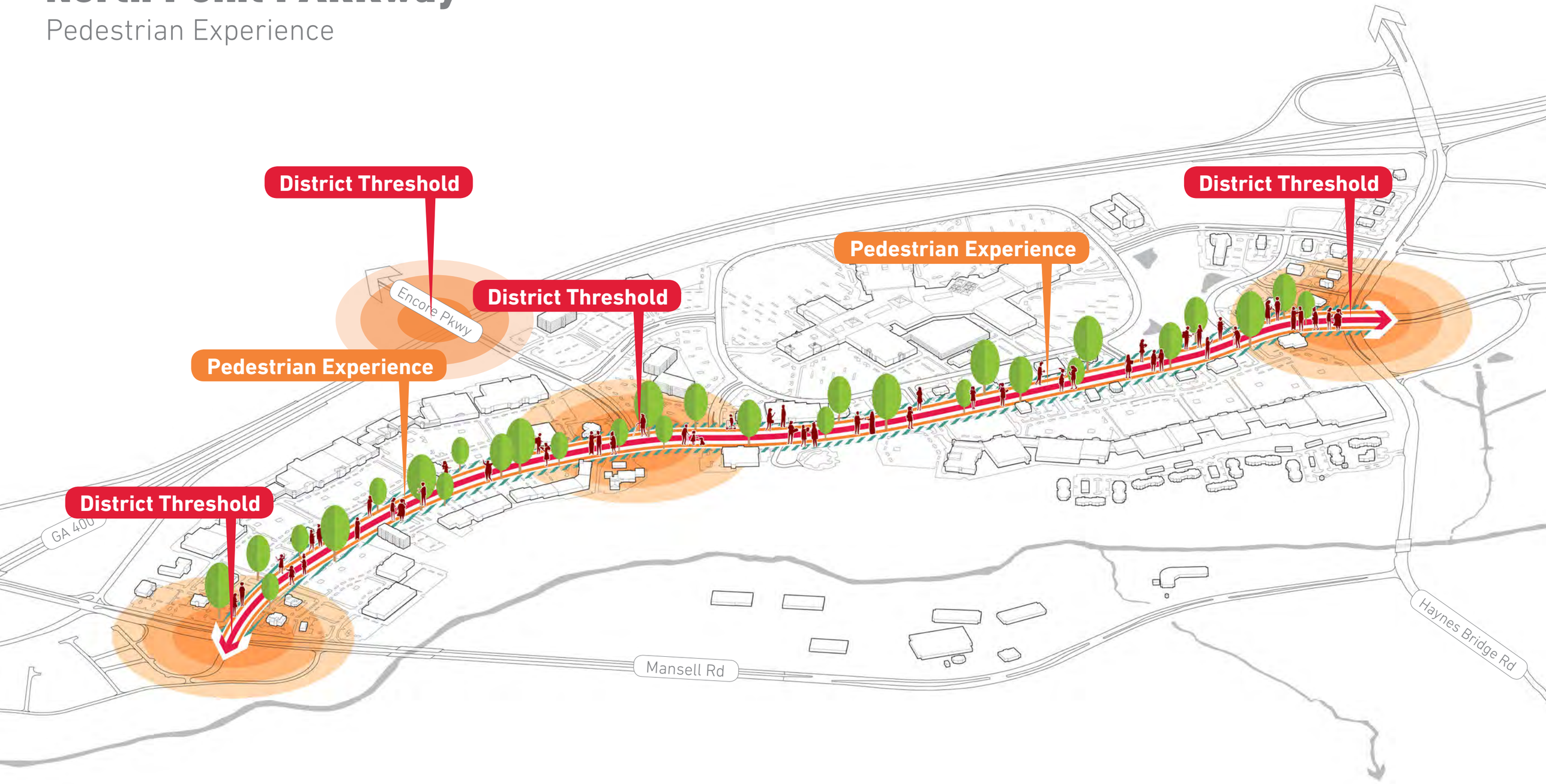
North Point PARKway

Pedestrian Experience



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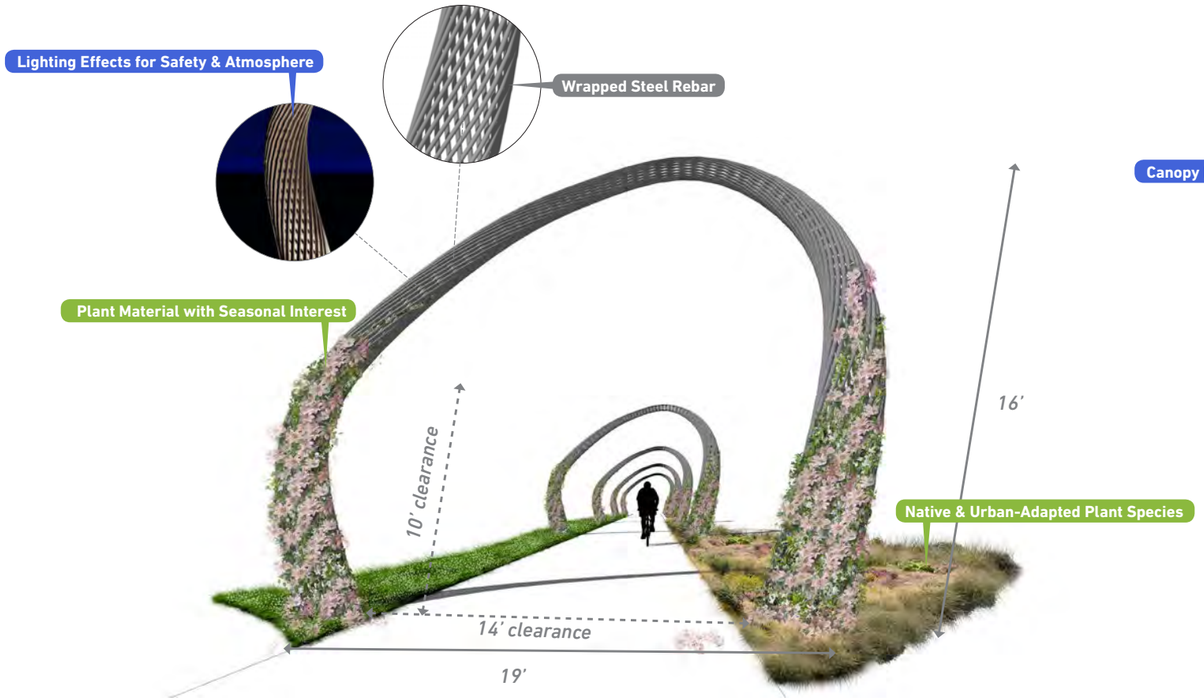
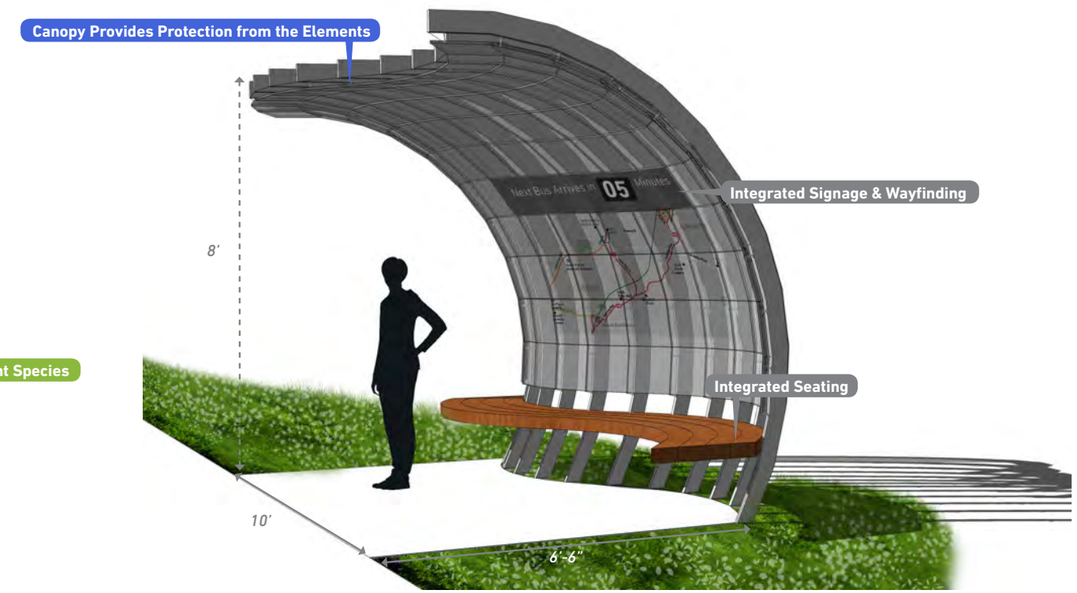
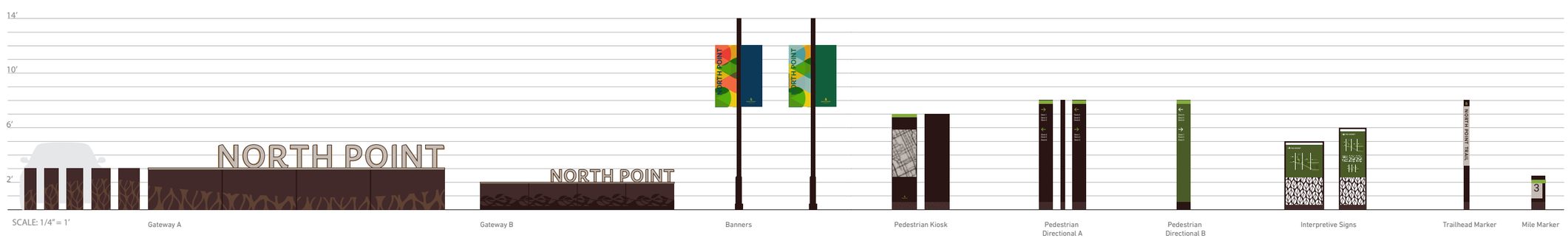
Pedestrian Experience



Arbor Promenade



Bus Stops



Signage & Wayfinding

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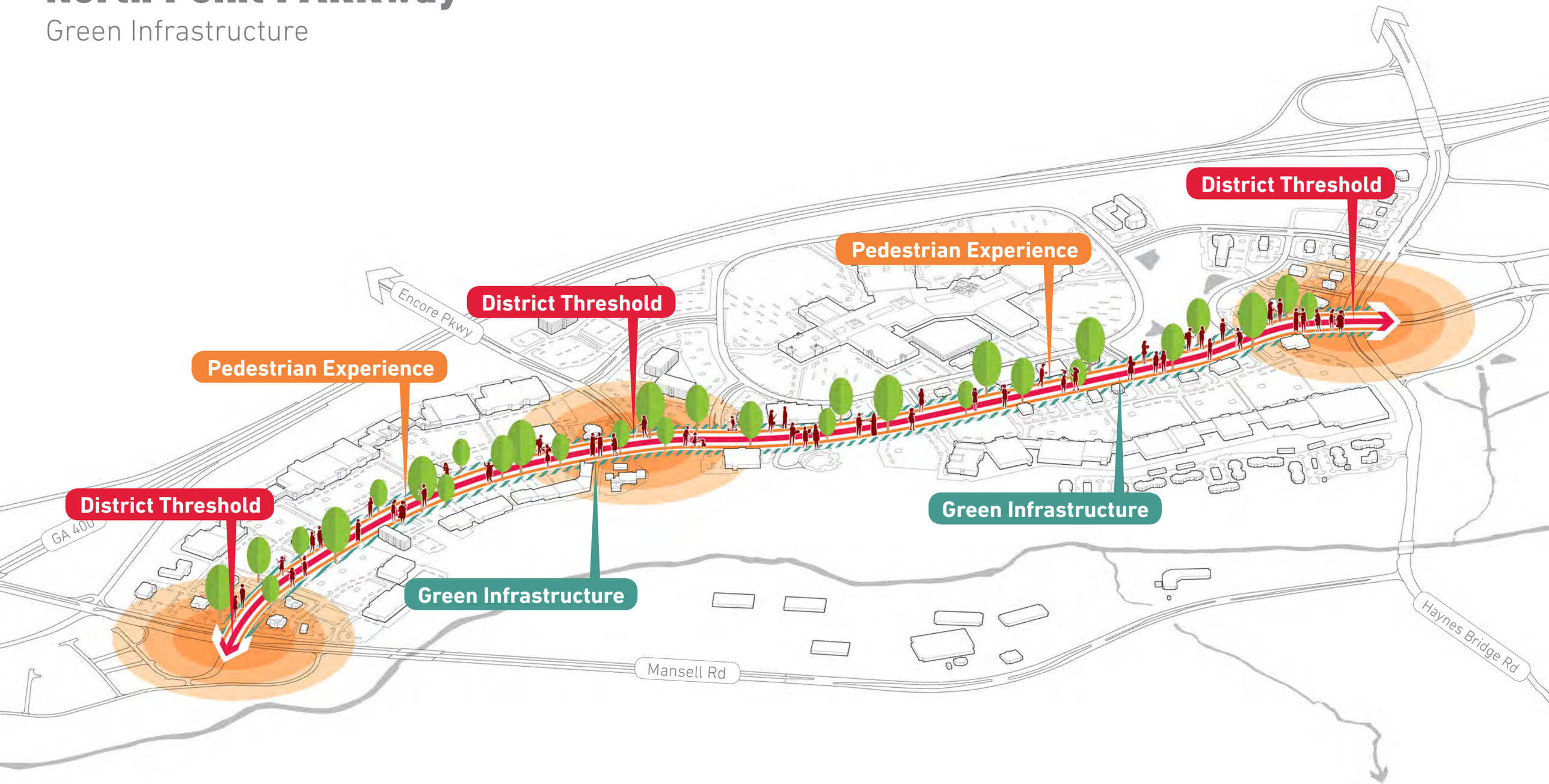
North Point PARKway

Green Infrastructure



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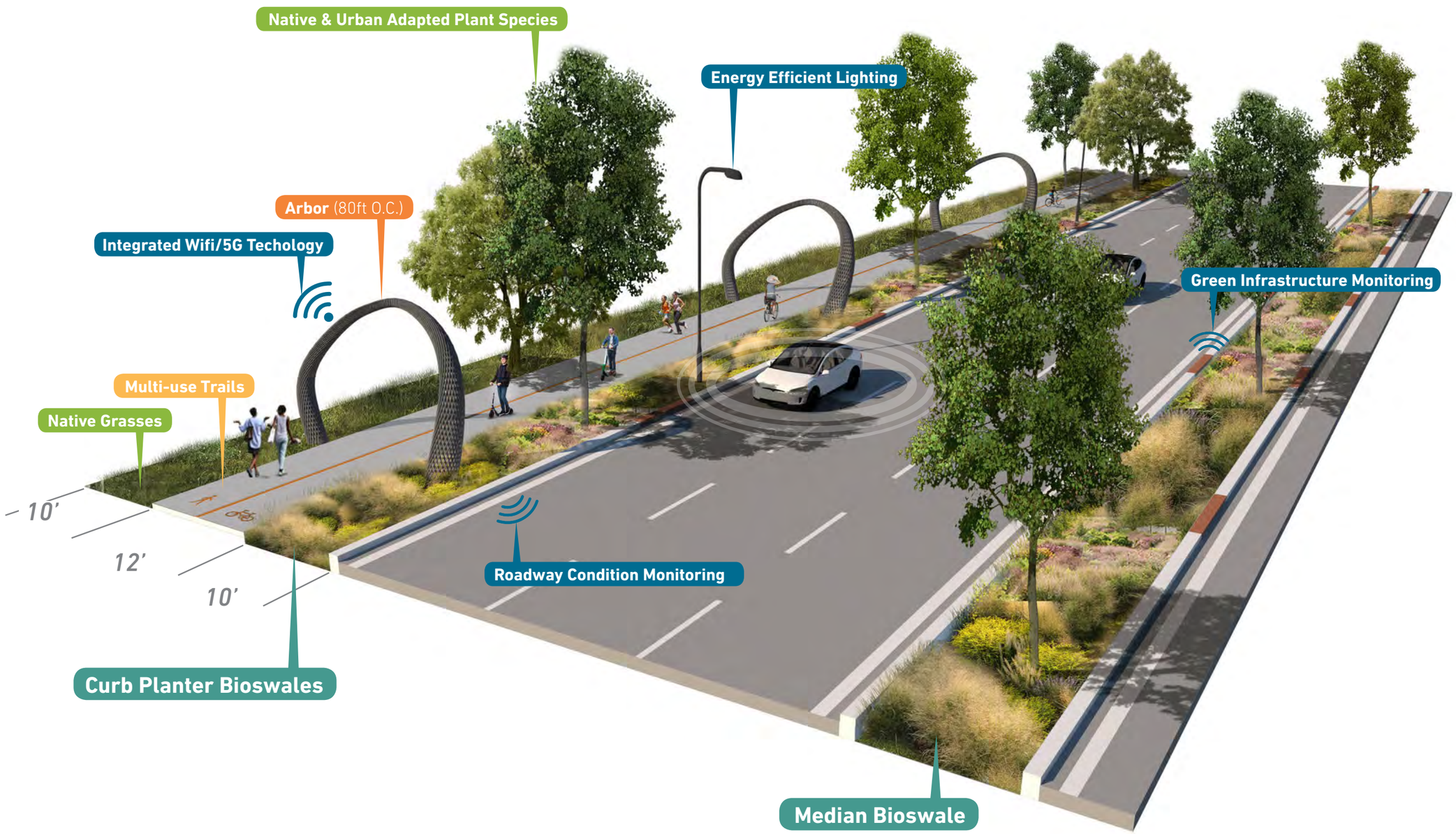
PARKway Typical Section



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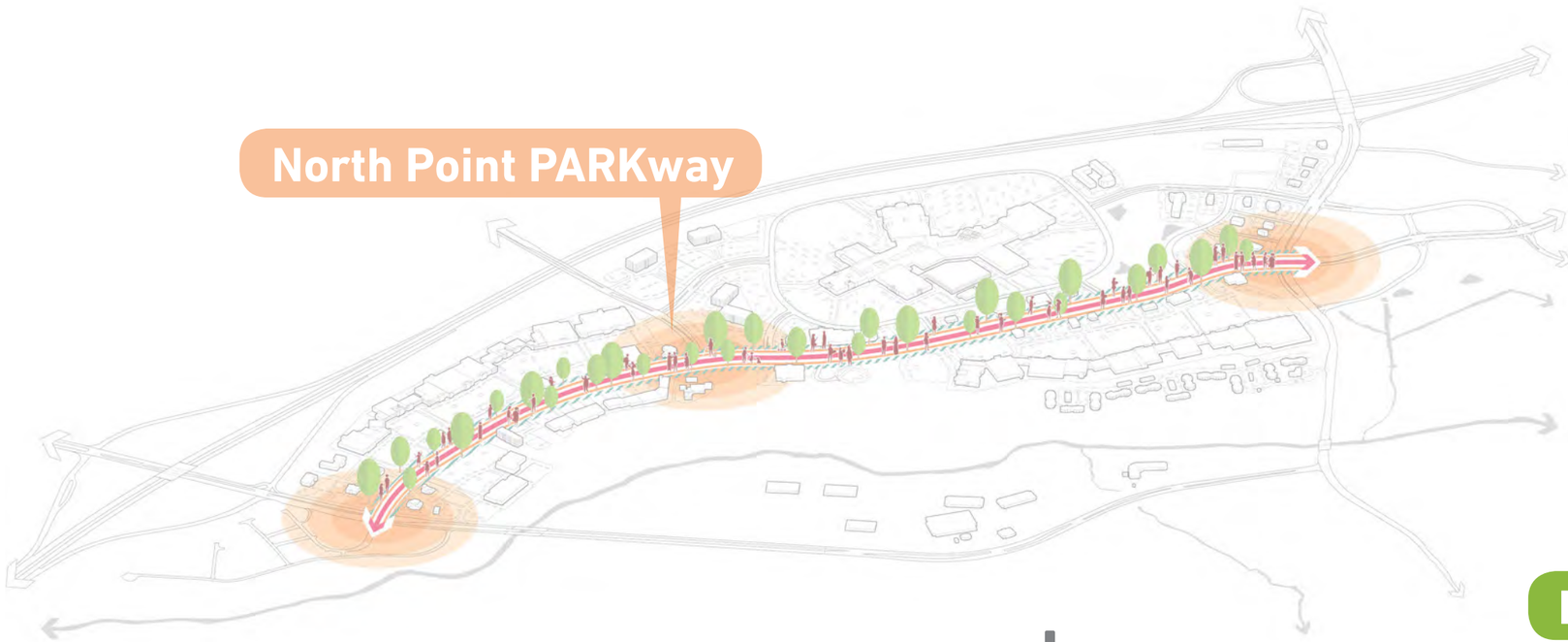
Drivers of Value

Two Big Moves



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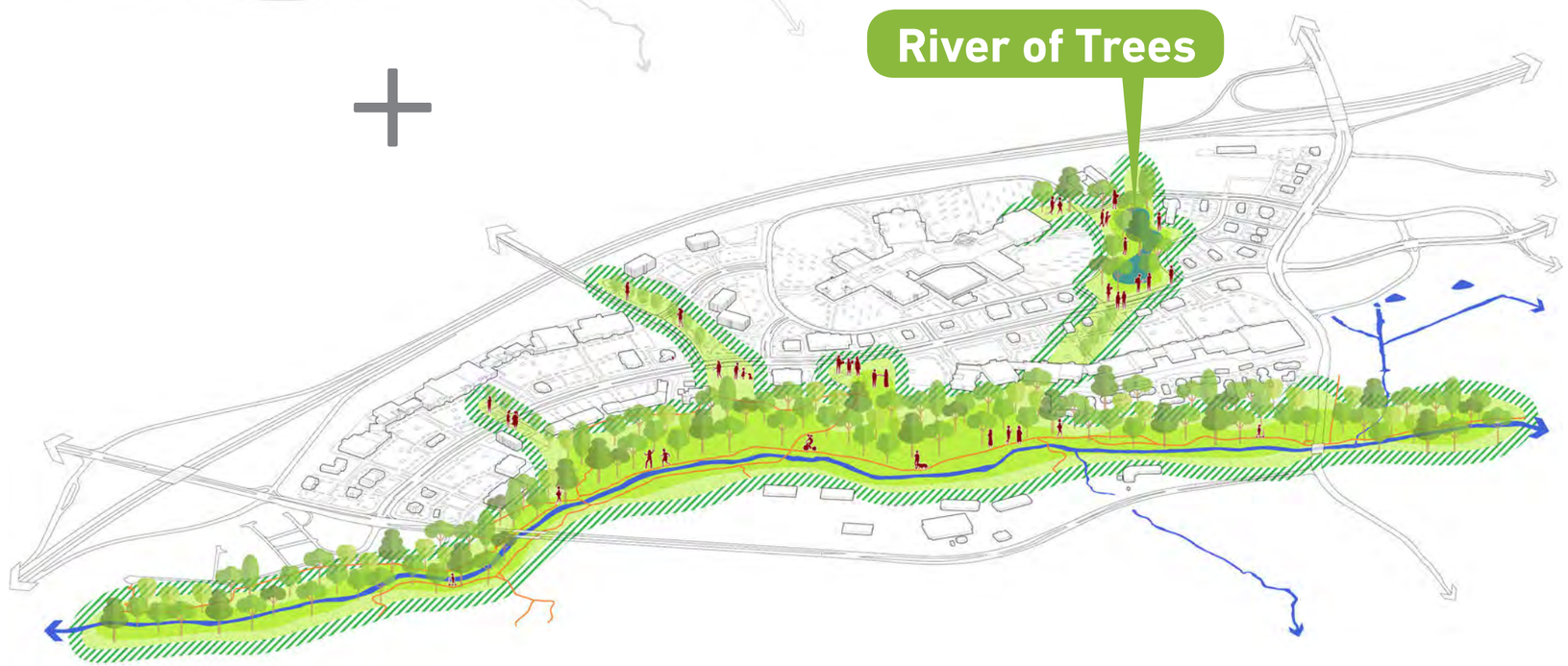
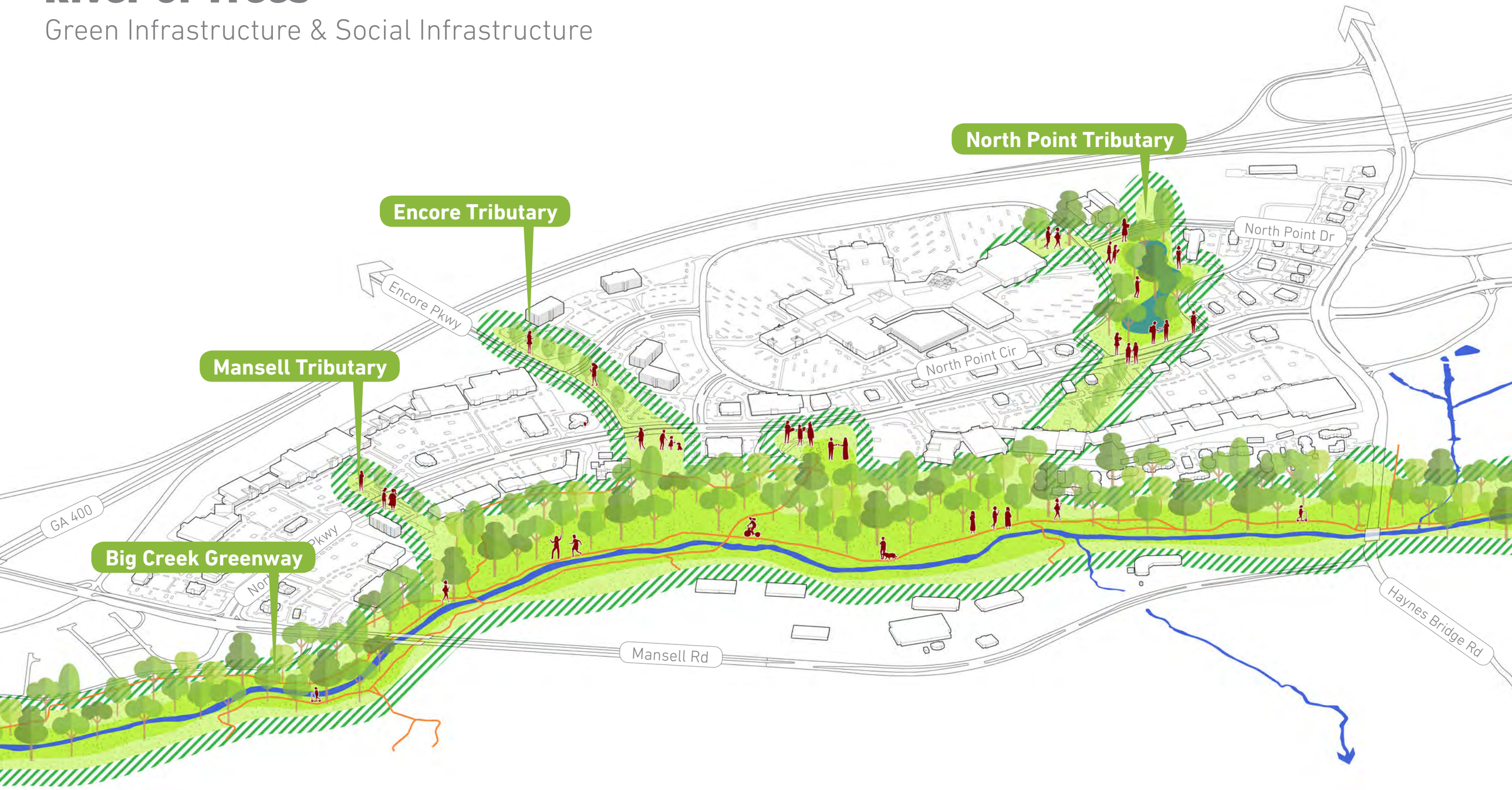


River of Trees

Green Infrastructure & Social Infrastructure



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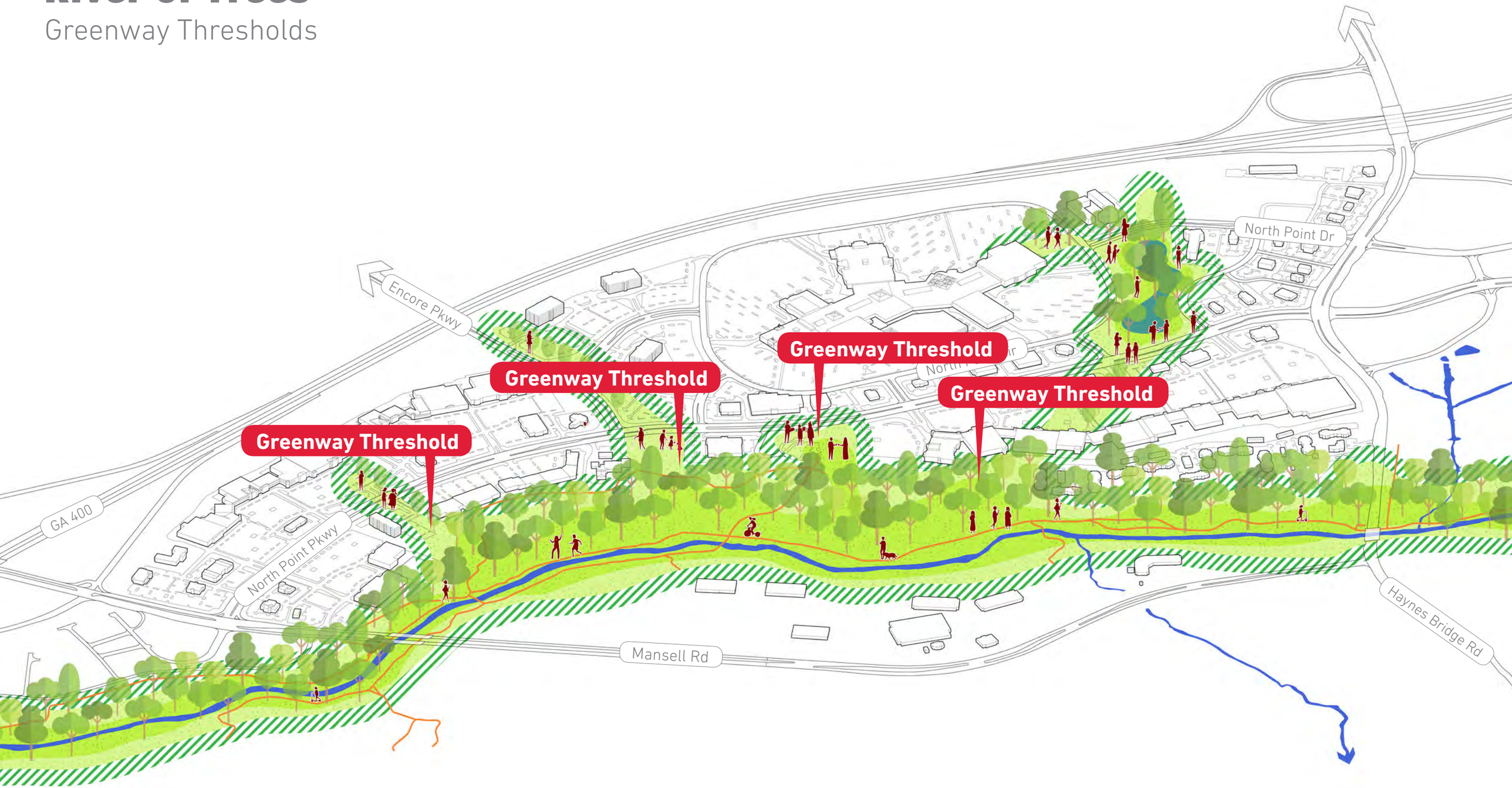
River of Trees

Greenway Thresholds



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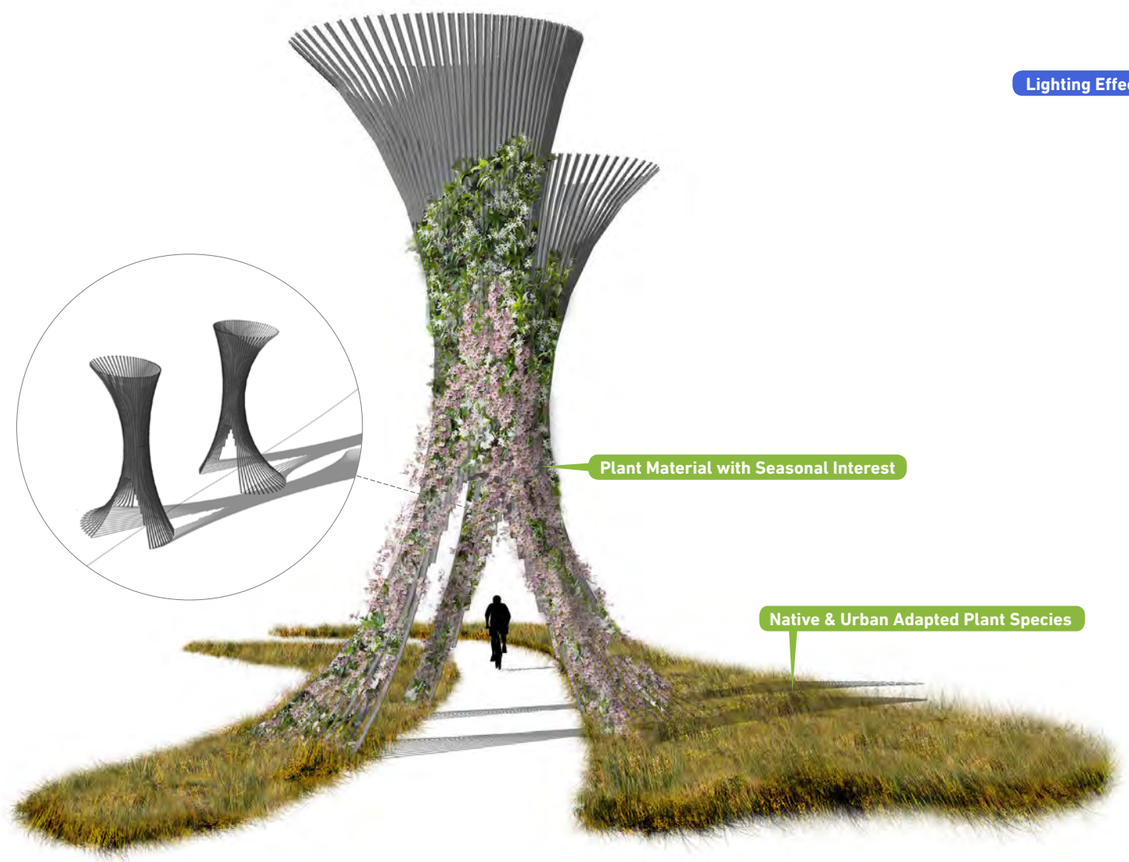
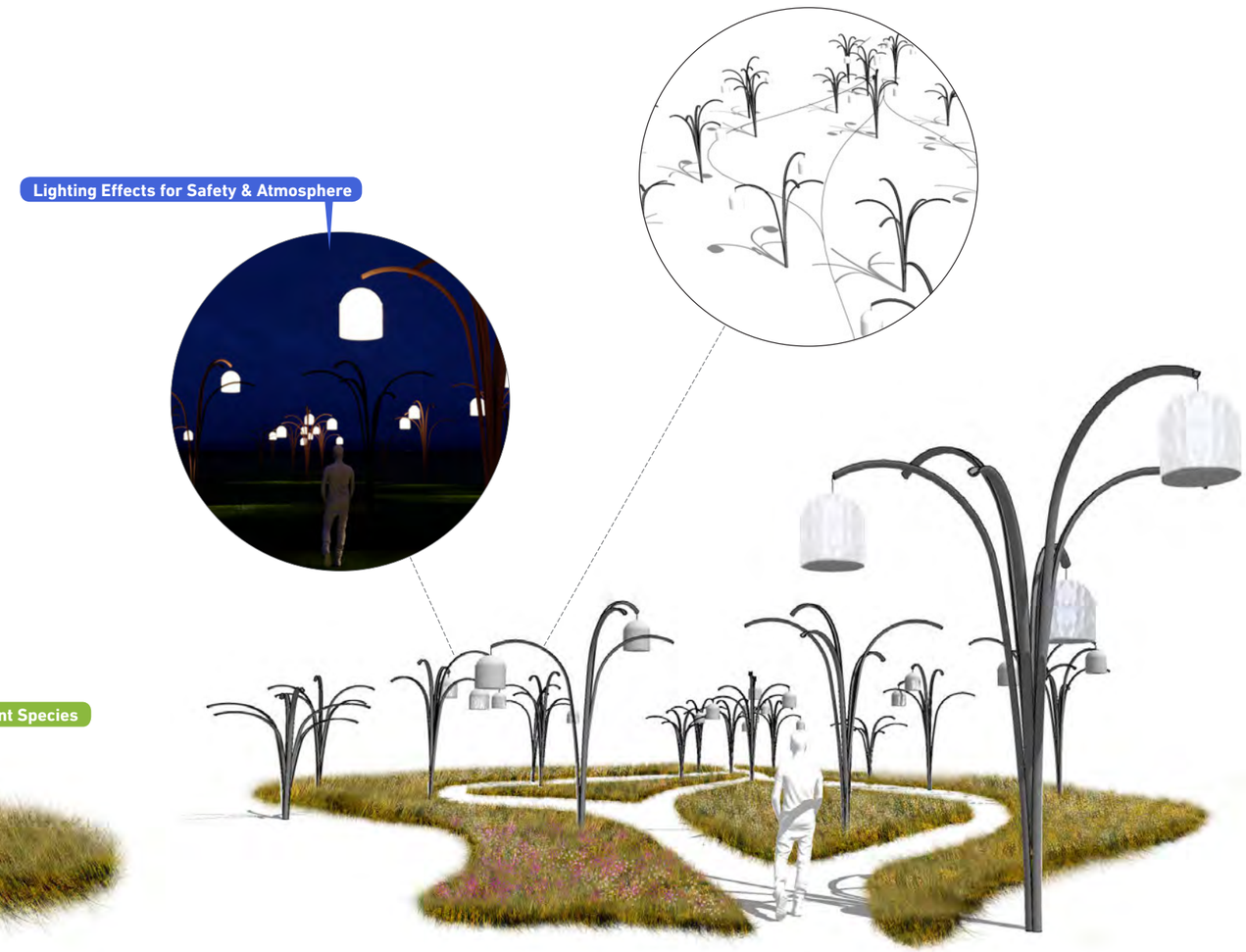
Greenway Thresholds



Big Creek Arbors



Big Creek Strands

Greenway Crossings

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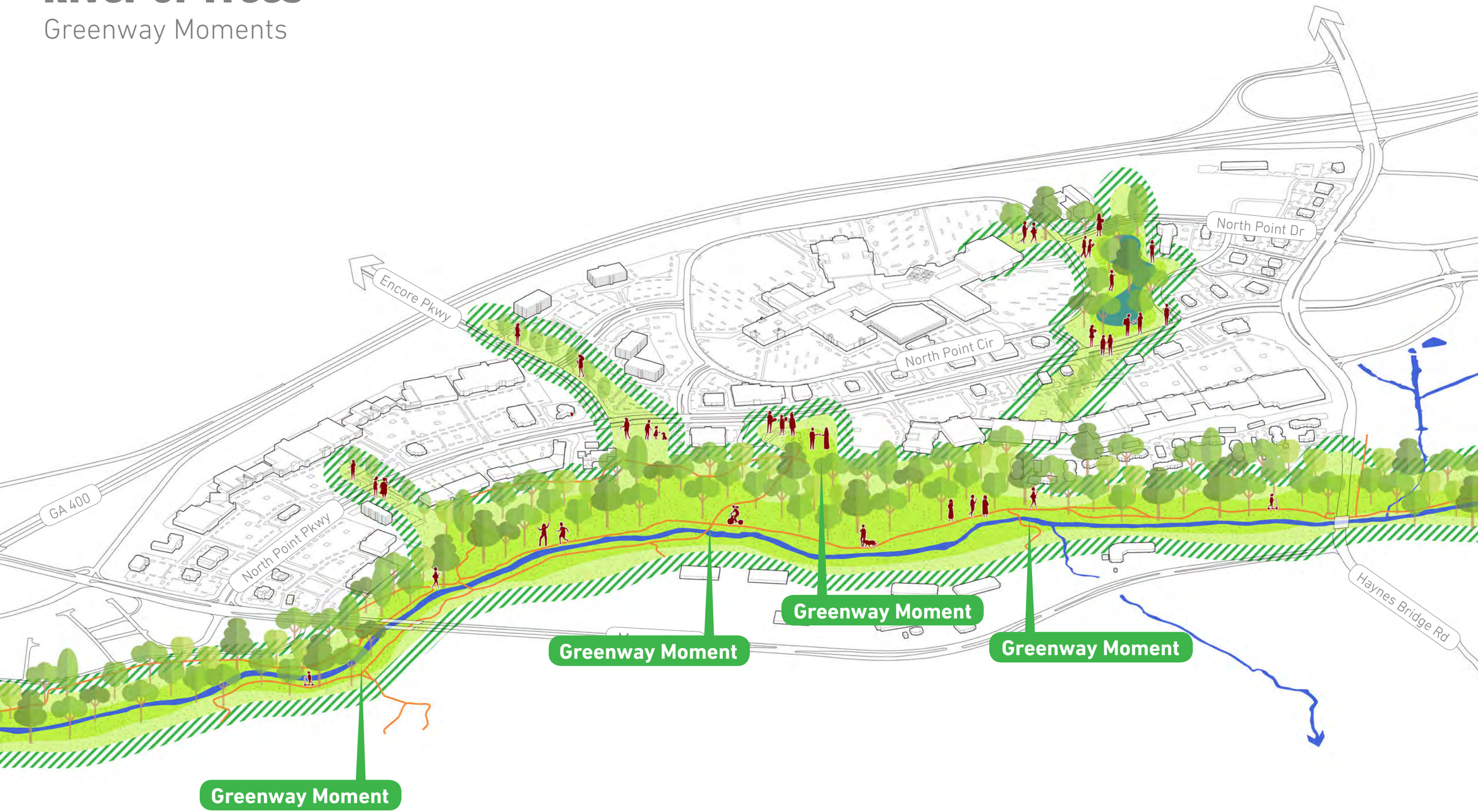
River of Trees

Greenway Moments



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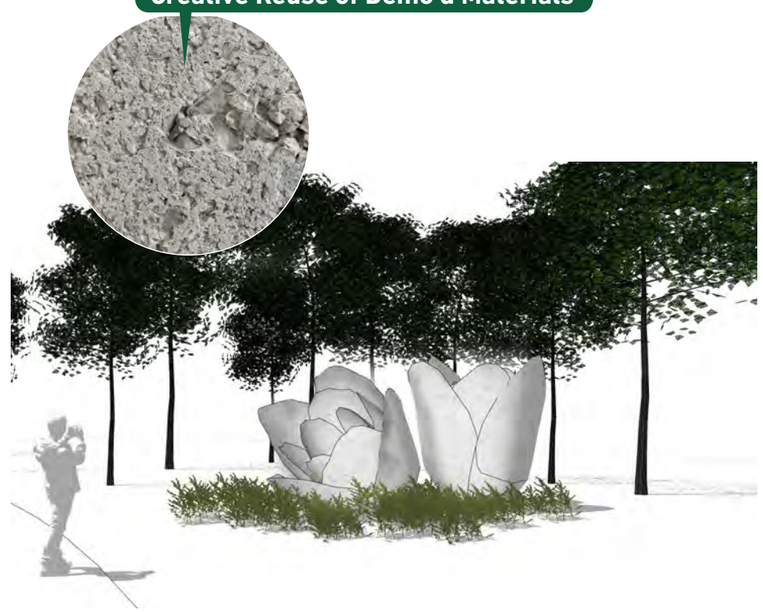
Greenway Moments

Creative Use of Industrial Materials

The Sweep

Creative Reuse of Demo'd Materials



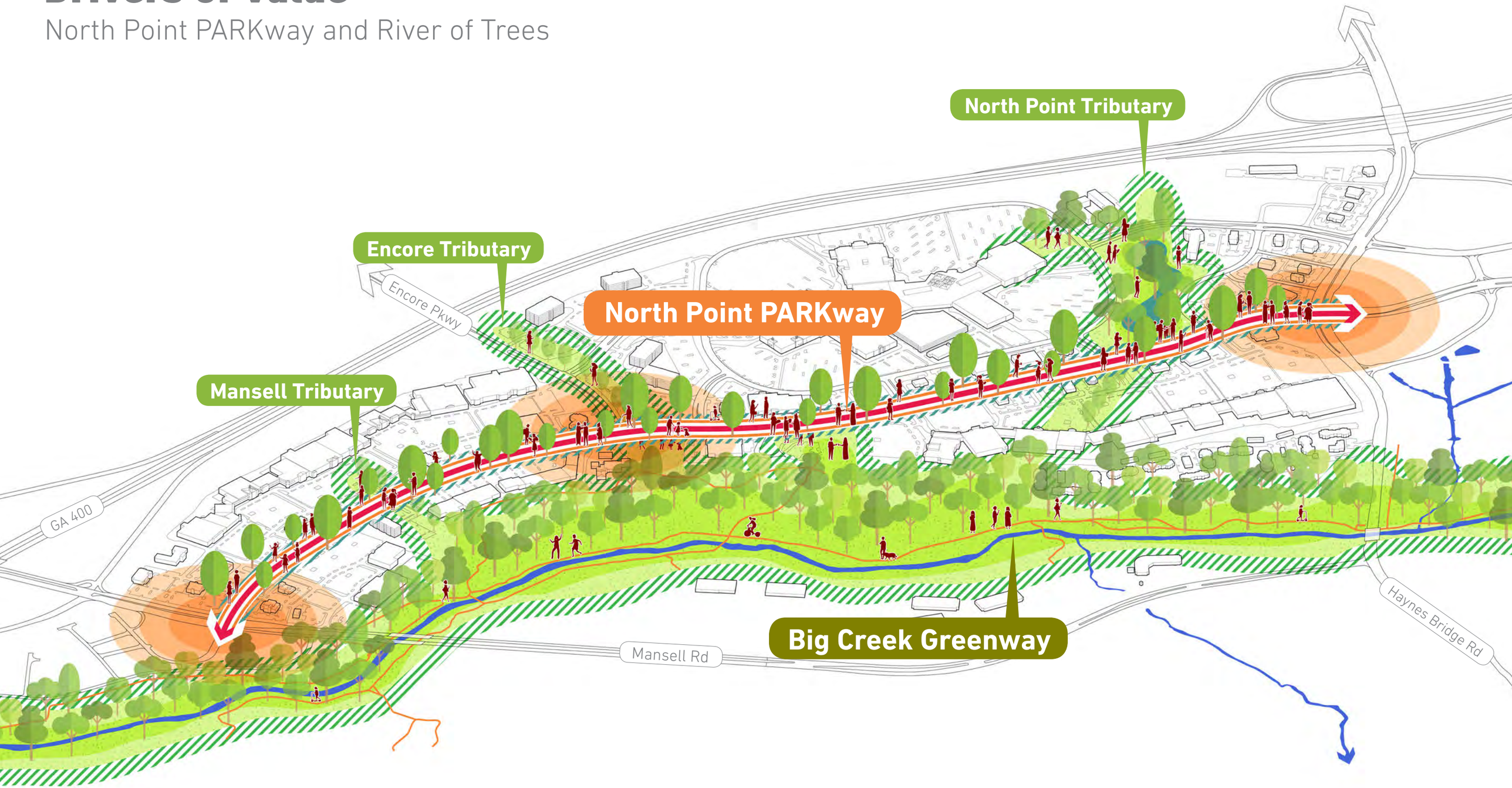
The Bloom

Creative Reuse of Natural Materials

The Stack

Drivers of Value

North Point PARKway and River of Trees



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Creative Placemaking Plan for North Point Area

Public Meeting #2

Alpharetta, GA

April 30, 2019

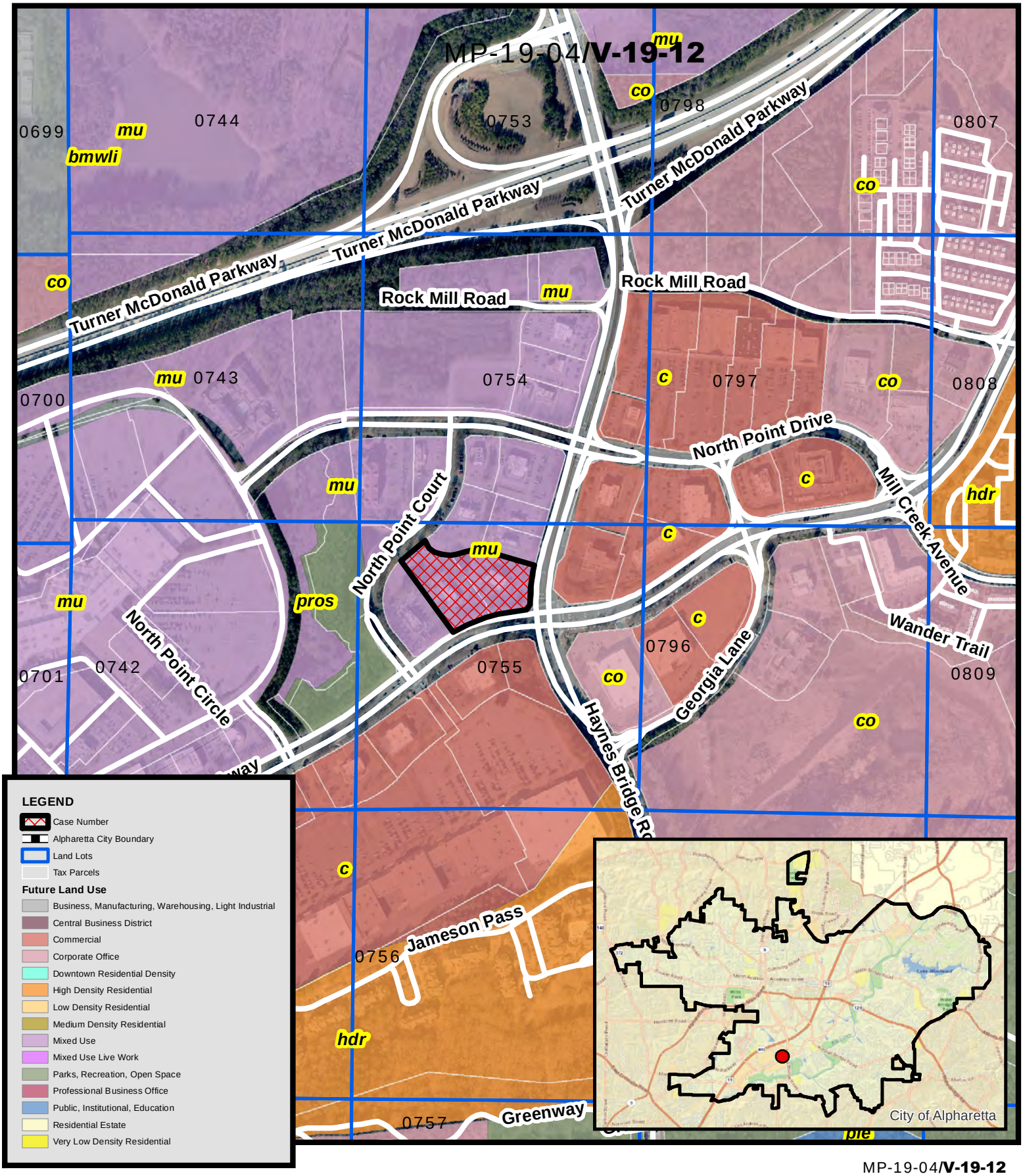
MKSK

MP-19-04/**V-19-12**
D/LL: 1/2/755
PC Date: 8/01/19
CC Date: 8/26/19

Aerial Map
North Point Business Center

THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS

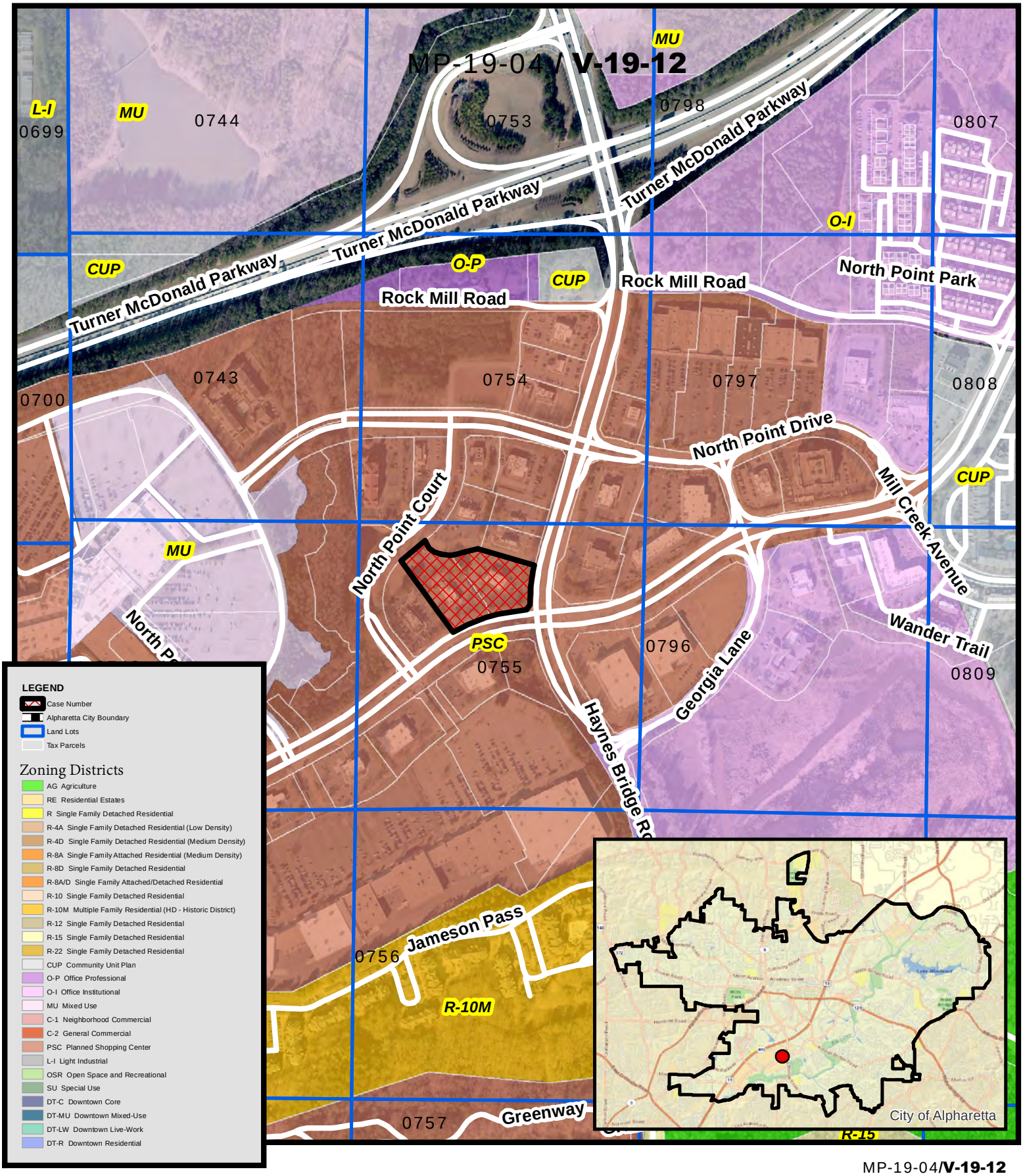


MP-19-04/**V-19-12**
D/LL: 1/2/755
PC Date: 8/01/19
CC Date: 8/26/19

Future Land Use
North Point Business Center

THE CITY OF ALPHARETTA GEORGIA

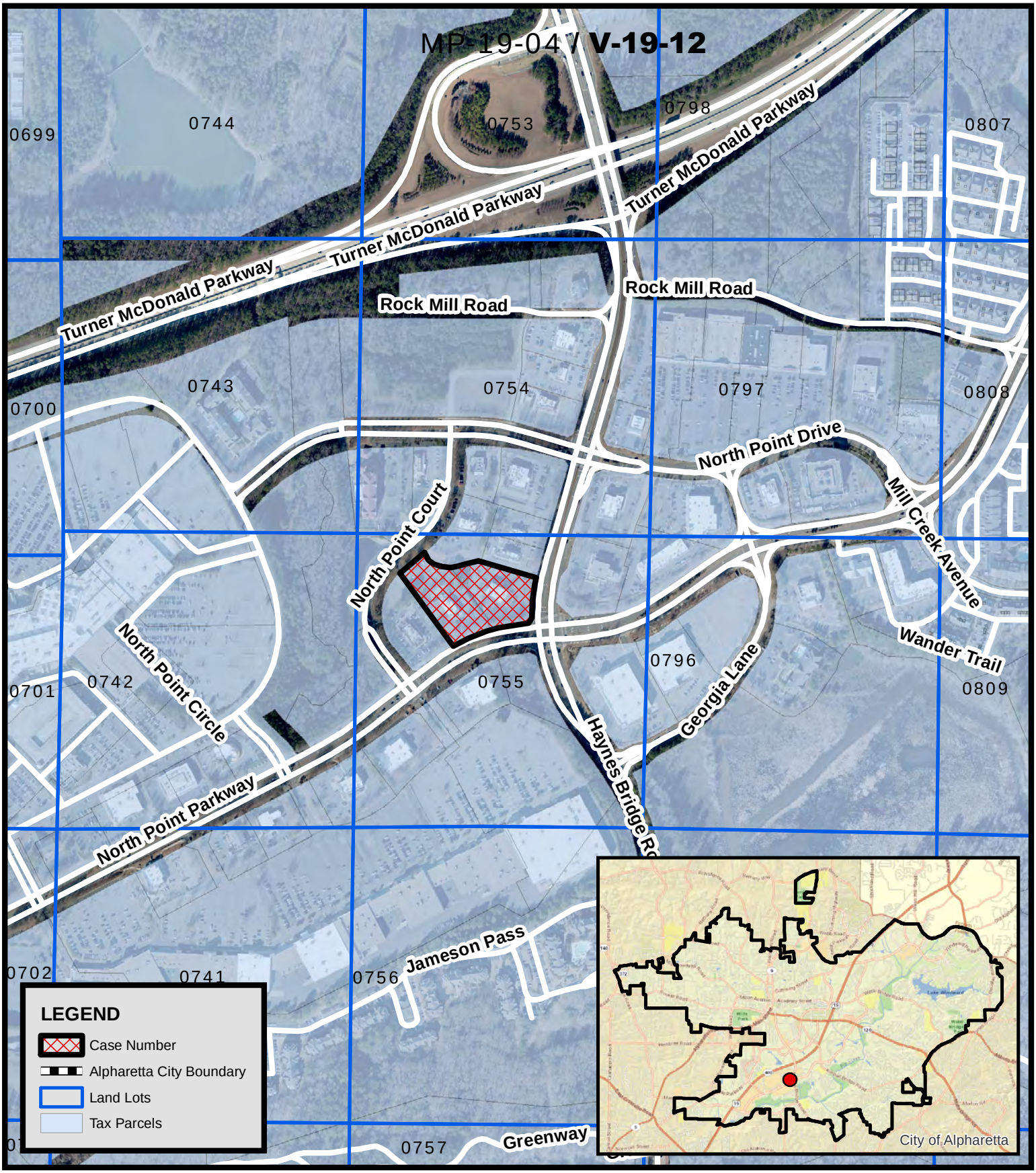
Location Map Provided by:
Community Development - GIS



Zoning Map
North Point Business Center

MP-19-04/**V-19-12**
D/LL: 1/2/755
PC Date: 8/01/19
CC Date: 8/26/19

Location Map Provided by:
Community Development - GIS



Location Map
North Point Business Center

MP-19-04/**V-19-12**
D/LL: 1/2/755
PC Date: 8/01/19
CC Date: 8/26/19

Location Map Provided by:
Community Development - GIS

Revised Site Plan 7.24.19

LOCATION MAP
NOT TO SCALE

SITE SUMMARY

SITE AREA	
SITE AREA:	3.82 ACRES (166,048 S.F.)
PERVIOUS AREA:	34,867 SF (21.0%)
IMPERVIOUS AREA:	131,181 SF (79.0%)
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF ALPHARETTA
ZONING:	PSC (NORTH POINT LCI)
ADJACENT ZONING:	PSC (NORTH POINT LCI)
BUILDING SETBACKS	
FRONT:	20' MIN / 100' MAX (TYPE A CORRIDOR)
	10' MIN / 60' MAX (TYPE B CORRIDOR)
SIDE:	15'
REAR:	15'
BUILDING SUMMARY	
BUILDING AREA:	25,480 S.F.
PATIO AREA:	2,780 S.F.
TOTAL AREA:	28,260 S.F.
BUILDING COVERAGE:	15.3%
PARKING SUMMARY	
PARKING REQ.: RESTAURANT	1 SPACE / 100 S.F.
MEDICAL / RETAIL	1 SPACE / 200 S.F.
	230 SPACES (MAX.)
	184 SPACES (MIN. 20% REDUCTION)
PARKING PROV.:	180 SPACES (31,088 S.F.)
1 BIKE SPACE REQUIRED / 25 VEHICLE SPACES	
STANDARD STALL DIMENSIONS:	9' x 19'
MIN. DRIVE WIDTH:	22'

CIVIC SPACE

POCKET PARK
AREA = 20,420 SF (0.47-ACRES)

MULTI-USE TRAIL
AREA = 4,328 SF (0.10-ACRES)

TOTAL CIVIC SPACE = 24,748 SF (0.57-ACRES)

AMENITIES SPACE

OUTDOOR DINING
AREA = 3,055 SF (0.07-ACRES)

HARDSCAPE AREAS FOR PUBLIC ENJOYMENT
AREA = 7,648 SF (0.18-ACRES)

TOTAL AMENITIES SPACE = 10,703 SF (0.25-ACRES)

REQUIRED AMENITIES + CIVIC SPACE = 15%
PROVIDED AMENITIES + CIVIC SPACE = 35,451 SF (0.81-ACRES)
= 21.3% OF GROSS SITE ACREAGE

ECODISTRICT MEASURES

SITE DESIGN	
ENHANCED BICYCLE AMENITIES:	2 POINTS
ALTERNATIVE TRANSPORTATION:	2 POINTS
ADDITIONAL LANDSCAPE CIVIC SPACE MEASURES:	5 POINTS
SUSTAINABLE LANDSCAPING:	1 POINTS
ALTERNATIVE MEASURES:	1-3 POINTS
TOTAL:	11-13 POINTS

KEY NOTES

1	BIKE RACK. BELSON 4 STATION HI ROLLER
2	BIKE SERVICE STATION. BELSON FIXIT WITH AIR KIT
3	BENCH. BELSON HERITAGE RECYCLED PLASTIC, BACKLESS
4	EXISTING MARTA BUS STOP
5	TRASH CONTAINER. BELSON CURVED FLARE TOP
6	PEDESTRIAN LIGHT POLE. STREETWORKS CLB-080-D-U-55-C-1-4 HEAD WITH CHESAPEAKE 10' POLE CPR-10-5-2-SF-3-BZ-C
7	DISTRICT THRESHOLD. FURNISHED AND INSTALLED BY MUNICIPALITY
8	UBER PICK UP WITH SIGN
9	ARBOR PROMENADE SPANNING OVER 12' MULTI-USE TRAIL @ 80' O.C. FURNISHED AND INSTALLED BY MUNICIPALITY
10	TIVOLLI LIGHTING ANCHOR POINT. TIVOLLI LIGHTING TO SPAN BETWEEN BUILDINGS 100 AND 200 IN CRISS-CROSS PATTERN
11	LOCKABLE ENCLOSED BICYCLE STORAGE (4 BIKES)
12	VAN POOL PICK UP WITH SIGN
13	GREENWAY CROSSING, ENHANCED PUBLIC CROSSING

PREPARED IN THE OFFICE OF:
LECRAW ENGINEERING

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WWW.LECRAWENGINEERING.COM
PE# 0000768

REV. #	DATE	DRAWN BY:	CHECKED BY:

CLIENT
GEYER MORRIS COMPANY
ONE BUCKHEAD PLAZA
3060 PEACHTREE ROAD NW - SUITE 1050 - ATLANTA, GA 30305

PROJECT
NORTH POINT II - ALPHARETTA, GA
10800 HAYNES BRIDGE ROAD
LAND LOT 754 & 755, DISTRICT 1, SECTION 2
ALPHARETTA, FULTON COUNTY, GEORGIA

SEAL:

GEORGIA REGISTERED ENGINEER MARK S. LECRAW
PRELIMINARY 7/22/19

DESIGN TEAM:

DRAWN BY:	MAT
DESIGNED BY:	MAT
REVIEWED BY:	MSL

811 Know what's below. Call before you dig.

SCALE & NORTH ARROW:

NORTH ARROW
0' 15' 30' 60'
SCALE: 1"=30'

JOB #:	261001
DATE:	JULY 23, 2019

SITE PLAN
C-4.0

Drawing name: L:\261001 - Geyer Morris Company - North Point II - Alpharetta_GA\CADD\CONSTR\261001 - 06 - SITE.dwg SITE PLAN Jul 22, 2019 6:16pm by: thomas.dugan

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by LeCraw Engineering, Inc. shall be without liability to LeCraw Engineering, Inc. Copyright LeCraw Engineering, Inc., 2019

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: 6055 NORTH POINT PKWY and 10800 HAYNES BRIDGE RD

Contact Name: KATHRYN M. ZICKERT Telephone: (404) 815-3500

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.

NOTHING AT THIS TIME

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
- ☐ Telephone
- ☐ Email
- ☐ Personal Visits
- ☐ Group Meeting
- ☐ Other *(Please Specify)* _____

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

SEE LETTER AND MAILING LIST ATTACHED

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: Kathryn M Zickert Date: 7-10-2019

Print Form

Promenade, Suite 3100
1230 Peachtree Street, N.E.
Atlanta, Georgia 30309-3592
Main: 404 815-3500
www.sgrlaw.com

SMITH, GAMBRELL & RUSSELL, LLP
Attorneys at Law

J. Alexander Brock
Direct Tel: 404-815-3603
Direct Fax: 404-685-6903
jabrock@sgrlaw.com

July 9, 2019

Re: 6055 North Point Parkway, Atlanta, Georgia
10800 Haynes Bridge Rd, Atlanta, Georgia
Master Plan Amendment and Variance Applications

Dear Neighbors:

You are receiving this notification because you are an owner of property located within 500 feet of the above-referenced property. The Geyer Morris Company has submitted an Application to the City of Alpharetta for a Master Plan amendment to allow mixed use service retail, entertainment retail, office and restaurant, as well as an Application for one variance, to allow redevelopment of a 3.82 acre tract in the northeast quadrant of Haynes Bridge and Northpoint Parkway.

I write to inform you of the pending Applications and of the Community Zoning meeting on Wednesday, July 10, 2019, at 6:00 p.m., Planning Commission meeting on Thursday, August 1, 2019, at 6:30 p.m., and the City Council meeting on Monday, August 26, 2019, at 6:30 p.m. All meeting will take place at Alpharetta City Hall, Council Chambers, 2 Park Plaza, Alpharetta, Georgia.

Should you have any questions regarding this application, please feel free to contact me.

Sincerely,

J. Alexander Brock (vmo)
J. Alexander Brock
Attorney at Law

JAB/vmo

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

DAYTON HUDSON CORP
C/O TARGET CORPORATION T-0970
P.O. BOX 9456
ATTN: TAX DEPT
MINNEAPOLIS, MN 55440-9456

NPMC RETAIL LC
2100 MC KINNEY AVE, SUITE 700
DALLAS, TX 75201
11

HUMMINGBIRD ALPH LLC
11540 US HWY 92 EAST
SEFFNER, FL 33584

ASHLEY REAL ESTATE LLC
1 ASHLEY WAY
ARCADIA, WI 54612

CH RETAIL FUND I ATLANTA STONE WALK LLC
3520 PIEDMONT RD, SUITE 410
ATLANTA, GA 30305

10885 HAYNES BRIDGE ROAD LLC
430 PLASUITERS AVE NE, NO. 100
ATLANTA, GA 30324-3912

NEUSE INCORPORATED
P O BOX 27131
RALEIGH, NC 27611-7131

GM NORTH POINT LLC
3060 PEACHTREE RD, SUITE 1050
ATLANTA, GA 30305

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

ANSLEY INVESTMENT PARTNERS LP,
C/O RYAN LLC
P.O. BOX 460169
HOUSTON, TX 77056

D & D INVESTMENT ASSOCIATES LLLP
4030 JOHNS CREEK PKWY
SUWANEE, GA 30024

BRE LQ PROPERTIES LLC
909 HIDDEN RIDGE, NO. 600
IRVING, TX 75038

BRI 1870 NORTH POINT LLC
1140 E HALLANDALE BEACH BLVD
HALLANDALE, FL 33009

GGP NORTH POINT INC
222 MERCHANDISE MART PLZ
P.O. BOX 3487
CHICAGO, IL 60654-3487

BP NORTH POINT LLC
ATTN: PROPERTY TAX DEPT
5200 BUFFINGTON RD
ATLANTA, GA 30349

ALAN B. AND ELAINE S. KOLODKIN
3530 PIEDMONT RD, NO. PH2
ATLANTA, GA 30305

ORLANDO BK ONE ASSOCIATES LP
RIPON MAIN ASSOCIATES LP
940 EMMETT AVE, SUITE 200
BELMONT, CA 94002-3864

Compiled App 7.9.19

MP-19-04/V-19-12

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: CAMERON GROGAN Telephone: 404-941-2370

Address: 3060 PEACHTREE RD NW Suite: 1050

City ATLANTA State: GA Zip: 30305 Fax: N/A

Mobile Tel: 404-548-7128 Email: CGROGAN@GEYERMORRIS.COM

Subject Property Information:

Address: 6055 NORTH POINT PKWY AND 10800 HAYNES BRIDGE ROAD Current Zoning: PSC

District: 1 Section: 2 Land Lot: 754,755 Parcel ID: 12 273007550195 AND 12 273007550203

Proposed Zoning: _____ Current Use: NORTH POINT BUSINESS CENTER MASTER (MP-91-07 POD 2)

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)*: _____

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1230 Peachtree Street, N.E.
Atlanta, Georgia 30309-3592
Tel: 404 815-3500
www.sgrlaw.com

SMITH, GAMBRELL & RUSSELL, LLP
Attorneys At Law

Kathryn M. Zickert
Direct Tel: (404) 815-3704
Direct Fax: (404) 685-7004
kzickert@sgrlaw.com

July 3, 2019

Ms. Kathi Cook, Director
Community Development
City of Alpharetta
287 South Main Street
Alpharetta, Georgia 30004

Re: Application of Geyer Morris Company to amend Master Plan 91-7, approved December 13, 1991, and to secure one variance to allow redevelopment of a 3.82 acre tract in the northeast quadrant of Haynes Bridge and Northpoint Parkway, Land Lots 754 and 755, 1st District, 2nd Section, Fulton County, Georgia

Dear Ms. Cook:

Please accept this letter as the Letter of Intent for the above-referenced Application.

As you know, I represent Geyer Morris Company ("GMC") in its effort to begin redevelopment of this tract for a new restaurant-anchored shopping center in compliance with the North Point Livable Centers Initiative ("LCI"). Its proposal is to add 25,480 square feet of service retail and restaurant space. The vacant Ruby Tuesday and Spice Brick Oven restaurants, with a combined square footage of 12,495 square feet, will be razed; and the new center, with three separate buildings all joined by walkways, parks and a new segment of the Multi-Use Trail, will replace them. The new center will be contained in three buildings pulled up to North Point Parkway and Haynes Bridge with all parking placed behind them. A Site Plan by LeCraw Engineering which generally reflects these intentions is attached and is dated July 3, 2019.

The proposed change will continue to create the "vision" for a revived North Point Parkway as contemplated by the 2018 North Point Livable Centers Initiative. It will not only create buildings which actively engage the parkway and Haynes Bridge; it will also connect them via an 18,750 square foot pocket park at the intersection of Haynes Bridge and North Point Parkway, and a 10,544 square foot multi-use trail along all street frontages. The frontage

stated intent of the North Point Activity Center which is to "preserve the North Point area as a regional destination for shopping, jobs and entertainment, and enhance the area with improvements and new development that supports a walkable and vibrant community destination with places to shop, work, entertain and live." In addition, the Proposed Development creates a walkable community through its proposed pedestrian and bike trails in the development to the Big Creek Greenway. In fact, one of the expressly stated goals of development in the North Point Activity Center is to create "a pedestrian-friendly environment by adding sidewalks and supporting bicycle use with infrastructure that makes biking safe and convenient." Finally, this proposal also takes advantage of existing surface parking lots, screens them, and considerably enhances their appearance.

The Applicant also has fully met or exceeded the requirements of the LCI. Only 15% of a site is required to be open space: 10% civic and 5% amenities. The amenity space in the proposed plan is 10,432 square feet; only 8,302 square feet is required. The civic space required is 16,604 square feet; 30,357 square feet is provided. In total, open space is 23.9% of the site.

The same is true with regard to EcoDistrict points. Only 7 are required. At least 10 are contemplated:

Enhanced bicycle amenities (racks, service area and storage)	2 points
Alternative transportation (van pool, uber, and on site trail)	2 points
Additional landscaped civic space over minimum required	5 points
Drought tolerant landscaping	1 point

It is conceivable that more may be provided in the form of building efficiencies.

This plan also is beneficial to the city in terms of potential traffic generation. If developed as contemplated by the 1991 Master Plan, 1,067,040 square feet of office space[1] would generate 11,769 vehicle trips per day, 1,665 trips in the AM peak hour, and 1,590 trips in the PM peak hour. In contrast, the proposed 9,380 square feet of sit-down restaurant[2], along with the 16,100 square feet of specialty retail[3] would generate 1,906 vehicle trips per day, 235 trips in the AM peak hour, and 254 trips in the PM peak hour. The proposed development will be a drastic reduction in the number of potential trips generated.

It is the position of the Applicant that the Alpharetta Zoning Ordinance, in limiting the uses of the property as it currently exists and with existing conditions is unconstitutional in that

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[1] Institute of Transportation Engineers (ITE) Trip Generation Manual (Ninth Edition) (Land Use Category 710)

[2] ITE Trip Generation Manual (Ninth Edition) (Land Use Category 932)

[3] ITE Trip Generation Manual (Ninth Edition) (Land Use Category 826)

along North Point Parkway will include the requisite 12' sidewalk and 10' planter and continue the streetscape improvements the Parkway needs. Perhaps what is most exciting about the plan, however, is that GMC is also willing to provide a pedestrian and bicycle trail, with required planters, to connect the new Point Park at the mall to Haynes Bridge and then to North Point Parkway. Ultimately, this connection will open up a direct trail from Point Park to the Big Creek Greenway southeast of the site. And the impact dollars from this redevelopment will facilitate the completion of that trail off site. Thus, the long-sought-after connection between the Alpha Loop and the Greenway is emerging.

This property is currently zoned PCP, which allows the proposed use. However, like most of the North Point corridor originally developed in the 90's the PCP zoning was approved by way of a North Point Business Center Master Plan for 319 acres (MP 91-07). That Master Plan, which dealt with the "horseshoe" of properties around the Mall, including the shopping centers across from it on North Point Parkway and a large part of the Greenway itself; contained 11 distinct "pods". Pod 2, in which this property is located, applied to 17.2 acres on which the current vacant restaurants are located, as well as the restaurants on the south side of North Point Drive. Pod 2 also includes the Point Park between this development and the Mall to the northwest. Pod 2 was primarily to contain high-rise (20 story) offices at a density of 38,000 square feet per acre. As a matter of right, 1,067,040 square feet of office space is allowed. Pod 2 also allowed freestanding restaurants, including those with drive-through windows; public or private clinics, financial institutions and hotels/motels.

Two approvals are required here:

1. An amendment to MP 91-07 to allow service-oriented retail; and
2. A concurrent variance to allow the parking area to exceed building footprint space [UDO § 2.10.6] by 3888 square feet.

In the mid-2000's, the City of Alpharetta conducted its first LCI review of the North Point Area which contemplated a mix of commercial, office and residential uses. Although some office development followed, the area remains predominantly commercial with 3.5 million square feet of commercial space and attendant extensive surface parking lots. In 2017, the City re-evaluated the southern half of the LCI area on both sides of North Point Parkway from Mansell Road to Kimball Bridge. Prime among the goals recommended for the area included infilling the large surface parking lots on the corridor, which create a "unique development opportunity". It also identified three Tier 1 priority areas for redevelopment, one of which includes most of Pod 2. (These properties actually directly adjoin Tier 1, priority area 3.)

The City of Alpharetta's 2035 Comprehensive Plan ("Comp Plan") lists the Subject Property within the North Point Activity Center and as a Mixed Use character area on the Future Land Use Map. The North Point LCI and a Mixed Use character area also allow the PCP zoning district and proposed uses. The Proposed Development falls nicely within the

it destroys the marketability of the property and renders the property exceptionally less valuable, and such zoning therefore constitutes a taking of property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the Constitution of the United States, as well as Article 1, Section 1, Paragraph 1; Article 1, Section 3, Paragraph 1(a); and Article 3, Section 6, Paragraph 2 of the Constitution of the State of Georgia (1983). To zone this property to any intervening category which is less than requested is unconstitutional, renders the property unusable and constitutes the taking of Applicant's property without just and adequate compensation and without due process of law in violation of the provisions of the United States and Georgia Constitutions cited in this paragraph. The same effect would be had by imposing conditions in restraint of trade, or onerous, burdensome, unconstitutional, or unnecessary conditions on the property. The denial of this request would bear no reasonable relation to the health, safety, morals or welfare of the citizens.

The Applicant respectfully requests that the Alpharetta City Council grant the requested amendment to the Master Plan and the variance as submitted. As customary, we very much look forward to working with you and your staff.

Sincerely,

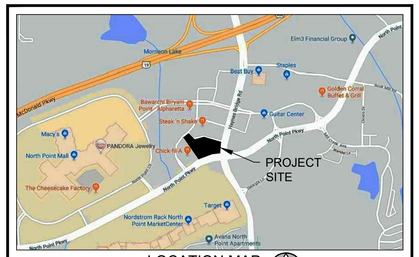
w/ express permission for KMZ.

Kathryn M. Zickert
Attorney at Law

KMZ/vmo

cc: Mr. Cameron Grogan

Attachments



LOCATION MAP
NOT TO SCALE

SITE SUMMARY

SITE AREA	
SITE AREA:	3.82 ACRES (166,048 S.F.)
PERVIOUS AREA:	33,730 SF (20.3%)
IMPERVIOUS AREA:	132,318 SF (79.7%)
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF ALPHARETTA
ZONING:	PSC (NORTH POINT LCI)
ADJACENT ZONING:	PSC (NORTH POINT LCI)
BUILDING SETBACKS	
FRONT:	20' MIN / 100' MAX (TYPE A CORRIDOR)
	10' MIN / 60' MAX (TYPE B CORRIDOR)
SIDE:	15'
REAR:	15'
BUILDING SUMMARY	
BUILDING AREA:	25,480 S.F.
PATIO AREA:	2,780 S.F.
TOTAL AREA:	28,260 S.F.
BUILDING COVERAGE:	15.3%
PARKING SUMMARY	
PARKING REQ.:	RESTAURANT 1 SPACE / 100 S.F.
	MEDICAL / RETAIL 1 SPACE / 200 S.F.
	230 SPACES (MAX.)
	184 SPACES (MIN. 20% REDUCTION)
PARKING PROV.:	188 SPACES (32,148 S.F.)
1 BIKE SPACE REQUIRED / 25 VEHICLE SPACES	
STANDARD STALL DIMENSIONS:	9' x 19'
MIN. DRIVE WIDTH:	22'

CIVIC SPACE

POCKET PARK
AREA = 18,750 SF (0.43-ACRES)

MULTI-USE TRAIL
AREA = 10,544 SF (0.24-ACRES)

TOTAL CIVIC SPACE = 29,294 SF (0.67-ACRES)

AMENITIES SPACE

OUTDOOR DINING
AREA = 3,225 SF (0.07-ACRES)

HARDSCAPE AREAS FOR PUBLIC ENJOYMENT
AREA = 7,207 SF (0.16-ACRES)

TOTAL AMENITIES SPACE = 10,432 SF (0.24-ACRES)

REQUIRED AMENITIES + CIVIC SPACE = 15%
PROVIDED AMENITIES + CIVIC SPACE = 39,736 SF (0.91-ACRES)
= 23.9% OF GROSS SITE ACREAGE

ECODISTRICT MEASURES

SITE DESIGN	
ENHANCED BICYCLE AMENITIES:	2 POINTS
ALTERNATIVE TRANSPORTATION:	2 POINTS
ADDITIONAL LANDSCAPE CIVIC SPACE MEASURES:	5 POINTS
SUSTAINABLE LANDSCAPING:	1 POINTS
TOTAL:	10 POINTS

KEY NOTES

1	BIKE RACK. BELSON 4 STATION HI ROLLER
2	BIKE SERVICE STATION. BELSON FIXIT WITH AIR KIT
3	BENCH. BELSON HERITAGE RECYCLED PLASTIC, BACKLESS
4	BUS SHELTER. FURNISHED AND INSTALLED BY MUNICIPALITY
5	TRASH CONTAINER. BELSON CURVED FLARE TOP
6	PEDESTRIAN LIGHT POLE. STREETWORKS CLB-080-D-U-55-C-1-4 HEAD WITH CHESAPEAKE 10' POLE CPR-10-5-2-SF-5-BZ-C
7	DISTRICT THRESHOLD. FURNISHED AND INSTALLED BY MUNICIPALITY
8	UBER PICK UP WITH SIGN
9	ARBOR PROMENADE SPANNING OVER 12' MULTI-USE TRAIL @ 80' O.C. FURNISHED AND INSTALLED BY MUNICIPALITY
10	TIVOLLI LIGHTING ANCHOR POINT. TIVOLLI LIGHTING TO SPAN BETWEEN BUILDINGS 100 AND 200 IN CRISS-CROSS PATTERN
11	LOCKABLE ENCLOSED BICYCLE STORAGE (4 BIKES)
12	VAN POOL PICK UP WITH SIGN

PREPARED IN THE OFFICE OF:
LECRAW ENGINEERING
© 2019 LECRAW ENGINEERING, INC.
3475 CORPORATE WAY
SUITE A
DULUTH, GA 30096
PHONE - 678.546.8100
FAX - 770.441.0258
WWW.LECRAWENGINEERING.COM
PE# 0002788

REV. #	DATE	DRAWN BY:	CHECKED BY:

CLIENT
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SEAL:

GEORGIA REGISTERED ENGINEER MARK S. LECRAW
PRELIMINARY 7/3/19

DESIGN TEAM:

DRAWN BY:	MAT
DESIGNED BY:	MAT
REVIEWED BY:	MSL

811 Know what's below. Call before you dig.

SCALE & NORTH ARROW:

NORTH ARROW
0' 15' 30' 60'
SCALE: 1"=30'

JOB #:	261001
DATE:	JULY 3, 2019

SITE PLAN
C-4.0

Drawing name: L:\261001 - Geyer Morris Company - North Point II - Alpharetta, GA\CADD\CONSTR\261001 - 06 - SITE.dwg SITE PLAN Jul 03, 2019 10:28am by: michael.toothaker

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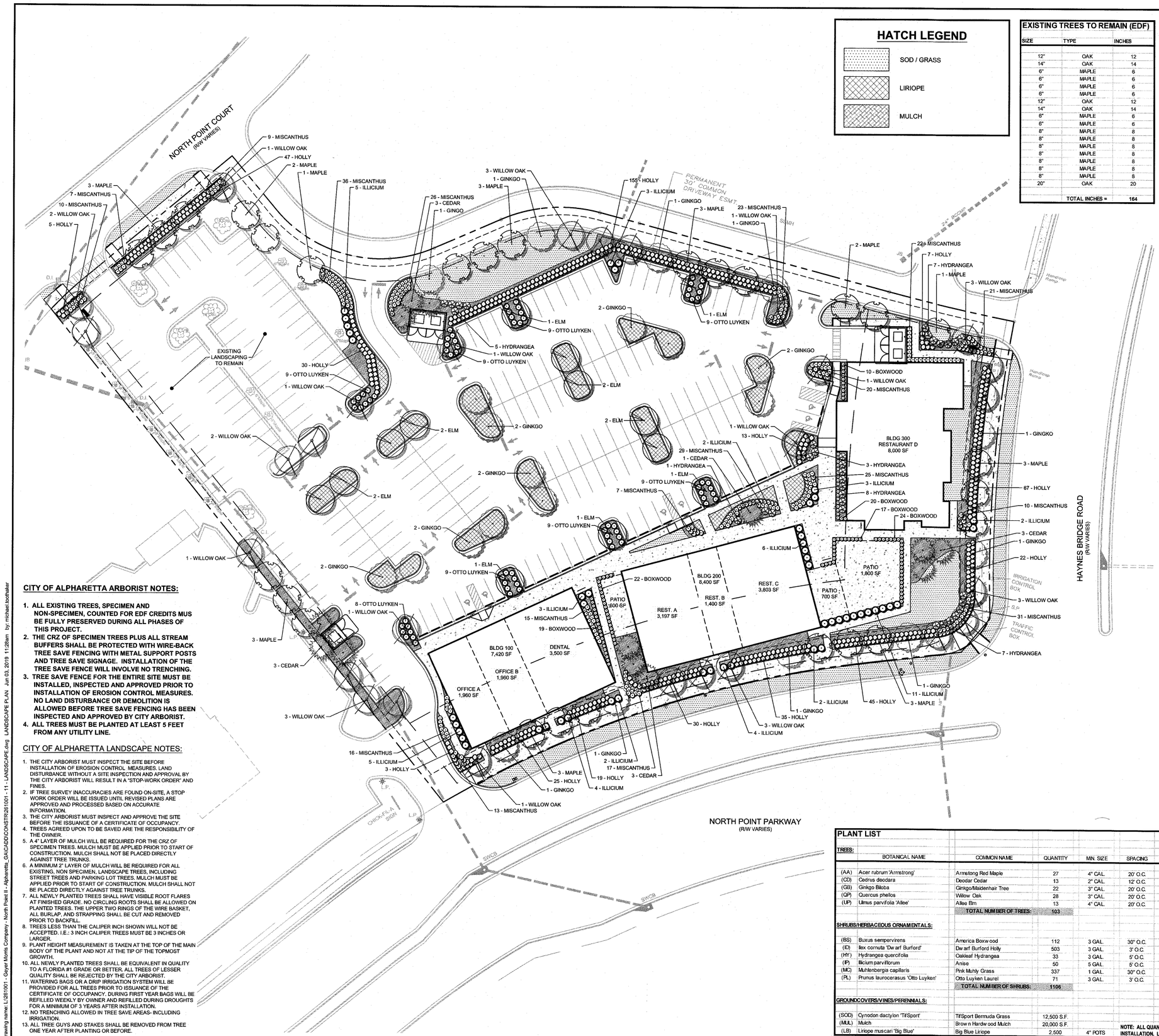
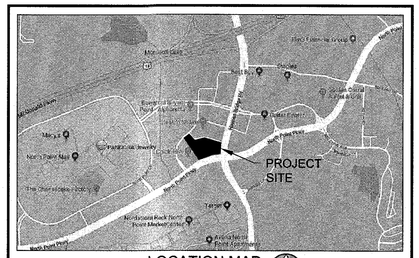


HATCH LEGEND

- SOD / GRASS
- LIRIOPE
- MULCH

EXISTING TREES TO REMAIN (EDF)

SIZE	TYPE	INCHES
12"	OAK	12
14"	OAK	14
6"	MAPLE	6
6"	MAPLE	6
6"	MAPLE	6
6"	MAPLE	6
12"	OAK	12
14"	OAK	14
6"	MAPLE	6
6"	MAPLE	6
8"	MAPLE	8
8"	MAPLE	8
8"	MAPLE	8
8"	MAPLE	8
8"	MAPLE	8
8"	MAPLE	8
8"	MAPLE	8
20"	OAK	20
	TOTAL INCHES =	164



LOCATION MAP
NOT TO SCALE

SITE SUMMARY

SITE AREA	
SITE AREA:	3.82 ACRES (166,048 S.F.)
IMPERVIOUS AREA:	--- SF (~%)
PERVIOUS AREA:	--- SF (~%)
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF ALPHARETTA
ZONING:	PSC (NORTH POINT LCI)
ADJACENT ZONING:	PSC (NORTH POINT LCI)
BUILDING SETBACKS	
FRONT:	20' MIN / 100' MAX (TYPE A CORRIDOR)
	10' MIN / 60' MAX (TYPE B CORRIDOR)
SIDE:	15'
REAR:	15'
BUILDING SUMMARY	
BUILDING AREA:	23,820 S.F.
BUILDING COVERAGE:	14.3%
PARKING SUMMARY	
PARKING REQ.:	RESTAURANT 1 SPACE / 100 S.F.
	MEDICAL / RETAIL 1 SPACE / 200 S.F.
	202 SPACES
PARKING PROV.:	8.48 SPACES / 1,000 S.F.
	202 SPACES
1 BIKE SPACE REQUIRED / 25 VEHICLE SPACES	
STANDARD STALL DIMENSIONS:	9' x 19'
MIN. DRIVE WIDTH:	22'

ORDINANCE REQUIREMENTS

SITE DENSITY REQUIREMENT: 3.82 ACRES	
TE DENSITY FACTOR (SDF) = 130 INCHES/ACRE	496.60
EXISTING DENSITY FACTOR (EDF) =	164.00
REPLACEMENT DENSITY FACTOR (RDF) =	332.60
3" TREE = 0.5 UNITS	
4" TREE = 0.6 UNITS	
5" TREE = 0.7 UNITS	
LANDSCAPE STRIP REQUIREMENTS:	
NORTH POINT PARKWAY (365' OF FRONTAGE)	(20' WIDE)
1 TREE/25 LINEAR FEET =	15 TREES
DOUBLE ROW OF EVERGREEN SHRUBS	
HAYNES BRIDGE ROAD (215' OF FRONTAGE)	(20' WIDE)
1 TREE/25 LINEAR FEET =	9 TREES
DOUBLE ROW OF EVERGREEN SHRUBS	
NORTH POINT COURT (120' OF FRONTAGE)	(5' WIDE)
1 TREE/25 LINEAR FEET =	5 TREES
NORTHERN PROPERTY LINE (520' OF FRONTAGE	(5' WIDE)
1 TREE/50 LINEAR FEET =	21 TREES
WESTERN PROPERTY LINE (360' OF FRONTAGE)	(5' WIDE)
1 TREE/50 LINEAR FEET =	15 TREES
PARKING LOT REQUIREMENTS:	
MINIMUM 200 S.F. AREA FOR CANOPY TREES	
100 S.F. FOR EACH ADDITIONAL	
PARKING ISLAND EVERY 72 LINEAR FEET OF PARKING	

CITY OF ALPHARETTA ARBORIST NOTES:

1. **ALL EXISTING TREES, SPECIMEN AND NON-SPECIMEN, COUNTED FOR EDF CREDITS MUS 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. INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.**
3. **TREE SAVE FENCE FOR THE 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 INSPECTED AND APPROVED BY CITY ARBORIST.**
4. **ALL TREES MUST BE PLANTED AT LEAST 5 FEET FROM ANY UTILITY LINE.**

CITY OF ALPHARETTA LANDSCAPE NOTES:

1. THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A "STOP-WORK ORDER" AND FINES.
2. IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.
3. THE CITY ARBORIST MUST INSPECT AND APPROVE THE SITE BEFORE THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.
5. A 4" LAYER OF MULCH WILL BE REQUIRED FOR THE CRZ OF SPECIMEN TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
6. A MINIMUM 2" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING, NON SPECIMEN, LANDSCAPE TREES, INCLUDING STREET TREES AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
7. ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO CIRCLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER TWO RINGS OF THE WIRE BASKET, ALL BURLAP, AND STRAPPING SHALL BE CUT AND REMOVED PRIOR TO BACKFILL.
8. TREES LESS THAN THE CALIPER INCH SHOWN WILL NOT BE ACCEPTED. I.E.: 3 INCH CALIPER TREES MUST BE 3 INCHES OR LARGER.
9. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.
10. ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO A FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.
11. WATERING BAGS OR A DRIP IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL TREES PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. DURING FIRST YEAR BAGS WILL BE REFILLED WEEKLY BY OWNER AND REFILLED DURING DROUGHTS FOR A MINIMUM OF 3 YEARS AFTER INSTALLATION.
12. NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.
13. ALL TREE GUYS AND STAKES SHALL BE REMOVED FROM TREE ONE YEAR AFTER PLANTING OR BEFORE.

PLANT LIST

	BOTANICAL NAME	COMMON NAME	QUANTITY	MIN. SIZE	SPACING	TREE TYPE	INCHES/TREE	GENUS %	INCHES	COMMENTS
TREES:										
(AA)	Acer rubrum 'Armstrong'	Armstong Red Maple	27	4" CAL.	20' O.C.	DECIDUOUS CANOPY	4	26.21%	108	6' CLEAR BELOW CANOPY
(CD)	Cedrus deodara	Deodar Cedar	13	2" CAL.	12' O.C.	EVERGREEN CANOPY	2	12.62%	26	UPRIGHT HABIT
(GB)	Ginkgo Biloba	Ginkgo/Maidenhair Tree	22	3" CAL.	20' O.C.	DECIDUOUS CANOPY	3	21.36%	66	6' CLEAR BELOW CANOPY
(QP)	Quercus phellos	Willow Oak	28	3" CAL.	20' O.C.	DECIDUOUS CANOPY	3	27.18%	84	6' CLEAR BELOW CANOPY
(UP)	Ulmus parvifolia 'Allee'	Allee Elm	13	4" CAL.	20' O.C.	DECIDUOUS CANOPY	4	12.62%	52	6' CLEAR BELOW CANOPY
		TOTAL NUMBER OF TREES:	103				REPLACEMENT UNITS PROVIDED:		336	
SHRUBS/HERBACEOUS ORNAMENTALS:										
(BS)	Buxus sempervirens	America Boxwood	112	3 GAL.	30" O.C.					
(ID)	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly	503	3 GAL.	3' O.C.	24" TALL AT TIME OF PLANTING				
(HY)	Hydrangea quercifolia	Oakleaf Hydrangea	33	3 GAL.	5' O.C.					
(IP)	Ilicium parviflorum	Anise	50	5 GAL.	5' O.C.					
(MC)	Muhlenbergia capillaris	Pink Muhly Grass	337	1 GAL.	30" O.C.					
(PL)	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	71	3 GAL.	3' O.C.					
		TOTAL NUMBER OF SHRUBS:	1106							
GROUNDCOVERS/VINES/PERENNIALS:										
(SOD)	Cynodon dactylon 'TifSport'	TifSport Bermuda Grass	12,500 S.F.							
(MUL)	Mulch	Brown Hardwood Mulch	20,000 S.F.							
(LB)	Liriope muscari 'Big Blue'	Big Blue Liriope	2,500	4" POTS						

NOTE: ALL QUANTITIES ARE FOR A GENERAL GUIDE ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PRIOR TO BIDDING AND INSTALLATION. LECRAW ENGINEERING, INC. SHALL TAKE NO RESPONSIBILITY FOR THE ACCURACY OF THE QUANTITIES PROVIDED.

PREPARED IN THE OFFICE OF:
LECRAW ENGINEERING
© 2019 LECRAW ENGINEERING, INC.
3470 CORPORATE WAY
SUITE A
DULUTH, GA 30096
PHONE - 678.546.8100
FAX - 678.546.8109
WWW.LECRAWENGINEERING.COM
PE#005788

REV. #	DATE	DRAWN BY:	CHECKED BY:

CLIENT
GEYER MORRIS COMPANY
ONE BUCKHEAD PLAZA
3060 PEACHTREE ROAD NW - SUITE 1050 - ATLANTA, GA 30305

PROJECT
NORTH POINT II - ALPHARETTA, GA
10800 HAYNES BRIDGE ROAD
LAND LOT 754 & 755, DISTRICT 1, SECTION 2
ALPHARETTA, FULTON COUNTY, GEORGIA

SEAL:

GEORGIA REGISTERED PROFESSIONAL ARCHITECT No. 1593 MICHAEL TOOTHAKER 6/3/19

DESIGN TEAM:

DRAWN BY:	MAT
DESIGNED BY:	MAT
REVIEWED BY:	MSL

811 Know what's below. Call before you dig.

SCALE & NORTH ARROW:

NORTH ARROW
0' 15' 30' 60'
SCALE: 1"=30'

JOB #:	261001
DATE:	JUNE 3, 2019

LANDSCAPE PLAN
L-1.1

Drawing name: L:\261001 - Geyer Morris Company - North Point II - Alpharetta, GA\CADD\CONSTR\261001 - 11 - LANDSCAPE.dwg LANDSCAPE PLAN Jun 03, 2019 11:28am by: michael.toothaker

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by LeCraw Engineering, Inc. shall be without liability to LeCraw Engineering, Inc. Copyright LeCraw Engineering, Inc., 2019

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Alpha Land Partners, LLC, Orlando BK One Associates, LLC and Alpha Regions Partners, LLC Telephone: 415-227-2215

Address: 940 Emmett Avenue Suite: 200

City Belmont State: CA Zip: 94002

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: GEYER MORRIS COMPANY Telephone: 404-941-2370

Address: Suite:

City ATLANTA State: GA Zip: 30305

So Sworn and Attested:

Owner Signature: (see attached signature page) Date: 6/6/19

Notary:

Notary Signature: (see attached notary page) Date: 6/6/19

CITY OF ALPHARETTA – PUBLIC HEARING APPLICATION
PROPERTY OWNER AUTHORIZATION
SIGNATURE PAGE FOR OWNER

Alpha Land Partners, LLC,
a Georgia limited liability company

Owner of 6055 North Point Parkway, Alpharetta, GA

By: VPDC 2015, LLC,
a Delaware limited liability company,
its manager

By: VPD-EX, LLC,
a Delaware limited liability company,
its manager

By: Debra L Perry
Debra L. Perry, Vice President

Date: 6/6/19

Orlando BK One Associates, LLC,
a Florida limited liability company

84.9% Owner of 10800 Haynes Bridge Rd, Alpharetta, GA

By: VPDC 2015, LLC,
a Delaware limited liability company,
its manager

By: VPD-EX, LLC,
a Delaware limited liability company,
its manager

By: Debra L Perry
Debra L. Perry, Vice President

Date: 6/6/19

Alpha Regions Partners, LLC,
a Georgia limited liability company

15.1% Owner of 10800 Haynes Bridge Rd, Alpharetta, GA

By: VPDC 2015, LLC,
a Delaware limited liability company,
its manager

By: VPD-EX, LLC,
Delaware limited liability company,
its manager

By: Debra L Perry
Debra L. Perry, Vice President

Date: 6/6/19

[NOTARY PAGE ATTACHED HERETO]

CITY OF ALPHARETTA – PUBLIC HEARING APPLICATION
PROPERTY OWNER AUTHORIZATION
SIGNATURE PAGE FOR OWNER

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA §
§
COUNTY OF SAN MATEO §

Subscribed and sworn to (or affirmed) before me on this 6th day of June, 2019, by Debra L. Perry, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(Seal) MONA GANG
COMM. # 2275703
NOTARY PUBLIC - CALIFORNIA
SAN MATEO COUNTY
MY COMM. EXP. JUL 21, 2023

Signature Mona Gang

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: GEYER MORRIS COMPANY

Subject Public Hearing Case: 10800 HAYNES BRIDE RD AND 6055 NORTH POINT PKWY

Campaign Contribution Information:

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

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

Name of Official: _____ Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: _____ Date: 6/6/19

LEGAL DESCRIPTION – JOE'S CRAB SHACK

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 754 and 755 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at a point on the west right-of-way line of Haynes Bridge Road, having a varying right-of-way, said point also being the beginning of a chamfer to the north right-of-way line of North Point Parkway, having a varying right-of-way, and the TRUE POINT OF BEGINNING. From said TRUE POINT OF BEGINNING AS THUS ESTABLISHED, run thence southwesterly along said north right-of-way line of North Point Parkway the following courses and distances: South 40 degrees 28 minutes 03 seconds West, a distance of 29.35 feet; South 83 degrees 16 minutes 29 seconds West, a distance of 67.69 feet and along the arc of a curve to the left (which has a radius of 710.00 feet, a central angle of 09 degrees 37 minutes 38 seconds and a chord distance of 119.16 feet, along a bearing of South 78 degrees 27 minutes 40 seconds West), an arc distance of 119.30 feet to a point; thence. leave said North Point Parkway right-of-way line and run North 16 degrees 21 minutes 09 seconds West, a distance of 74.53 feet to a point; run thence North 38 degrees 46 minutes 41 seconds West a distance of 282.35 feet to a point, said point being located on the centerline of a 30 foot permanent common driveway easement; run thence northeasterly along the centerline of said 30 foot easement the following courses and distances: along the arc of a curve to the left (which has a radius of 90.00 feet, a central angle of 19 degrees 27 minutes 05 seconds and a chord distance of 30.41 feet, along a bearing of North 76 degrees 12 minutes 20 seconds East), an arc distance of 30.55 feet; North 66 degrees 28 minutes 48 seconds East, a distance of 48.66 feet; along the arc of a curve to the right (which has a radius of 100.00 feet, a central angle of 38 degrees 36 minutes 33 seconds and a chord distance of 66.12 feet, along a bearing of North 85 degrees 47 minutes 04 seconds East), an arc distance of 67.39 feet; South 74 degrees 54 minutes 39 seconds East a distance of 199.94 feet, and along the arc of a curve to the left (which has a radius of 1,250.00 feet, a central angle of 03 degrees 55 minutes 13 seconds and a chord distance of 85.51 feet, along a bearing of South 76 degrees 52 minutes 16 seconds East), an arc distance of 85.53 feet to a point, said point being located on the westerly right-of-way line of the aforementioned Haynes Bridge Road; thence, leave the centerline of said 30 foot common driveway easement and run southwesterly along said Haynes Bridge Road right-of-way line along the arc of a curve to the left (which has a radius of 915.00 feet, a central angle of 12 degrees 26 minutes 09 seconds and a chord distance of 198.21 feet, along a bearing of South 04 degrees 30 minutes 17 seconds West), an arc distance of 198.60 feet to a point, and THE TRUE POINT OF BEGINNING.

Said tract of land being comprised of 82,718 square feet or 1.899 acres, more or less.

LEGAL DESCRIPTION – RUBY TUESDAY

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 754 and 755 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at a point on the west right-of-way line of Haynes Bridge Road, having a varying right-of-way, said point also being the beginning of a chamfer to the north right-of-way line of North Point Parkway, having a varying right-of-way; run thence southwesterly along said north right-of-way line of North Point Parkway the following courses and distances: South 40 degrees 28 minutes 03 seconds West, a distance of 29.35 feet; South 83 degrees 16 minutes 29 seconds West, a distance of 67.69 feet and along the arc of a curve to the left (which has a radius of 710.00 feet, a central angle of 09 degrees 37 minutes 38 seconds and a chord distance of 119.16 feet, along a bearing of South 78 degrees 27 minutes 40 seconds West), an arc distance of 119.30 feet to a point, and THE TRUE POINT OF BEGINNING. From said TRUE POINT OF BEGINNING AS THUS ESTABLISHED, run thence southwesterly along said North Point Parkway along the arc of a curve to the left (which has a radius of 710.00 feet, a central angle of 14 degrees 11 minutes 00 seconds and a chord distance of 175.31 feet, along a bearing of South 66 degrees 33 minutes 21 seconds West), an arc distance of 175.76 feet to a point; thence. leave said North Point Parkway right-of-way line and run North 38 degrees 46 minutes 41 seconds West, a distance of 419.28 feet to a point, said point being located on the southeast right-of-way line of North Point Court, having a varying right-of-way; run thence northeasterly along said North Point Court right-of-way line along the arc of a curve to the right (which has a radius of 260.00 feet, a central angle of 07 degrees 01 minutes 19 seconds and a chord distance of 31.84 feet, along a bearing of North 46 degrees 46 minutes 25 seconds East), an arc distance of 31.86 feet to a point, run thence North 50 degrees 17 minutes 04 seconds East, a distance of 126.27 feet to a point, said point being located on the centerline of a 30 foot permanent common driveway easement; thence, leave said North Point Court right-of-way line and run southeasterly along the centerline of said 30 foot common driveway easement South 39 degrees 42 minutes 56 seconds East, a distance of 46.43 feet to a point; run thence along the arc of a curve to the left (which has a radius of 90.00 feet, a central angle of 54 degrees 21 minutes 11 seconds and a chord distance of 82.21 feet, along a bearing of South 66 degrees 53 minutes 31 seconds East), an arc distance of 85.38 feet; to a point; run thence South 38 degrees 46 minutes 41 seconds East, a distance of 282.35 feet to a point; run thence South 16 degrees 21 minutes 09 seconds East a distance of 74.53 feet to a point, and THE TRUE POINT OF BEGINNING.

Said tract of land being comprised of 83,330 square feet or 1.913 acres, more or less.

LEGAL DESCRIPTION – COMPOSITE

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 754 and 755 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at a point on the west right-of-way line of Haynes Bridge Road, having a varying right-of-way, said point also being the beginning of a chamfer to the north right-of-way line of North Point Parkway, having a varying right-of-way, and the TRUE POINT OF BEGINNING. From said TRUE POINT OF BEGINNING AS THUS ESTABLISHED, run thence southwesterly along the north right-of-way line of North Point Parkway the following courses and distances: South 40 degrees 28 minutes 03 seconds West, a distance of 29.35 feet; South 83 degrees 16 minutes 29 seconds West, a distance of 67.69 feet and along the arc of a curve to the left (which has a radius of 710.00 feet, a central angle of 09 degrees 37 minutes 38 seconds and a chord distance of 119.16 feet, along a bearing of South 78 degrees 27 minutes 40 seconds West), an arc distance of 119.30 feet to a point; run thence southwesterly along said North Point Parkway along the arc of a curve to the left (which has a radius of 710.00 feet, a central angle of 14 degrees 11 minutes 00 seconds and a chord distance of 175.31 feet, along a bearing of South 66 degrees 33 minutes 21 seconds West), an arc distance of 175.76 feet to a point; thence; leave said North Point Parkway right-of-way line and run North 38 degrees 46 minutes 41 seconds West, a distance of 419.28 feet to a point, said point being located on the south right-of-way line of North Point Court, having a varying right-of-way; run thence northeasterly along said North Point Court right-of-way line along the arc of a curve to the right (which has a radius of 260.00 feet, a central angle of 07 degrees 01 minutes 19 seconds and a chord distance of 31.84 feet, along a bearing of North 46 degrees 46 minutes 25 seconds East), an arc distance of 31.86 feet; to a point, run thence North 50 degrees 17 minutes 04 seconds East, a distance of 126.27 feet to a point, said point being located on the centerline of a 30 foot permanent common driveway easement; thence, leave said North Point Court right-of-way line and run southeasterly along the centerline of said 30 foot common driveway easement the following courses and distances: South 39 degrees 42 minutes 56 seconds East, a distance of 46.43 feet; along the arc of a curve to the left (which has a radius of 90.00 feet, a central angle of 54 degrees 21 minutes 11 seconds and a chord distance of 82.21 feet, along a bearing of South 66 degrees 53 minutes 31 seconds East), an arc distance of 85.38 feet; along the arc of a curve to the left (which has a radius of 90.00 feet, a central angle of 19 degrees 27 minutes 05 seconds and a chord distance of 30.41 feet, along a bearing of North 76 degrees 12 minutes 20 seconds East), an arc distance of 30.55 feet; North 66 degrees 28 minutes 48 seconds East, a distance of 48.66 feet; along the arc of a curve to the right (which has a radius of 100.00 feet, a central angle of 38 degrees 36 minutes 33 seconds and a chord distance of 66.12 feet, along a bearing of North 85 degrees 47 minutes 04 seconds East), an arc distance of 67.39 feet; South 74 degrees 54 minutes 39 seconds East a distance of 199.94 feet, and along the arc of a curve to the left (which has a radius of 1,250.00 feet, a central angle of 03 degrees 55 minutes 13 seconds and a chord distance of 85.51 feet, along a bearing of South 76 degrees 52 minutes 16 seconds East), an arc distance of 85.53 feet to a point, said point being located on the westerly right-of-way line of the aforementioned Haynes Bridge Road; thence, leave the centerline of said 30 foot common driveway easement

and run southwesterly along said Haynes Bridge Road right-of-way line along the arc of a curve to the left (which has a radius of 915.00 feet, a central angle of 12 degrees 26 minutes 09 seconds and a chord distance of 198.21 feet, along a bearing of South 04 degrees 30 minutes 17 seconds West), an arc distance of 198.60 feet to a point, and THE TRUE POINT OF BEGINNING.

Said tract of land being comprised of 166,048 square feet or 3.812 acres, more or less.

APPLICANT REQUEST AND INTENT

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

MIXED USE RETAIL
RESTAURANT
SERVICE

Applicant's Request (Please itemize the proposal):

AMEND THE MASTER PLAN TO INCLUDE THE FOLLOWING AS PERMITTED USES
- BARBER SHOP/BEAUTY SHOP
- SPA SERVICES
- MIXED USE RETAIL

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

THIS SITE FALLS WITHIN THE THE NORTH POINT ACTIVITY CENTER IN THE CITY OF ALPHARETTA'S 2035 COMPREHENSIVE PLAN. THE ADDITION OF RETAIL AND BEAUTY/SPA SERVICES ARE COMPATIBLE WITH THE CITY'S GOAL OF PROVIDING A REGIONAL SHOPPING AND ENTERTAINMENT DESTINATION

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

SURROUNDING PROPERTIES ARE ZONED PSC AND ALSO LIE WITHIN THE NORTH POINT ACTIVITY CENTER

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

BENEFIT THE USE AND CREATE VALUE OF SURROUNDING PROPERTIES

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

THIS IS A COMMERCIAL CORRIDOR THAT IS LIMITED TO RESTAURANT AND OFFICE. THE NORTH POINT BUSINESS MASTER PLAN IS FROM 1991 WHEN THE DEVELOPER INTENDED FOR THIS PROPERTY TO BE USED FOR OFFICE. THE PROPERTY HAS NEVER BEEN USED FOR OFFICE, AND IS IN A MIXED USE ENVIRONMENT THAT RESTRICTS MANY USES THAT WOULD BENEFIT ITS USERS

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

THE IMPACT ON TRAFFIC WOULD DECREASE WITH THE PROPOSED AMENDMENT. CURRENTLY, RESTAURANT AND OFFICE IS THE ONLY PERMITTED USE. BOTH HAVE A MUCH GREATER TRAFFIC AND PARKING IMPACT THAN MIXED USE RETAIL AND BEAUTY/SPA SERVICE

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

NO IMPACT TO SCHOOLS FROM WHAT IS CURRENTLY PERMITTED. LESS IMPACT ON UTILITIES FOR MIXED USE RETAIL AND BEAUTY/SPA THAN RESTAURANT

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

PER THE ALPHARETTA COMPREHENSIVE PLAN, THIS AREA IS ZONED FOR A MIX OF RESIDENTIAL, OFFICE, COMMERCIAL, AND INDUSTRIAL AND IS ENVISIONED TO EVOLVE AS A COMPACT, WALKABLE MIXED USE CENTER WITH A MIX OF OFFICE, COMMERCIAL, RESIDENTIAL, AND MIXED USE USES. OUR AMENDMENT WOULD BE THE LESS IMPACTFUL OF ALL THE ALLOWED USES, PROMOTE WALKABILITY AND PROVIDE SERVICE AND ENTERTAINMENT FOR NEARBY RESIDENTIAL AND OFFICE

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

YES, THE LAND WILL BE REDEVELOPED FOLLOWING THE GUIDELINES SET FORTH FOR THIS AREA IN THE ALPHARETTA COMPREHENSIVE PLAN. THE PLAN IS TO REDEVELOP 2 EXISTING STAND-ALONE RESTAURANTS AND CONSTRUCT NEW BUILDINGS INCLUDING RESTAURANT AND MEDICAL SERVICE. WE FEEL THE PROPOSED PERMITTED USES OF MIXED RETAIL, BEAUTY SHOP AND SPA SERVICES WOULD BENEFIT THE OVERALL DEVELOPMENT

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.

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.

The property is already developed. The Applicant has "inherited" a significant number of existing parking spaces.

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

Yes. The known prospective tenants require additional parking.

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

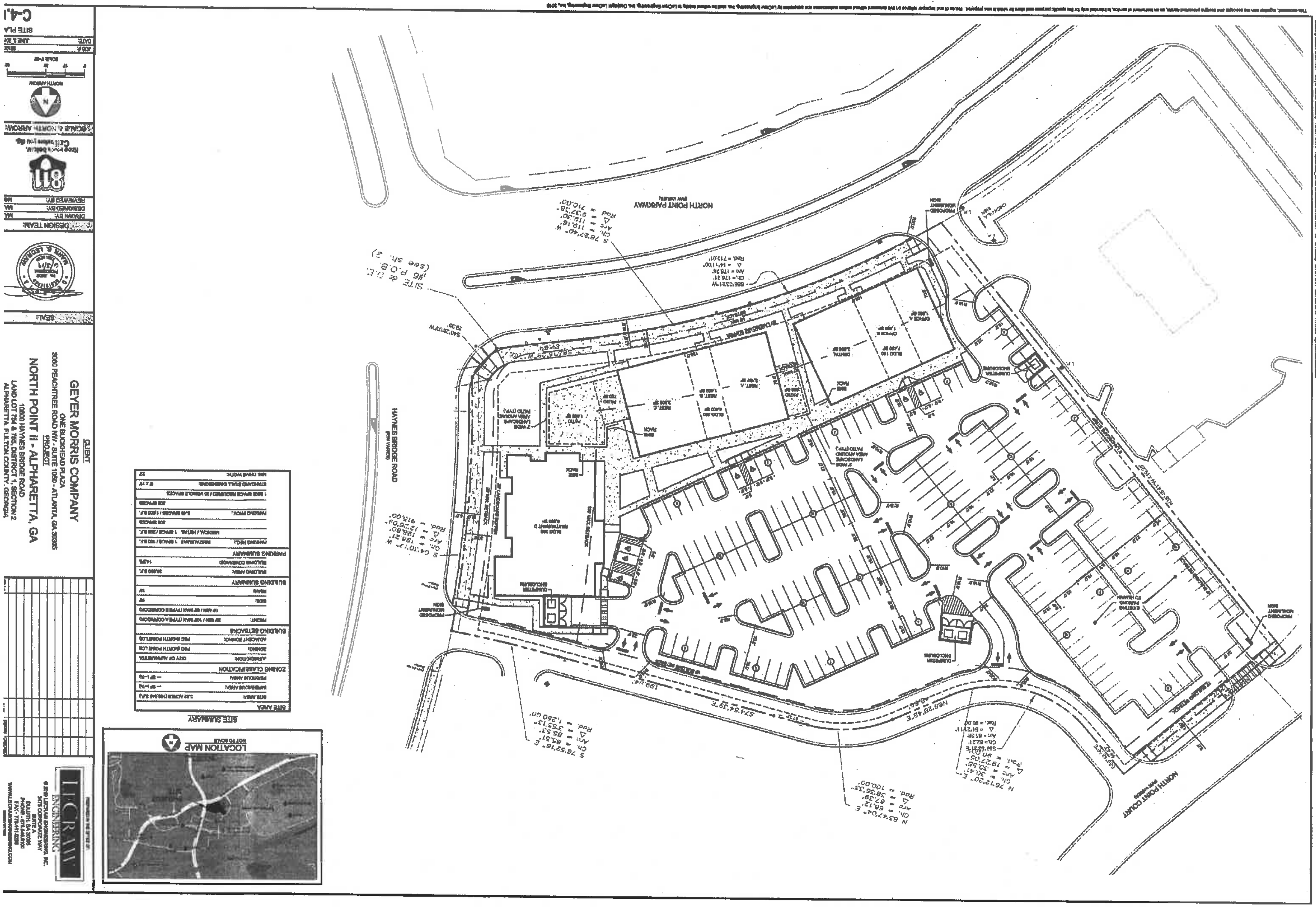
Yes. The property is already developed.

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. Redevelopment is consistent with the goals and objectives of the North Point LCI.

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.

See Letter of Intent.



C-4.1
SITE PLAN
NORTH POINT PARKWAY
HAYNES BRIDGE ROAD
NORTH POINT COURT
SITE SUMMARY
LOCATION MAP
CLIENT
GEYER MORRIS COMPANY
ONE BUCKHEAD PLAZA
3060 PEACHTREE ROAD NW - SUITE 1050 - ATLANTA, GA 30305
PROJECT
NORTH POINT II - ALPHARETTA, GA
10800 HAYNES BRIDGE ROAD
LAND LOT 704 & 705, DISTRICT 1, SECTION 2
ALPHARETTA, FULTON COUNTY, GEORGIA
LECRAW ENGINEERING

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: 10800 HAYNES BRIDE RD AND 6055 NORTH POINT PKWY

Contact Name: CAMERON GROGAN Telephone: 404-548-7128

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.

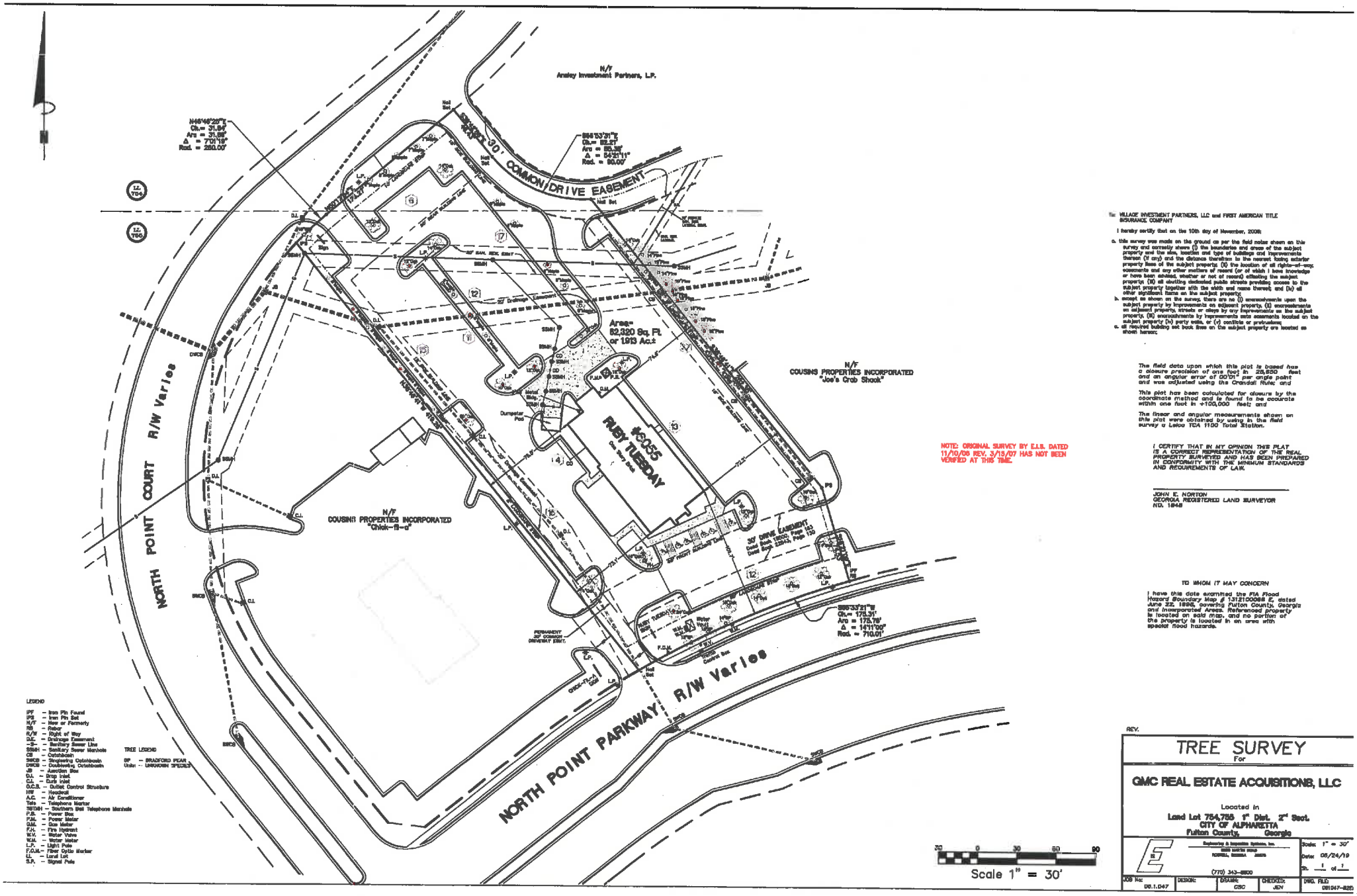
COUSINS PROPERTIES INCORPORATED "CHICK-FIL-A"

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

- [x] 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.

WE WILL SEND A LETTER WITH CONTACT INFORMATION AND INVITE INQUIRIES



NOTE: ORIGINAL SURVEY BY E.I.S. DATED 11/10/06 REV. 3/15/07 HAS NOT BEEN VERIFIED AT THIS TIME.

To: VILLAGE INVESTMENT PARTNERS, LLC and FIRST AMERICAN TITLE INSURANCE COMPANY

I hereby certify that on the 10th day of November, 2006:

a. this survey was made on the ground as per the field notes shown on this survey and correctly shows (i) the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon (if any) and the distance therefrom to the nearest facing exterior property lines of the subject property; (ii) the location of all rights-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) all abutting dedicated public streets providing access to the subject property together with the width and name thereof; and (iv) all other significant items on the subject property;
b. except as shown on the survey, there are no (i) 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) encroachments by improvements onto easements located on the subject property (iv) party walls, or (v) conflicts or protrusions;
c. all required building set back lines on the subject property are located as shown hereon;

The field data upon which this plat is based has a closure precision of one foot in 25,820 feet and an angular error of 00"01" per angle point and was adjusted using the Crandall Rule; and

This plat has been calculated for closure by the coordinate method and is found to be accurate within one foot in +100,000 feet; and

The linear and angular measurements shown on this plat were obtained by using in the field survey a Leica TCA 1100 Total Station.

I CERTIFY THAT IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE REAL PROPERTY SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

JOHN E. NORTON
GEORGIA REGISTERED LAND SURVEYOR
NO. 1848

TO WHOM IT MAY CONCERN

I have this date examined the FIA Flood Hazard Boundary Map # 13121C0069 E, dated June 23, 1986, covering Fulton County, Georgia and Incorporated Areas. Referenced property is located on said map, and no portion of the property is located in an area with special flood hazards.

LEGEND

IPF — Iron Pin Found
IPS — Iron Pin Set
N/F — Now or Formerly
RB — Rebar
R/W — Right of Way
D.E. — Drainage Easement
—S— — Sanitary Sewer Line
SSMH — Sanitary Sewer Manhole
CB — Catchbasin
SWCB — Singleating Catchbasin
DWCB — Doubleating Catchbasin
JB — Junction Box
D.I. — Drop Inlet
C.I. — Curb Inlet
O.C.S. — Outlet Control Structure
HW — Headwall
A.C. — Air Conditioner
Tele — Telephone Meter
SBTMH — Southern Bell Telephone Manhole
P.B. — Power Box
P.M. — Power Meter
G.M. — Gas Meter
F.H. — Fire Hydrant
W.V. — Water Valve
W.M. — Water Meter
L.P. — Light Pole
F.O.M. — Fiber Optic Marker
L.L. — Land Lot
S.P. — Signal Pole

TREE LEGEND

BP — BRADFORD PEAR
Unkn — UNKNOWN SPECIES

REV.

TREE SURVEY
For

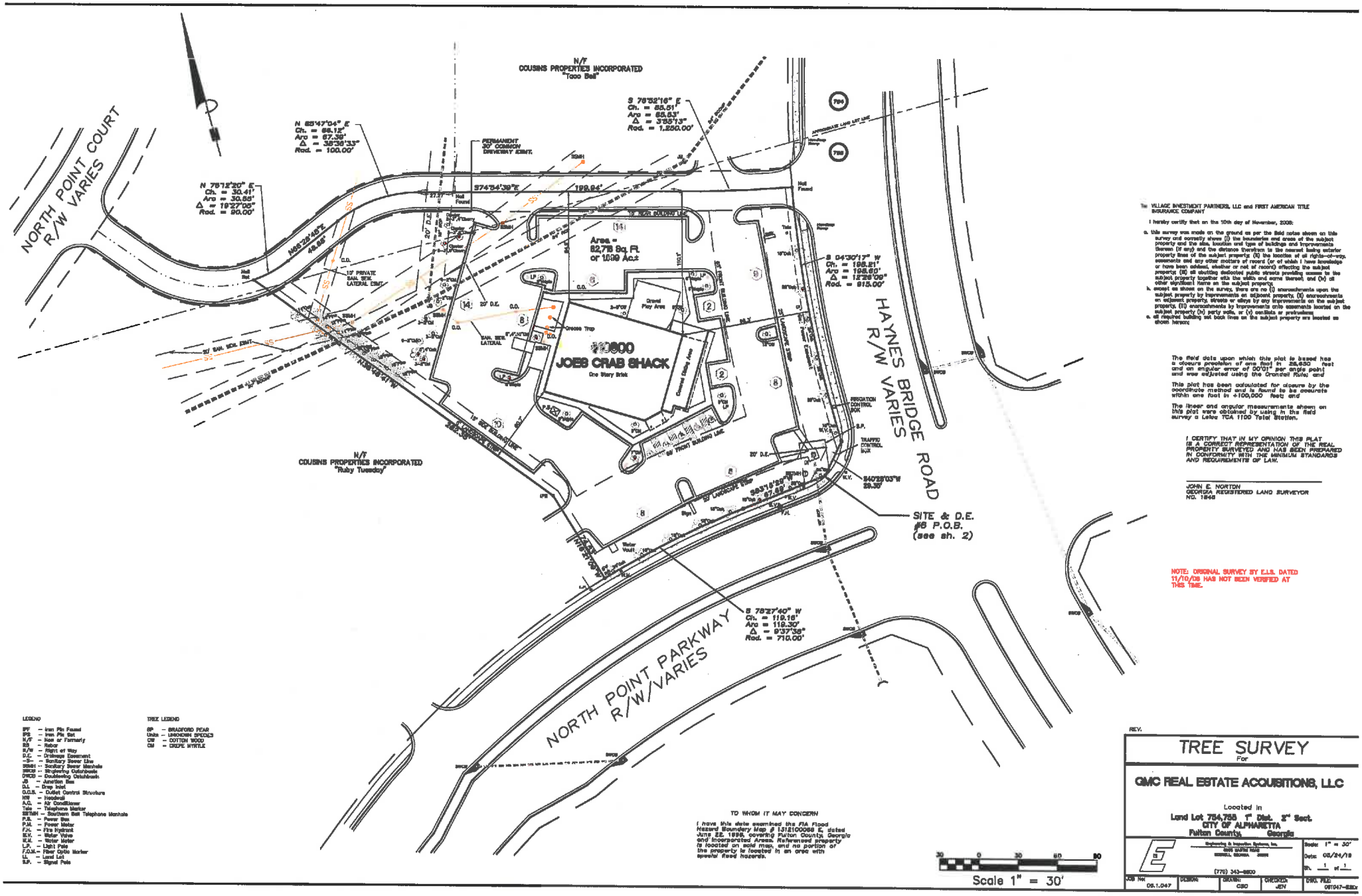
QMC REAL ESTATE ACQUISITIONS, LLC

Located in
Land Lot 754,755 1st Dist. 2nd Sect.
CITY OF ALPHARETTA
Fulton County, Georgia

Engineering & Inspection Systems, Inc.
(770) 343-8800

JOB No:	DESIGN:	DRAWN:	CHECKED:	DWG. FILE:
06.1.047		CSC	JEN	061047-825

Scale: 1" = 30'
Date: 05/24/19
Sh. 1 of 1



The VILLAGE INVESTMENT PARTNERS, LLC and FIRST AMERICAN TITLE INSURANCE COMPANY

I hereby certify that on the 10th day of November, 2008:

a. this survey was made on the ground as per the field notes shown on this survey and correctly shows (i) the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon (if any) and the distance therefrom to the nearest lawfully existing exterior property lines of the subject property (ii) the location of all rights-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) all abutting dedicated public streets providing access to the subject property together with the width and name thereof, and (iv) all other significant items on the subject property;
b. except as shown on the survey, there are no (i) 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) encroachments by improvements onto easements located on the subject property (iv) party walls, or (v) conflicts or prohibitions;
c. all required building set back lines on the subject property are located as shown hereon;

The field data upon which this plat is based has a closure precision of one foot in 28,630 feet and an angular error of 00'01" per angle point and was adjusted using the Crandall Rule; and

This plat has been calculated for closure by the coordinate method and is found to be accurate within one foot in +100,000 feet; and

The linear and angular measurements shown on this plat were obtained by using in the field survey a Leica TCA 1100 Total Station.

I CERTIFY THAT IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE REAL PROPERTY SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

JOHN E. NORTON
GEORGIA REGISTERED LAND SURVEYOR
NO. 1848

NOTE: ORIGINAL SURVEY BY E.I.S. DATED 11/10/08 HAS NOT BEEN VERIFIED AT THIS TIME.

TO WHOM IT MAY CONCERN

I have this date examined the FIA Flood Hazard Boundary Map # 13121C0088 E, dated June 22, 1998, covering Fulton County, Georgia and Incorporated Areas. Referenced property is located on said map, and no portion of the property is located in an area with special flood hazards.

LEGEND

IPF — Iron Pin Found
IPS — Iron Pin Set
N/F — Now or Formerly
RB — Rebar
R/W — Right of Way
D.E. — Drainage Easement
—S— — Sanitary Sewer Line
SSMH — Sanitary Sewer Manhole
SWCB — Shoplifting Catchbasin
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JB — Junction Box
D.I. — Drop Inlet
O.C.S. — Outlet Control Structure
HW — Headwall
A.C. — Air Conditioner
Tele — Telephone Meter
BSTMH — Southern Bell Telephone Manhole
P.B. — Power Box
P.M. — Power Meter
F/H — Fire Hydrant
M.V. — Meter Valve
W.M. — Water Meter
L.P. — Light Pole
F.O.M. — Fiber Optic Marker
LL — Land Lot
S.P. — Signal Pole

TREE LEGEND

BP — BRADFORD PEAR
Unks — UNKNOWN SPECIES
CW — COTTON WOOD
CM — CREPE MYRTLE

REV.

TREE SURVEY
For

GMC REAL ESTATE ACQUISITIONS, LLC

Located in
Land Lot 754,755 1st Dist. 2nd Sect.
CITY OF ALPHARETTA
Fulton County, Georgia

Engineering & Inspection Systems, Inc.
8005 SANDY SPRINGS ROAD
ROSWELL, GEORGIA 30076
(770) 343-8800

Scale: 1" = 30'
Date: 08/24/18
Sh. 1 of 1

JOB No:	DESIGN:	DRAWN:	CHECKED:	DWG. FILE:
05.1.047		CSO	JEN	081047-EIS1

ITE Trip Generation Rates - 8th Edition
Pass-by rates from ITE Trip Generation Handbook - 2nd Edition

Instructions: Enter Expected Unit Volumes into Column 'M'

Description/ITE Code	Units	ITE Vehicle Trip Generation Rates (peak hours are for peak hour of adjacent street traffic unless highlighted)								Expected Units	Total Generated Trips			Total Distribution of Generated Trips					
		Weekday	AM	PM	Pass-By	AM In	AM Out	PM In	PM Out		Daily	AM Hour	PM Hour	AM In	AM Out	Pass-By	PM In	PM Out	Pass-By
General Office 710 (Equation)	KSF²	Equations				88%	12%	17%	83%		0	0	0	0	0	0	0	0	0
General Office 710	KSF²	11.01	1.55	1.49		88%	12%	17%	83%	3.9	43	6	6	5	1	0	1	5	0
Medical Dental Office 720	KSF²	36.13	2.30	3.46		79%	21%	27%	73%	3.5	126	8	12	6	2	0	3	9	0
Medical Dental Office 720	Employees	8.91	0.53	1.06		79%	21%	34%	66%		0	0	0	0	0	0	0	0	0
Shopping Center 820 (Equation)	KSF²	Equations			34%	61%	39%	49%	51%		0	0	0	0	0	0	0	0	0
Quality Restaurant 931	KSF²	89.95	0.81	7.49	44%	NA	NA	67%	33%	16.4	1,475	13	123	NA	NA	6	46	23	54
Quality Restaurant 931	Seats	2.86	0.03	0.26	44%	NA	NA	67%	33%		0	0	0	NA	NA	0	0	0	0
										TOTALS =	1,645	27	141	12	2	6	50	36	54

TRIP GENERATION REPORT

CITY COUNCIL MEETING
STAFF REPORT

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

I. AGENDA ITEM TITLE: MP-19-01/Z-19-02/CU-19-03 OLD MILTON VAPE/CAMDEN POND MASTER PLAN

PLANNING COMMISSION: AUGUST 1, 2019

CITY COUNCIL: AUGUST 26, 2019

II. RECOMMENDATION:

Deny MP-19-01/Z-19-02/CU-19-03 Old Milton Vape/Camden Pond Master Plan request for master plan amendment, rezoning and conditional use.

If approval is considered, recommend the following conditions:

1. The site, consisting of approximately 0.9 acres, shall be zoned C-2.
2. 'Smoke Shop and Tobacco Store' shall be added as a conditional use in Camden Pond Master Plan on the property designated 'Mixed Use Office/Commercial Zoning'.
3. 'Smoke Shop and Tobacco Store' shall be added as a conditional use at 3630 Old Milton Parkway, Suite 160 and limited to no more than 2,037 square feet.
4. Conditional use approval shall be limited to Xhale City no additional 'Smoke Shop and Tobacco Store' businesses or subleasing shall be permitted within the approved space.
5. Hours of operation shall be limited to Monday – Saturday 10:00 AM – 11:00 PM and Sunday 10:00 PM – 6:00 PM.
6. The business shall be limited to vape products only and shall not sell tobacco products, CBD products or drug-related paraphernalia. E-liquid shall be restricted to nicotine products only.
7. Storefront glass shall be clear.
8. Drive-through facilities associated with Suite 160 shall be removed, including drive-through window, awning, signage and pavement markings.
9. Window signage shall not exceed 10% of the total window area. No lighting window trim.
10. Property owner shall fill in the gaps in the double row of shrubs required to screen the parking lot from Old Milton Parkway, Waters Ferry Drive and Waters Ferry Way.
11. Dumpsters shall be kept at all times within an enclosure. Existing dumpster enclosures shall be upgraded or replaced, including solid masonry walls on three (3) sides with metal gates.

III. REPORT IN BRIEF:

The applicant, El Mina, Inc., is requesting a master plan amendment, rezoning and conditional use to allow a 'Vape Store' for Xhale City in a 2,037 square foot suite within an existing shopping center. The proposed use is classified as 'Smoke Shop and Tobacco Store', which is not permitted in the CUP (Community Unit Plan) district. Rezoning is requested from CUP to C-1 (Neighborhood Commercial) and a master plan amendment to add the proposed use. The subject property is located at 3630 Old Milton Parkway, Suite 160.

DISCUSSION

The submitted request, if approved, will allow the applicant to operate a 'Vape Store' in a 2.037 square foot suite within an existing shopping center. The proposed use is classified as 'Smoke Shop and Tobacco Store'. The property is located in the Camden Pond Master Plan and is zoned CUP (Community Unit Plan). The applicant proposes a master plan amendment to add the proposed use, rezoning of the property from CUP to C-1(Neighborhood Commercial) and a conditional use permit to allow the proposed use in the C-1 district. The subject property is located at 3630 Old Milton Parkway, Suite 160.

The property is zoned CUP and is developed with a 1-story, 12,798 square foot retail building. Surrounding properties are zoned CUP to the north, east and west and O-I (Office-Institutional) subject to the Brookside Master Plan to the south. The Comprehensive Land Use designation of the property is 'Commercial'.

The shopping center consists of seven (7) suites and two (2) drive-through facilities serving the suites on either end of the building. The building is currently occupied by a mix of retail and restaurant businesses. The applicant's business is proposed to be located within a 2,037 square foot suite on the east end of the building. Other businesses located in the shopping center, include Hollywood Manicure & Spa, Dunkin' Donuts, Cafeteria Wingsville, Café India, a barber shop and a dry cleaner. Because the Dunkin' Donuts has a drive through, rezoning to C-1 would require a conditional use for a 'Restaurant w/Drive through Window'. If approval is

considered, it is recommended that the property be rezoned to C-2 since the Master Plan allows C-2 permitted uses on the subject property.

Unified Development Code (UDC) Section 1.4.2 defines 'Smoke Shop and Tobacco Store' as follows:

> *"Any premises dedicated to the display, sale, distribution, delivery, offering, furnishing, or marketing of tobacco, tobacco products, or tobacco instruments; provided, however, that any grocery store, supermarket, convenience store or similar retail use that only sells conventional cigars, cigarettes or tobacco as an ancillary sale shall not be defined as a "smoke shop and tobacco store".*

There is a 'Smoke Shop and Tobacco Store' business, Water Cloud Vapor Co., located in the neighboring shopping center at 3710 Old Milton Parkway, Suite 103. That business began operating at the property before the City adopted the 'Smoke Shop and Tobacco Store' use category. Therefore, the use was classified as 'Retail Establishment' and did not require a conditional use. Water Cloud Vapor Co. is approximately 600' from the applicant's proposed business. There is an additional business in the area that sales vape products, Cigar Plus, located at 4055 Old Milton Parkway. That business is also located on Old Milton Parkway approximately 3,700' to the east of the applicant's proposed location.

Xhale City has been in business since 2014, with 17 locations throughout the Atlanta Metro area. According to their website, Xhale City is known as one of the largest smoke and vape supply outlets in the Southeast. The applicant's business is primarily retail sales of vape devices, e-liquid, other vape-related accessories and glass pipes. The requested hours of operation are Monday – Thursday 10:00 AM – 11:00 PM, Friday – Saturday 10:00 AM – 12 PM and Sunday 10:00 AM – 10:00 PM.

STANDARDS FOR MASTER PLAN AMENDMENT/ZONING CHANGES

The Planning Commission and the City Council shall consider the following standards in considering a master plan amendment and 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: Approval of the zoning proposal would result in three (3) businesses that sell vape products located on Old Milton Parkway and in the same general vicinity.

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

Response: Approval of the zoning proposal would result in three (3) businesses that sell vape products located on Old Milton Parkway and in the same general vicinity.

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: The subject property is designated 'Mixed Use Office/Commercial Zoning' in the Camden Pond Master Plan, which allows C-2 permitted uses. The zoning proposal is related to the use, 'Smoke Shop and Tobacco Store', not being permitted in the CUP zoning district.

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: Not applicable.

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

Response: The subject property is designated 'Mixed Use Office/Commercial Zoning', which allows C-2 permitted uses. There is nothing new and conditions have not changed that would support an expansion of C-1 or C-2 zoning along the Old Milton Parkway corridor.

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 zoning proposal does not reflect a reasonable balance as the property already has rights to C-2 permitted uses.

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

Response: The applicant has not provided substantial reasons why the property cannot be used in accordance with the existing zoning, which has rights to C-2 permitted uses.

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

Response: The zoning proposal is consistent with the Comprehensive Land Use Plan designation of the subject property, which is 'Commercial'. However, the property already has rights to C-2 permitted uses in the pods designated Mixed Use Office/Commercial Zoning.

CONDITIONAL USE REVIEW CRITERIA

City staff has reviewed the applicant's request and compared it to the conditional use standards established in UDC Sec. 4.2.3 (B) which are as follows:

A conditional use otherwise permitted within a zoning district shall be considered to be compatible with other uses permitted in the district, provided that due consideration is given to the following objective criteria at a public hearing and satisfactory provisions or arrangements are made for:

1. Access into and out of the property with regard to traffic and pedestrian safety, volume of traffic flow, and emergency vehicles, as well as the type of street providing access;

Response: The subject property was developed in compliance with site access development standards for retail shopping centers.

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

Response: Refuse areas and parking lot screening does not appear to be in compliance with the UDC regulations. The two (2) dumpster enclosures have not been maintained and a recycling dumpster is being kept outside the enclosure within the parking lot. In addition, the required double row of shrubs to screen the parking lot from the adjacent public rights-of-way is missing in some locations.

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 Vape business is located within 600' of Water Cloud Vapor Co. and within 3,700' of Cigar Plus, which also sell vape products.

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 Vape business is located within 600' of Water Cloud Vapor Co. and within 3,700' of Cigar Plus, which also sell vape products.

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 Vape business is located within 600' of Water Cloud Vapor Co. and within 3,700' of Cigar Plus, which also sell vape products.

CONCURRENCES

City Staff has reviewed the applicant's proposal and finds that it cannot support the request for master plan amendment, rezoning and conditional use. The zoning proposal is in conflict with the established review criteria for a master plan amendment, rezoning and conditional use. The Camden Pond Master Plan currently allows C-2 permitted uses on the subject property. In addition, a Vape Store is already operating in the neighboring shopping center and another business that sells vape products is also located on Old Milton Parkway.

CITIZEN PARTICIPATION PLAN

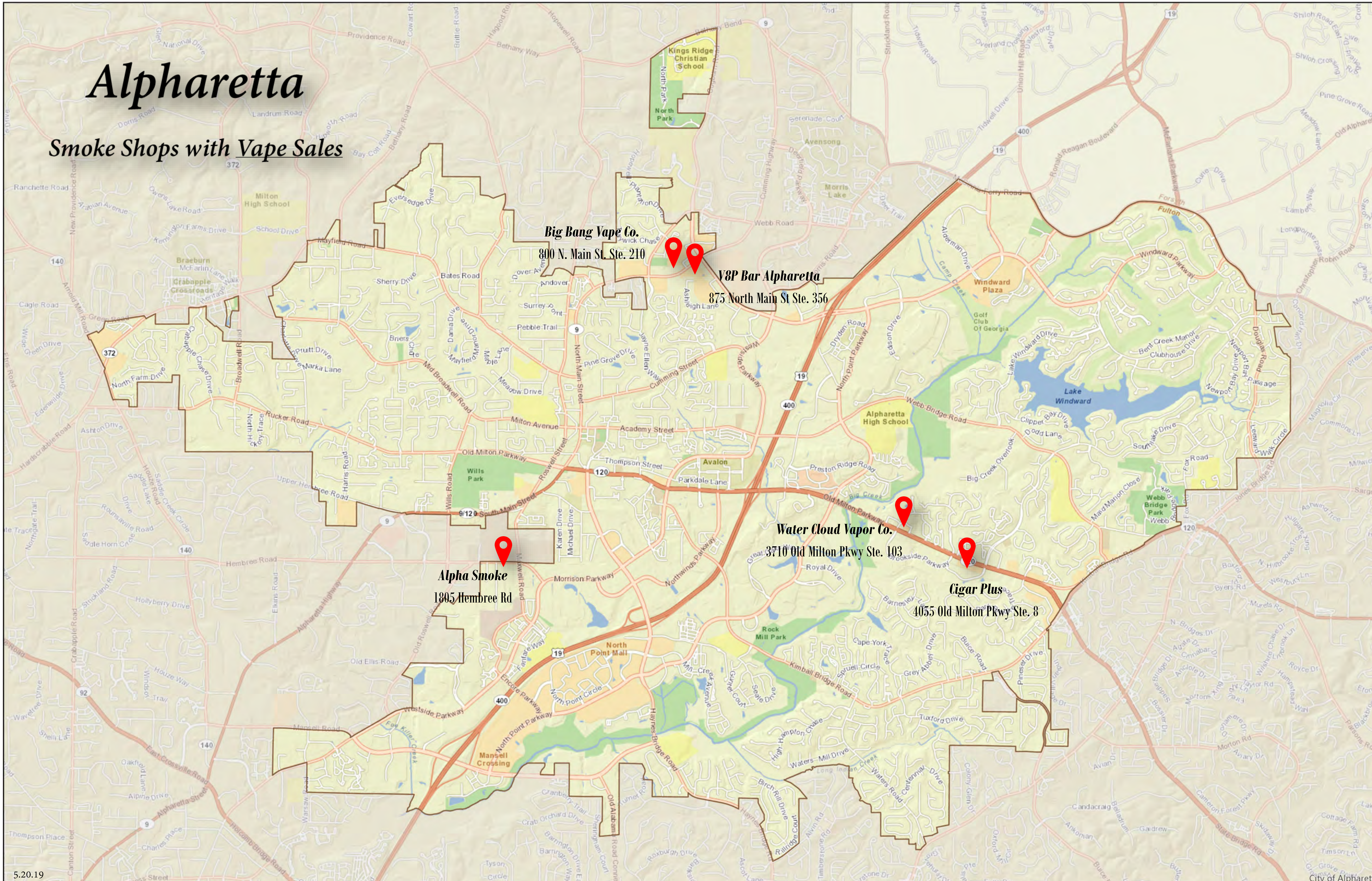
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on July 10, 2019. There were no public comments on the sign-in sheet.

IV. ATTACHMENTS:

- Site Plan
- Floor Plan
- Directory of Products Sold at Xhale City (website)


Alpharetta
Smoke Shops with Vape Sales
Big Bang Vape Co.
800 N. Main St. Ste. 210
V8P Bar Alpharetta
875 North Main St Ste. 356
Water Cloud Vapor Co.
3710 Old Milton Pkwy Ste. 103
Cigar Plus
4055 Old Milton Pkwy Ste. 8
Alpha Smoke
1805 Hembree Rd
5.20.19
City of Alpharetta

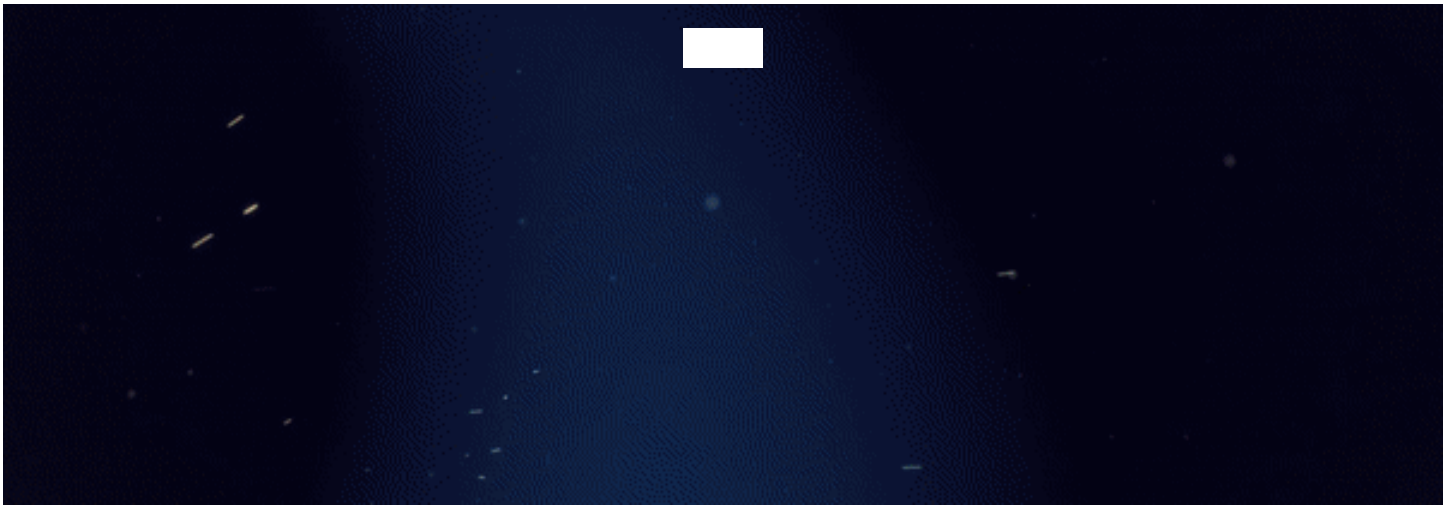
XHALE

ACCOUNT USD MY CART 0

Menu

HOME SHOP SALES EVENTS LOCATION CAREERS

WHOLESALE SIGN UP CONTACT US



naked
HAWAIIAN
POG

SMOK®
Rolo Badge
SMOK ROLO BADGE ULTRA-PORTABLE SYSTEM
FEATURES
1 ROLO BADGE MOD
2 ROLO BADGE CARTRIDGE
1 MICROUSB CABLE
INSTRUCTIONAL MANUAL

BEARD
Vape Co.
E-Liquid
50MG
30 ML
$19.99

Featured products

IMREN 21700 3750mAh 25A Battery

$29.99

SMOK Priv M17, 60W Starter Kit

$45.99

VGOD Elite RDA

$44.99

VGOD PRO DRIP RDA

From $39.99 - $44.99

TARTZ BY AIR FACTORY E-LIQUID 100ML - Grape

$24.99

SOLD OUT

SMOK H-PRIV 2 225W TC Kit With TFV12 Big Baby Prince Tank

$79.99

VGOD MYLE PODS 4PK 50MG

$17.99

ZOOR Pod System With USB Charger

$29.99

Frost Factory E-Liquid 100ml

$24.99

SOLD OUT

7 PIPE TWISTY GLASS BLUNT

$24.99

Naked Ice E-Liquid 60ML

$19.99

SOLD OUT

Nasty Juice Tobacco Series E-Liquid 60ML

$19.99

Vapes

SOLD OUT

Uwell Hypercar 80W TC Kit

$79.99

SOLD OUT

Smok X - Force Kit

$34.99

SOLD OUT

Vaporesso Luxe 220W & SKRR Tank Kit

$84.99

SOLD OUT

Vaporesso Drizzle Fit 1400Mah Kit

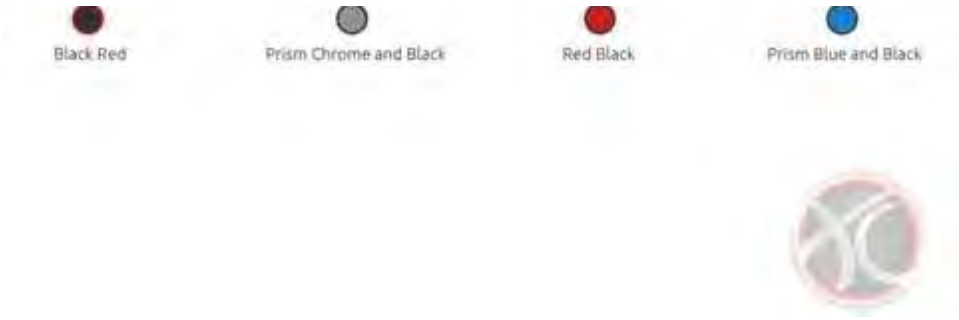
$36.99

SOLD OUT

Vaporesso ORCA Solo Aio Pen Kit

$19.99

SOLD OUT



Smok Mag Grip Klt

$79.99

SOLD OUT

Geekvape Aegis Mini 80W Kit

$0.00

SOLD OUT

Joyetech Runabout Pod System Kit

$26.99

SOLD OUT

PERKEY Lov Trandsformable Pod System Kit 320mAh & 1.6ML

$29.99

SOLD OUT

OBS Cube 80W Kit 3000mAh

$59.99

E-liquid

ADE E LIQUID 60ML

$19.99

60ml Alien Piss III

$19.99

60ml Alien Piss II

$19.99

60ml Alien Piss

$19.99

SOLD OUT

BOMB SAUCE E-LIQUID CLASSIC PEPPERMINT 60ML

$19.99

SOLD OUT

7 Daze Magnetic E Liquid 60ml

$19.99

100ml Custard Shoppe E-Liquid

$24.99

ELYSIAN E LIQUID 60 ML

$19.99

SVRF E-LIQUID 60ML

$19.99

SOLD OUT

Nasty Juice E-Liquid 60ML

$19.99

Glass Water Pipe

Nugg Life 14" 8 Arm Tree Perc Beaker

$109.99

Nugg Life 11" Swiss Perc to Matrix Perc Fab Egg Water Pipe

$119.99

SOLD OUT

Nugg Life 8" Yellow Fume Banger Hanger

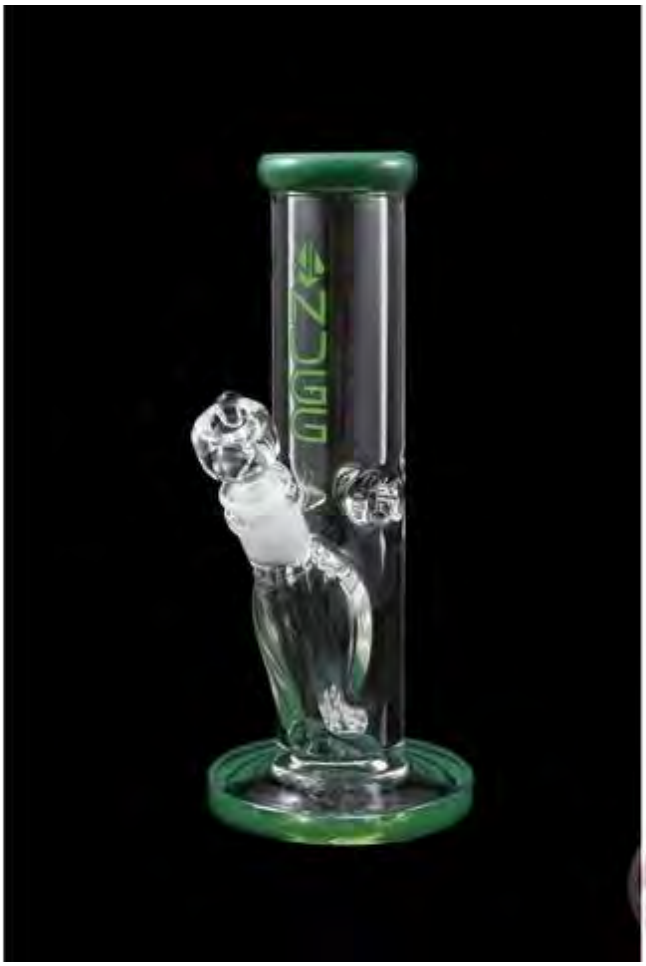
$99.99

Nugg Life 10" full Color Beaker

$79.99

Nugg Life Showerhead Perc 9.5" Water Pipe

$89.99

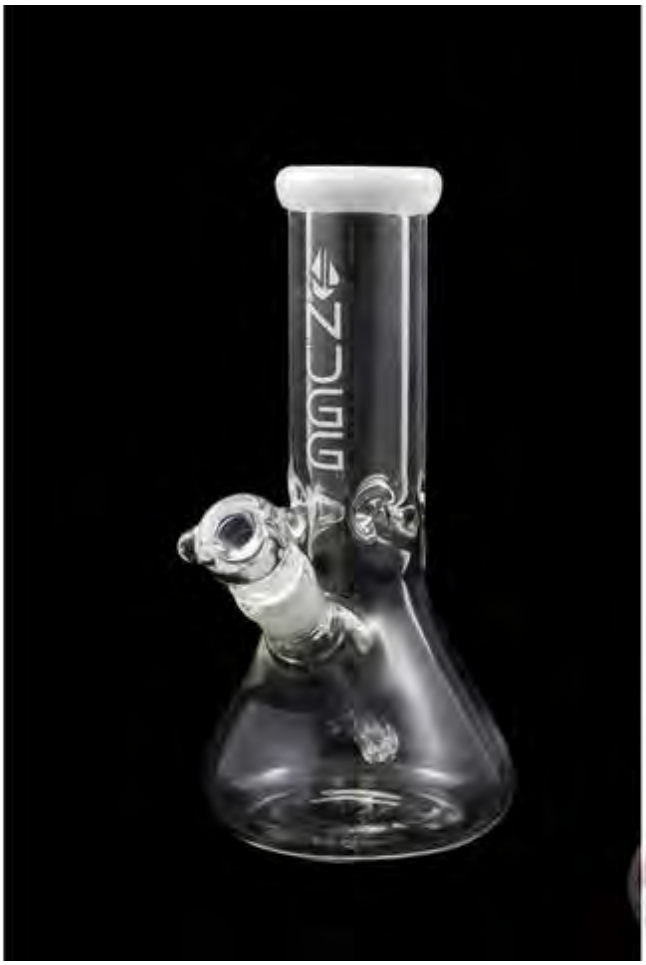


Nugg Life 10" 9mm Straight Shooter Water Pipe

$89.99

Nugg Life 10" Straight Shooter Full Color Water Pipe

$79.99



Nugg Life 9mm 10" Beaker with Ice Pinch

$89.99

Nugg Life 5mm 8" Straight Shooter with Ice Pinch

$49.99

Nugg Life 5mm 8" Beaker with Ice Pinch

$49.99

Follow us on Instagram

Signup for Email Updates Enter Your Email Address

Explore

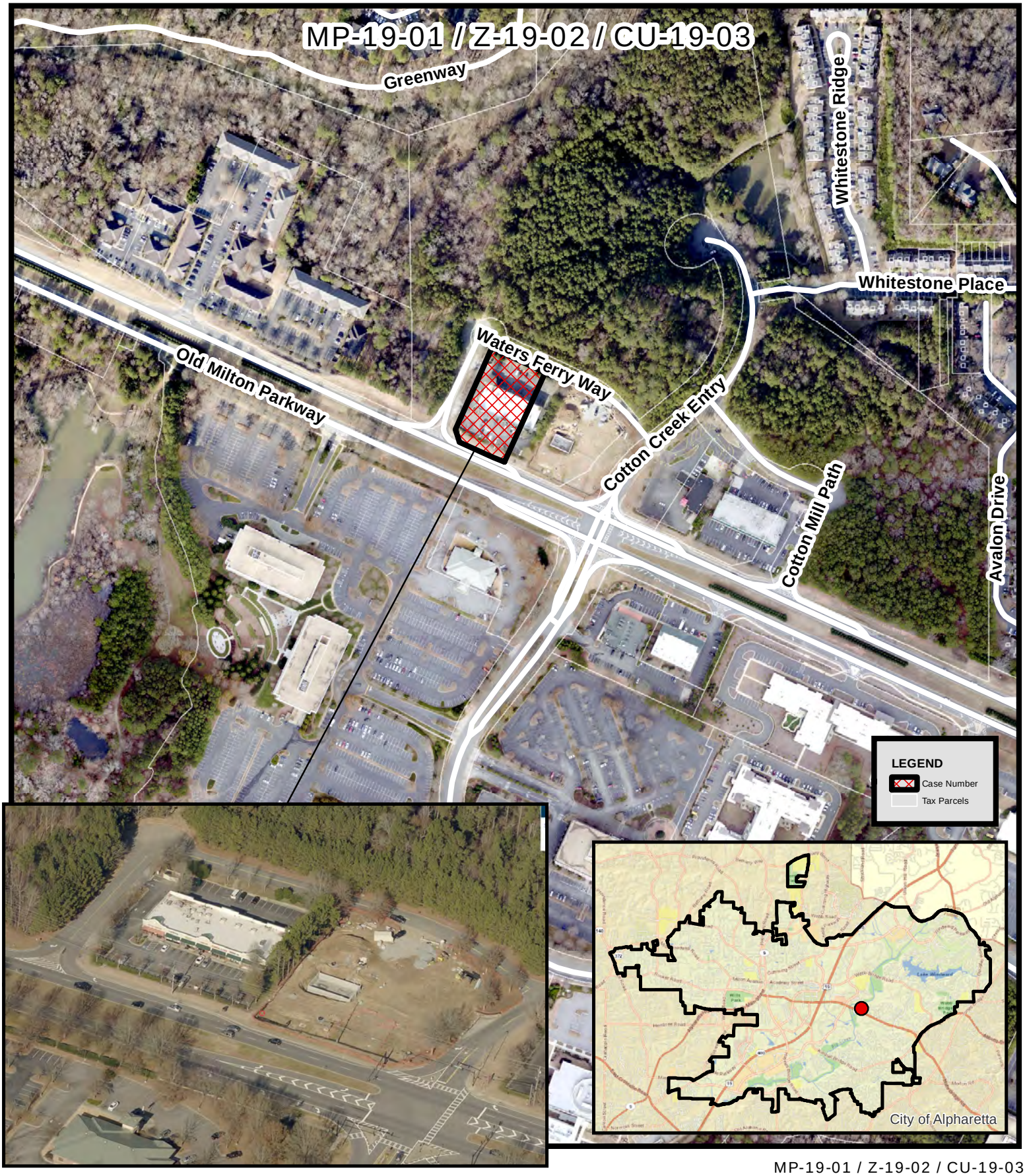
About Us
Career
Return and Refund
Privacy Policy
Terms & Conditions
Contact Us

About

Established in 2014, Xhale City is deep-seated in Atlanta, Georgia. Known as one of the largest Smoke and Vape supply outlets in the Southeast, Xhale City offers the newest products at top quality and leading prices. Visit one of our 17 locations to experience first hand service from our expert staff. Our employees set the bar in product knowledge and can assist in finding the ideal Vapes, E-Juice or Glass Pipes for your needs. Our mission is to be the premier in delivering the hottest trending products at the best prices in the market.

Visit any one of our newly renovated stores or visit our online store to see the difference.

Copyright © 2019 Xhale City Shopify Theme by Underground Powered by Shopify

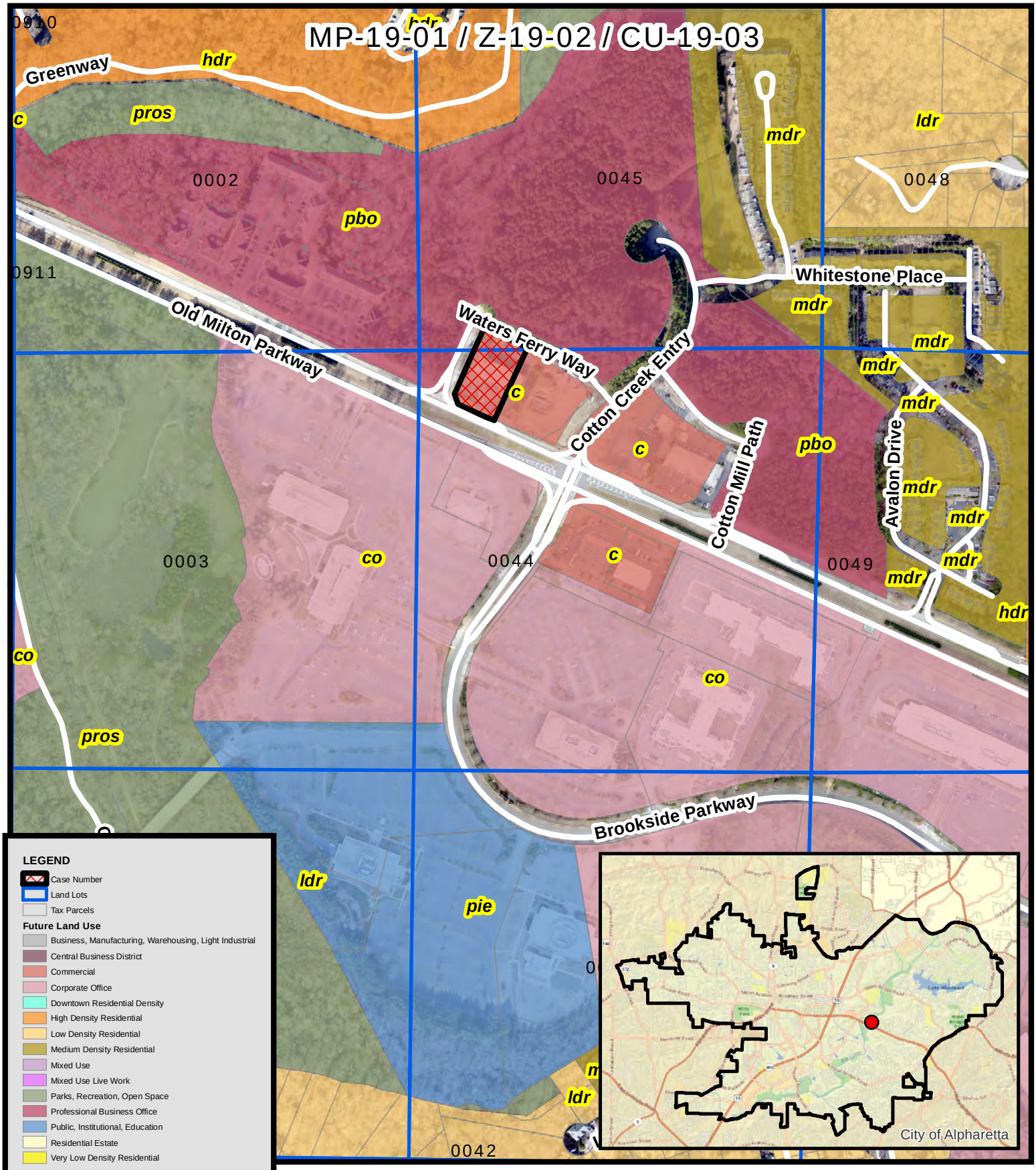


MP-19-01 / Z-19-02 / CU-19-03
D/LL: 1/1/0044, 0045
PC: 8/01/19
CC: 8/26/19

THE CITY OF ALPHARETTA GEORGIA

Aerial Map
Old Milton Vape/Camden Pond MP
3630 Old Milton Parkway

Location Map Provided by:
Community Development - GIS

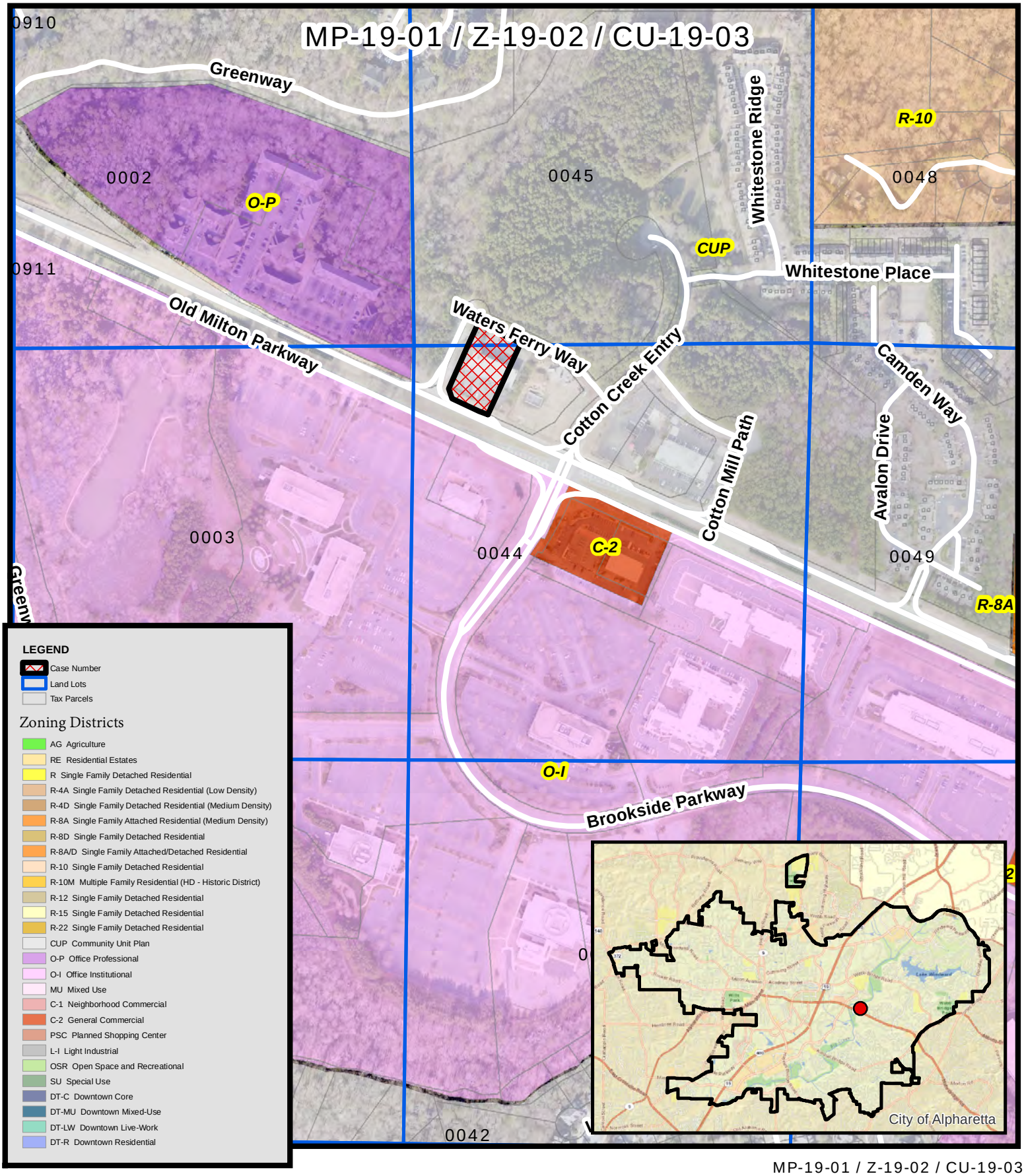


MP-19-01 / Z-19-02 / CU-19-03
D/LL: 1/1/0044, 0045
PC: 8/01/19
CC: 8/26/19

THE CITY OF ALPHARETTA GEORGIA

Future Land Use
Old Milton Vape/Camden Pond MP
3630 Old Milton Parkway

Location Map Provided by:
Community Development - GIS

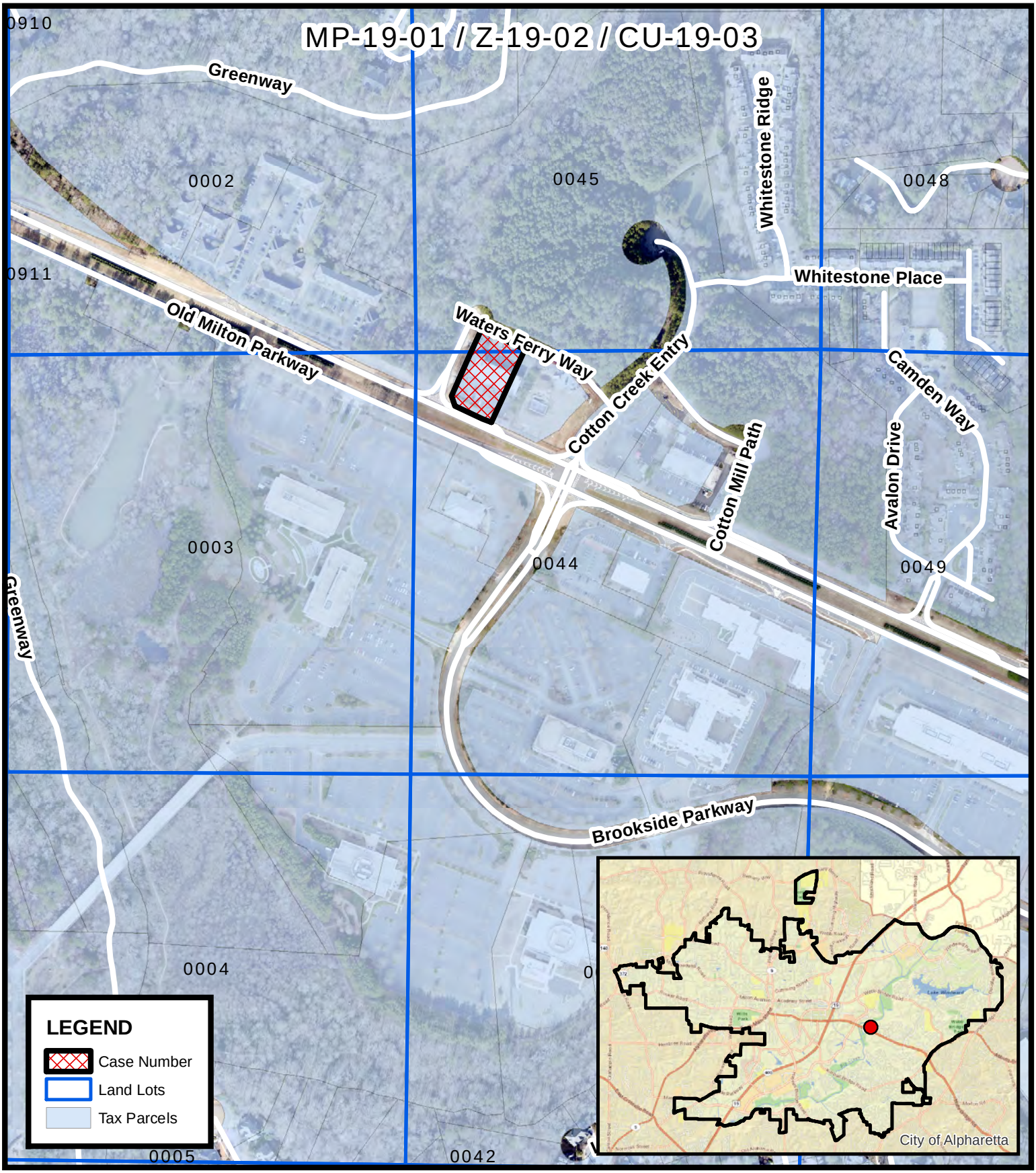


MP-19-01 / Z-19-02 / CU-19-03
D/LL: 1/1/0044, 0045
PC: 8/01/19
CC: 8/26/19

THE CITY OF ALPHARETTA GEORGIA

Zoning Map
Old Milton Vape/Camden Pond MP
3630 Old Milton Parkway

Location Map Provided by:
Community Development - GIS



MP-19-01 / Z-19-02 / CU-19-03
D/LL: 1/1/0044, 0045
PC: 8/01/19
CC: 8/26/19

THE CITY OF ALPHARETTA GEORGIA

Location Map
Old Milton Vape/Camden Pond MP
3630 Old Milton Parkway

Location Map Provided by:
Community Development - GIS

From: Borden, Brian
To: Woodman, Michael; Taylor, Elicia
Subject: Fw: Old Milton, new vape shop rezoning
Date: Thursday, July 25, 2019 10:32:28 AM

From: Venessa Collins [redacted]
Sent: Thursday, July 25, 2019 9:50 AM
To: Borden, Brian <bborden@alpharetta.ga.us>
Subject: Old Milton, new vape shop rezoning

I live in Camden Pond and wanted to express my objection to the application to rezone for another vape shop. There is already one in the next strip over…this is unnecessary and not something that we need in the community. Are you the correct person to send this to?

MP-19-01 / Z-19-02 / CU-19-03: Old Milton Vape

The property is located at 3630 Old Milton Parkway, Suite 160 and is legally described as being located in Land Lots 44 & 45, 1st District, 1st Section, Fulton County, Georgia.

Consideration of a master plan amendment, rezoning and conditional use permit to allow a Vape Store for Xhale City. The property is located at 3630 Old Milton Parkway, Suite 160 and is legally described as being located in Land Lots 44 & 45, 1st District, 1st Section, Fulton County, Georgia.

Meeting Schedule:

Thursday, August 01, 2019
Planning Commission
This item will be heard at a public hearing held by the Planning Commission on Thursday, August 1, 2019 commencing at 6:30 PM in the Alpharetta City Hall Council Chambers, 2 Park Plaza, Alpharetta, Georgia.

Monday, August 26, 2019
City Council
Items forwarded to City Council will be considered on Monday, August 26, 2019 commencing at 6:30 PM in the Alpharetta City Hall Council Chambers, 2 Park Plaza, Alpharetta, Georgia.

Case Files:

CompleteOldMiltonVapeApp4.1

Sincerely,
Venessa Collins
3091 Camden Way
Alpharetta, GA 30005

This e-mail message (including attachments, if any) is intended for the use of the individual or entity to which it is addressed and may contain information that is privileged, proprietary, confidential and exempt from disclosure. If you are not the intended recipient, you are notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender and erase this e-mail message immediately.

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: 3630 Old Milton Vape

Contact Name: Tiffany Spradley Telephone: 770-899-9872

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 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.*

- [x] 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: Tiffany Spradley Date: 7-1-19

Print Form

EL MINA INCORPORATED
Ultimate Engineering Solutions
Suite205, 6062 Buford Hwy, Norcross Ga 30071 TEL404 597 6745/ELMINAENGINEER@GMAIL.COM

May 22, 2019

George Awuku, P.E.

Design Engineer

DATE: May 28, 2019

Dear Property Owner,

We have filed a Public Hearing Application with the City of Alpharetta for consideration of a Master Plan Amendment to the Camden Pond Master Plan, a rezoning from CUP to C1 and a Conditional Use in order to allow a Vape Shop, Xhale City. The property is located at 3630 Old Milton Parkway Alpharetta, Ga.

The Case # is MP-19-01/Z-19-02/CU-19-03 Old Milton Vape/Camden Pond Master Plan. This item will be considered by the Planning Commission on Thursday, August 1, 2019 and City Council on Monday, August 26, 2019 in Council Chambers at City Hall at 6:30 p.m.

.

The Community Zoning Information Meeting for this item will be Wednesday, July 10, 2019 from 6:00 p.m. to 7:00 p.m. in the Rotunda at City Hall.

If you have any questions, please reach out to us 404-597-7674.

Best Regards,

George Awuku,

PE

CAH HOLDINGS LLC
1521 E THIRD ST
CHARLOTTE NC 28204

EMPYREAN LLC
178 SOUTH MAIN ST STE 250
ALPHARETTA GA 30009

GOETHE JANET
P O BOX 813068
SMYRNA GA 30081

IPX BROOKSIDE INVESTORS LLC
1500 MARKET ST
PHILADELPHIA PA 19102

LOYALTY OLD MILTON PROPERTY LLC
3324 PEACHTREE RD # 3005
ATLANTA GA 30326

OLD MILTON FESTIVAL L L C
3350 RIVERWOOD PKWY STE 450
ATLANTA GA 30339

OLD MILTON INVESTMENT PROPERTY LLC
4941 PIPPEN DR
ACWORTH GA 30101

TNR OLD MILTON LLC
1505 LAKES PKWY SUITE 190
LAWRENCEVILLE GA 30043

TOUCHMARK NATIONAL BANK
3651 OLD MILTON PKWY
ALPHARETTA GA 30005

MP-19-01/Z-19-02/CU-19-03

4/1/19 PHA190010 OLD MILTON VAPE

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: George Awuku Telephone: 404-597-6745

Address: 6062 Buford Hwy Suite: 205

City Norcross State: Ga Zip: 30071 Fax:

Mobile Tel: 404-597-6745 Email: elminaengineer@gmail.com

Subject Property Information:

Address: 3630 Old Milton Parkway Current Zoning: CUP

District: 11 Section: 002 Land Lot: 0044 Parcel ID: 11 002 000 440 191

Proposed Zoning: C1 Current Use: retail

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

Applicant Request And Intent

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

The existing 12,798 s.f. building has 7 units and is housing a Dunkin Doughnuts, a Wingsville Cafeteria, Cafe India, a Barber Shop, a Hollywood Manicure and Spa, and a Dry Cleaners.

The remaining unit is proposed to be a Vape Shop.

Applicant's Request (Please itemize the proposal):

1) Rezone the property from CUP to C1
2) Obtain Conditional Use to have a Vape shop located on the property.

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

If rezoning and conditional use are both granted the subject property will be able to house a Vape Shop.

Alpharetta Planning Commission Review Criteria

How will this proposal be compatible with surrounding properties?

The surrounding area is a melting pot of commercial businesses. The property is surrounded by properties zoned CUP, OI, and there is a property zoned C2 across the street. There is also another Vape shop located on a property zoned CUP approximately 0.10 miles east of the subject property.

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

The proposed rezoning and conditional use for a vape shop will not affect the use of other properties near by. There is no foreseen impact to surrounding property values.

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

There is no redevelopment being proposed, it would not be cost effective to redevelop the property when it is already a well established business. It would be more economical to be able to offer more services out of the existing establishment.

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

Due to the nature of a vape shop, the increase to traffic in the area would mimic that of other small retail shops. It shouldn't cause an increase to population.

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

The proposed Vape shop will have minimal impact on utilities or schools.

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

The future land use map calls for the area to be commercial, a vape shop is retail and there for commercial.

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

The existing conditions of the surrounding area support issuing a conditional use for a vape shop due to the variety of commercial uses in the neighborhood and the success of another vape shop located less than a quarter mile away.

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: Rezoning of 3630 Milton Parkway

Contact Name: George Awuku Telephone: 404-597-6745

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.

Touchmark National Bank

Georgia State University Foundation

City of Alpharetta

Development Authority of Apharetta

IPX Brookside Investors, LLc

Drew & Co

Greenstone Preston Ridge Lp

RB Preston Ridge Co Tenant LLC & P

Old Milton Festival LLC

Goethe, Janet

Old Milton Investment Property LLc

Vesta Moore LLC

Empyrean LLC

Flying Monkeys Production, LLC

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.*

- [X] 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 will be provided a return mailing address, a phone number, and email to contact the applicant with questions or concerns.

EL MINA INCORPORATED
Ultimate Engineering Solutions
Suite205, 6062 Buford Hwy, Norcross Ga 30071 TEL404 597 6745/ELMINAENGINEER@GMAIL.COM

March 29,2019

Planning Commission
City of Alpharetta
2 Park Plaza
Alpharetta, GA30009

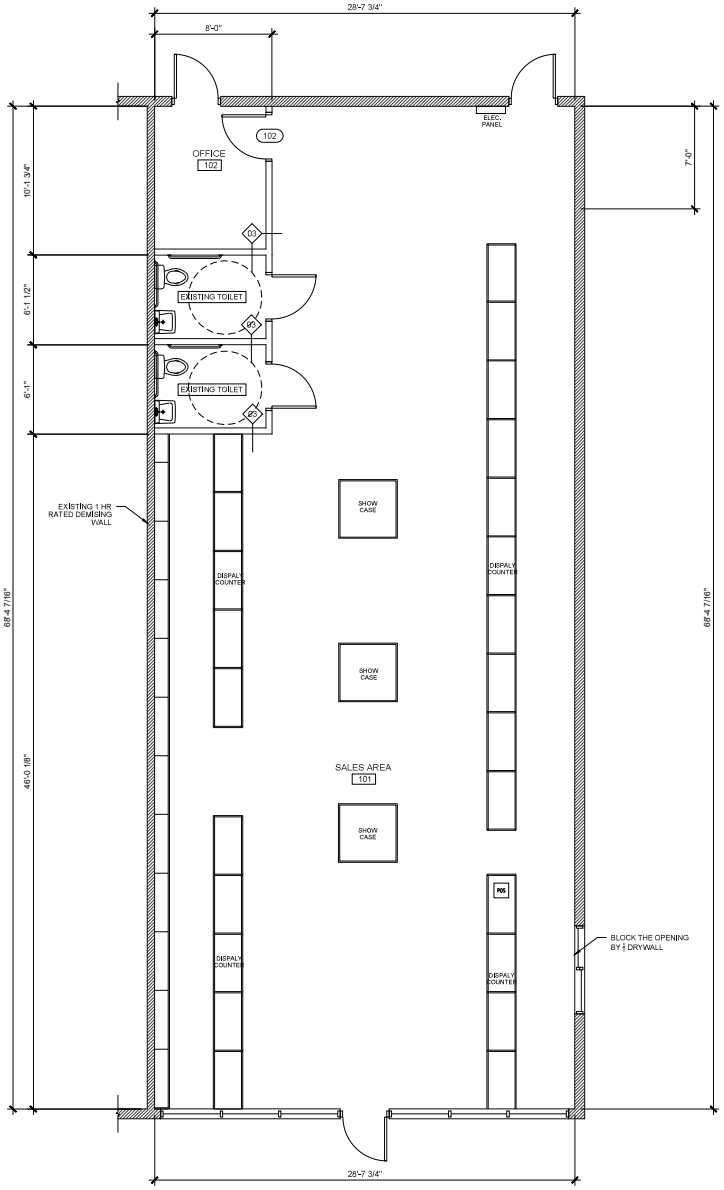
Dear Board Members;

3630 Old Milton Parkway rezoning and conditional use.

The Applicant, El Mina Inc, respectfully submits to the Board of Planning Commissioners a request to rezone the above reference property. The property, currently zoned CUP, is currently leasing to several types of commercial businesses including; restaurants, salons, and a dry cleaner. Rezoning the property to C1 will allow the current businesses to remain while allowing the property owner to offer other types of retail establishments the chance to operate and serve the local community. The unit in which the vape shop is proposed has remained vacant for a substantial amount of time due to the competition between the limited business models allowed in the CUP zoning.

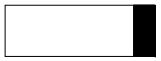
With the rezoning the property owner would like to also request a Conditional use permit to allow for a Vape Shop. We believe this request is in line with the future land use map (site is designated for future commercial use), and is in line with the current businesses in the area (including a vape shop approximately 0.10 miles from the subject property).

Thank you for your time and the consideration of our request. The applicant is opened to working with Staff and Board Members to achieve the successful implementation of this project.



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

N



KEY PLAN

NOTES

1. ALL PARTITION WALLS TO RECEIVE FULL SOUND BATT INSULATION - ALL INSULATION MUST BE CLASS-A FLAME SPREAD 25 OR LESS OR BETTER AND SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 TO MEET COUNTY AND STATE CODE.
2. INTERIOR WALL AND CEILING FINISHES MUST COMPLY WITH THE NFPA 101 LIFE SAFETY CODE SECTION 10.2 INTERIOR FINISH.
3. ALL INTERIOR PARTITIONS SHALL BE '03' UNLESS NOTED OTHERWISE.
4. WOOD BLOCKING, SUPPORT, BACKING ARE TO BE INSTALLED FOR WALL HUNG CABINET, WALL MOUNT VIDEO MONITOR, CEILING MOUNT TRACK LIGHT, ETC, IF APPLICABLE.
5. FURNITURE AND APPLIANCES ARE N.I.C. AND TO BE PROVIDED BY OWNER. (TYP.)
6. ALL EQUIPMENTS TO BE PROVIDED BY OTHERS. (TYP.)
7. FIELD MEASURE IS NEEDED.

PARTITION SCHEDULE

- 01 — 10' HIGH, 25 GA 7/8" FURRING CHANEL AT 16" O.C., 5/8" GWB ONE SIDE
- 02 — 10' HIGH, 25 GA 2-1/2" MET. STUDS AT 16" O.C., 5/8" GWB ONE SIDE
- 03 — 10' HIGH, 25 GA 3-5/8" MET. STUDS AT 16" O.C., 5/8" GWB EACH SIDE WITH 3" SOUND ATTENUATION BLANKET
- 06 — 10' HIGH, 25 GA 6" MET. STUDS AT 16" O.C., 5/8" GWB EACH SIDE (ONE SIDE AT EXT. WALL) WITH 3" SOUND ATTENUATION BLANKET
- 13 — ONE (1) HR FIRE RATED WALL, 25 GA 3-5/8" MET. STUDS AT 16" O.C., 5/8" FRGB EACH SIDE WITH 3" SOUND ATTENUATION BLANKET
- 16 — ONE (1) HR FIRE RATED WALL, 15'-4" TO 16'-7" TALL, 25 GA 6" MET. STUDS AT 16" O.C., 5/8" FRGB EACH SIDE WITH 3" SOUND ATTENUATION BLANKET
- MR — COMPONENTS WITH 5/8" MOISTURE RESISTANT GWB

12 baskets ARCHITECTURE

5755 Dupree Drive, Suite 201
Atlanta, Georgia 30328
jim@12baskets.com
404.520.1343

STATE OF GEORGIA
Kounlok Na
01-02-2019
REGISTERED ARCHITECT

4/1/19

MP-19-01/Z-19-02/CU-19-03

PHA19001 OLD MILTON VAPE

CLASS C
@ ALPHARETTA

3630 Old Milton Pkwy, Suite 100
Alpharetta, GA 30005

This Document is the property of 12 baskets, LLC and is to be used only in connection with the project named herein. Reproduction, in whole or in part, shall be allowed only with the express written or verbal permission. Drawing scales as shown are based on the original size document which is 24" x 36" inches. 2019 © 12 baskets, LLC.

CONSTRUCTION DOCUMENT

Sheet Title:
FLOOR PLAN

Job Number:	B18-0042
Scale:	AS NOTED
Drawn:	JKN
Checked:	JKN
Date:	Jan 02, 2019

A-101

RELEASED FOR CONSTRUCTION

EXHIBIT "A"

LEGAL DESCRIPTION

All that tract of land lying and being in Land Lots 44 & 45, 1st District, 1st Section, City of Alpharetta, Fulton County, Georgia, containing 1.255 acres and being more particularly described as follows:

Beginning at an iron pin set at the intersection of the northerly right of way of Old Milton Parkway, right of way varies, (Formerly State Bridge Road, aka Georgia State Route 120) and the easterly right of way of Waters Ferry Drive, right of way varies at this point, said iron pin being 72.85 feet from the construction centerline of said Old Milton Parkway and being the southern most end of a miter on Waters Ferry Drive;

THENCE running along the right of way of said Waters Ferry Drive along a miter of North 20 degrees 31 minutes 24 seconds west a distance of 28.29 feet to an iron pin set, said right of way being 50 feet at this point;

THENCE continuing along said right of way of Waters Ferry Drive North 24 degrees 28 minutes 39 seconds east a distance of 217.15 feet to a mag nail set in a concrete sidewalk on the southerly right of way of Waters Ferry Way, (50 foot right of way);

THENCE running along the southerly right of way of Waters Ferry Way south 65 degrees 31 minutes 20 seconds east a distance of 213.43 feet to a point on the top edge of an electric transformer;

THENCE leaving said right of way and running South 24 degrees 28 minutes 40 seconds west of a distance of 237.15 feet to an iron pin set on the northerly right of way of said Old Milton Parkway, said iron pin being 72.85 feet from the construction centerline;

THENCE running along said right of way North 65 degrees 31 minutes 27 seconds west a distance of 211.42 feet to an iron pin set on the easterly right of way of Waters Ferry Drive, said iron pin being the point of beginning.

public participation mail list

MP-19-01/Z-19-02/CU-19-03

4/1/19

PHA190010

OLD MILTON VAPE

TOUCHMARK NATIONAL BANK
3651 OLD MILTON PKWY
ALPHARETTA GA 30005

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

OLD MILTON INVESTMENT PROPERTY LLC
4941 PIPPEN DR
ACWORTH GA 30101

GEORGIA STATE UNIVERSITY FOUNDATION
1 PARK PL S # 533
ATLANTA GA 30303

GREENSTONE PRESTON RIDGE LP
3301 WINDY RIDGE PKWY # 320
ATLANTA GA 30339

VESTA MOORE LLC
9580 ROD RD
ALPHARETTA GA 30022

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

RB PRESTON RIDGE CO TENANT LLC & P
OINTE AT PRESTON
3520 PIEDMONT RD STE 410
ATLANTA GA 30305

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

CITY OF ALPHARETTA
287 SOUTH MAIN ST
ALPHARETTA GA 30004

EMPYREAN LLC
178 SOUTH MAIN ST STE 250
ALPHARETTA GA 30009

DEVELOPMENT AUTHORITY OF ALPHARETT
A GA
3445 PEACHTREE RD NE
ATLANTA GA 30326

OLD MILTON FESTIVAL L L C
3350 RIVERWOOD PKWY STE 450
ATLANTA GA 30339

FLYING MONKEYS PRODUCTION LLC
3655 OLD MILTON PKWY
ALPHARETTA GA 30005

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

GOETHE JANET
P O BOX 813068
SMYRNA GA 30081

IPX BROOKSIDE INVESTORS LLC
1500 MARKET ST
PHILADELPHIA PA 19102

CAH HOLDINGS LLC
1521 E THIRD ST
CHARLOTTE NC 28204

CITY OF ALPHARETTA THE
2 S MAIN ST
ALPHARETTA GA 30009

HPT IHG PROP TRUST
P.O. BOX 56607
ATLANTA GA 30343

CITY OF ALPHARETTA THE
2 S MAIN ST
ALPHARETTA GA 30009

NORTH POINT OAKS LLC
605 LINCOLN RD STE 320
MIAMI FL 33139

DREW & CO
3610 CHAMBLEE TUCKER RD
ATLANTA GA 30341

TRIFORM LLC
P.O. BOX 3475
TULSA OK 74101-3475

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Old Milton Invest ment (Soo Hong Lee) Telephone: 404-259-2424

Address: 530 Highland Station Dr Suite: 2001

City Suwanee State: GA Zip: 30024 -

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

Identify Authorized Applicant:

Name of Authorized Applicant: _____ Telephone: _____

Address: _____ Suite: _____

City _____ State: _____ Zip: _____ - _____

So Sworn and Attested:

Owner Signature: _____ Date: Feb. 12, 2019

Notary:

Notary Signature: _____ Date: 2/12/2019

HYO KIM
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES 08/22/2022

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: _____

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: _____ Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

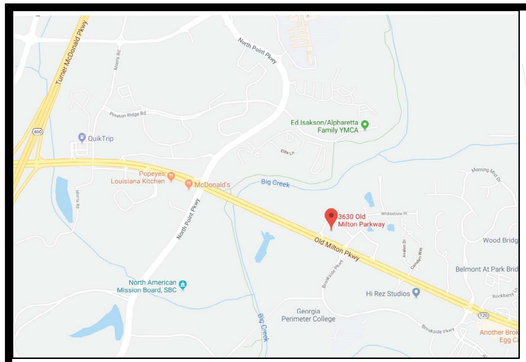
Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: _____ Date: Mar. 28. 2018



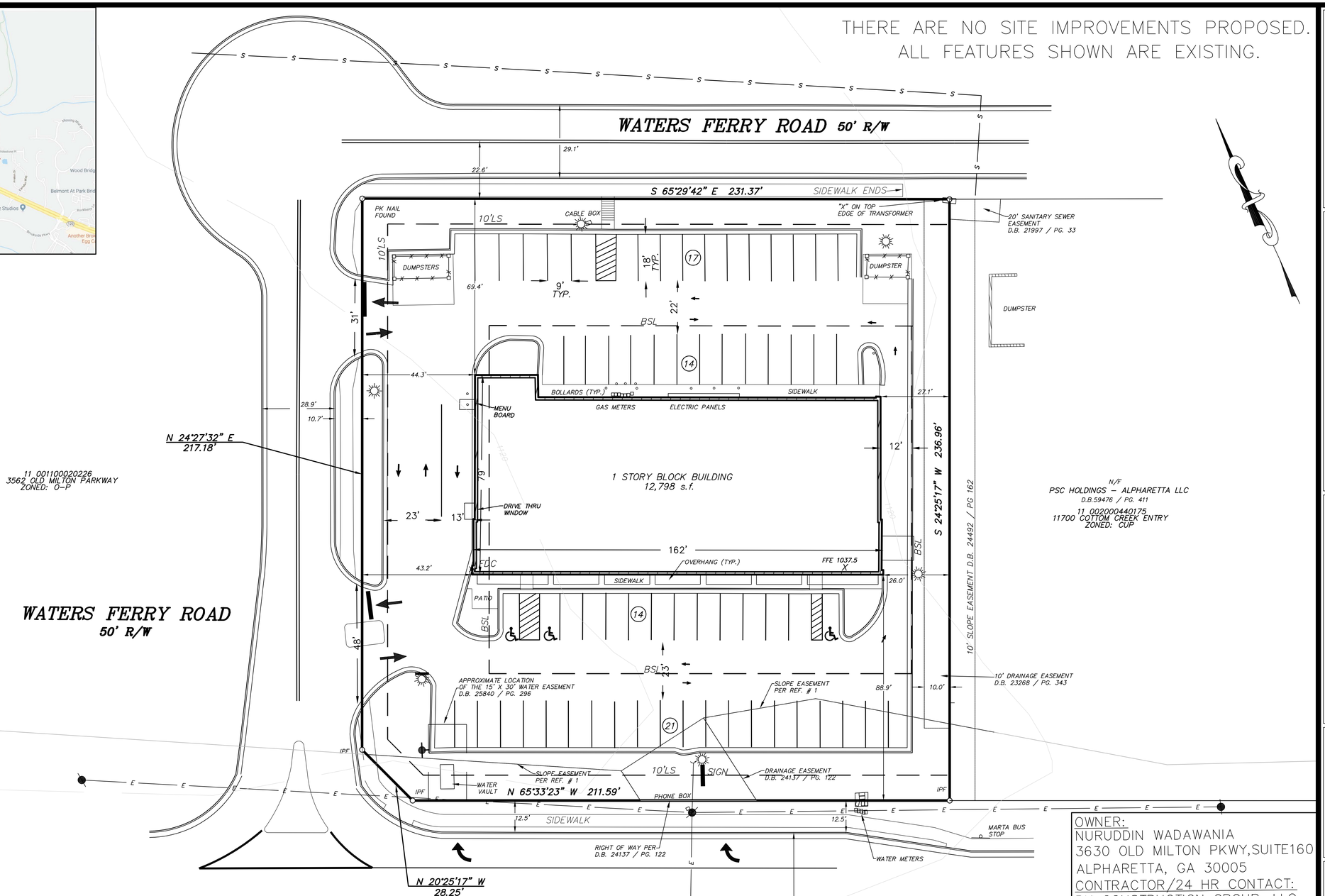
THERE ARE NO SITE IMPROVEMENTS PROPOSED.
ALL FEATURES SHOWN ARE EXISTING.

SITE ANALYSIS

PROPOSED ZONING: C1
ACRES=1.255
FRONT SETBACK = 50 FEET
SIDE SETBACK = 15 FEET
REAR SETBACK = 15 FEET
MAX BLDG HT = 35 FEET

PARKING ANALYSIS

RETAIL SHOPING CENTER:
(LESS THAN 50,000 S.F)
REQUIRED: 1 SPACE PER 200 S.F.
12,798/200= 63.99 (64)
EXISTING PARKING SPACES: 66
INCLUDING 3 H.C. SPACES



LEGEND

IPS = IRON PIN SET
IPF = IRON PIN FOUND
OTP = OPEN TOP PIPE
CTP = CRIMP TOP PIPE
C/L = CENTERLINE
P/L = PROPERTY LINE
BOC = BACK OF CURB
EP = EDGE OF PAVEMENT
GM = GAS METER
GV = GAS VALVE
MH = MANHOLE
JB = JUNCTION BOX
CI = CURB INLET
DI = DROP INLET
WI = WEIR INLET
HW = HEADWALL
SWCB = SINGLE WING CATCH BASIN
DWCB = DOUBLE WING CATCH BASIN
FH = FIRE HYDRANT
WV = WATER VALVE
—— = WATER LINE
= SANITARY SEWER LINE
—— = STORM DRAIN LINE
—— = FENCE LINE
—— = OVERHEAD ELECTRIC
N/F = NOW OR FORMERLY
D.B./PG. = DEED BOOK AND PAGE
P.B./PG. = PLAT BOOK AND PAGE
FFE = FINISH FLOOR ELEVATION
A.E. = ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT

SIGHT DISTANCE CERTIFICATION:

I, THE UNDERSIGNED, HEREBY CERTIFY THE SIGHT DISTANCE FOR THE PROJECT IS DESIGNED WITH ADEQUATE DISTANCE. THE REGULATED SPEED LIMIT ON THE APPROACHING THOROUGHFARE IS 45 MPH. THE DESIGNED SIGHT DISTANCE PROVIDES VISIBILITY OF 500 FT. TO THE LEFT AND RIGHT.
THE SIGHT DISTANCE MEASURED FROM A POINT OF 15 FT. FROM THE EDGE OF PAVEMENT AND 3.5 FT. IN HEIGHT ABOVE THE ROADWAY.

GEORGE AWUKU, P.E. 3/29/2019

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 29354 GEORGE AWUKU

OWNER:
NURUDDIN WADAWANIA
3630 OLD MILTON PKWY,SUITE160
ALPHARETTA, GA 30005
CONTRACTOR/24 HR CONTACT:
PK CONSTRUCTION GROUP, LLC
P.O. BOX 1045
SUWANEE, GA 30024
PH: (678) 559-7143
ENGINEER:
EL MINA, INC
STE 205, 6062 BUFORD HWY
NORCROSS, GA 30071
PH: (404) 597-6745
ELMINAENGINEER@GMAIL.COM
CONTACT: GEORGE AWUKU, P.E.
ARCHITECT OF RECORD:
JOSEPH KELINTAK NA, AIA
12 BASEKETS, LLC
2742 APPLE ORCHARD TRAIL
SNELLVILLE, GA 30078
PH: (404) 520-1343

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 29354 GEORGE AWUKU

EL MINA, INC
SUITE 205, 6062 BUFORD HWY.
NORCROSS, GA 30071

REZONING OF
3630 OLD MILTON PARKWAY
ALPHARETTA, GA 30005
PARCEL ID:11 002 000 440 191

SHEET TITLE: SITE PLAN

DATE	NO	DESCRIPTION

03/29/19
DATE
JOB NUMBER

C-1

NOTES:

1. NO PORTION OF THIS PROPERTY LIES WITHIN FLOOD ZONE "A", AREAS OF 100 YEAR FLOOD, PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FULTON COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13121C0059F, WITH AN EFFECTIVE DATE OF SEPTEMBER 18, 2013.

2. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS.THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

3. THE HORIZONTAL AND VERTICAL DATUM IS BASED ON REAL TIME KINEMATIC GLOBAL POSITIONING, USING A CHAMPION TKO DUAL FREQUENCY RECEIVER AND ADJUSTED TO THE EGPS NETWORK. THE EGPS NETWORK IS NAD83 (2011) HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM (GEOID 2012A).

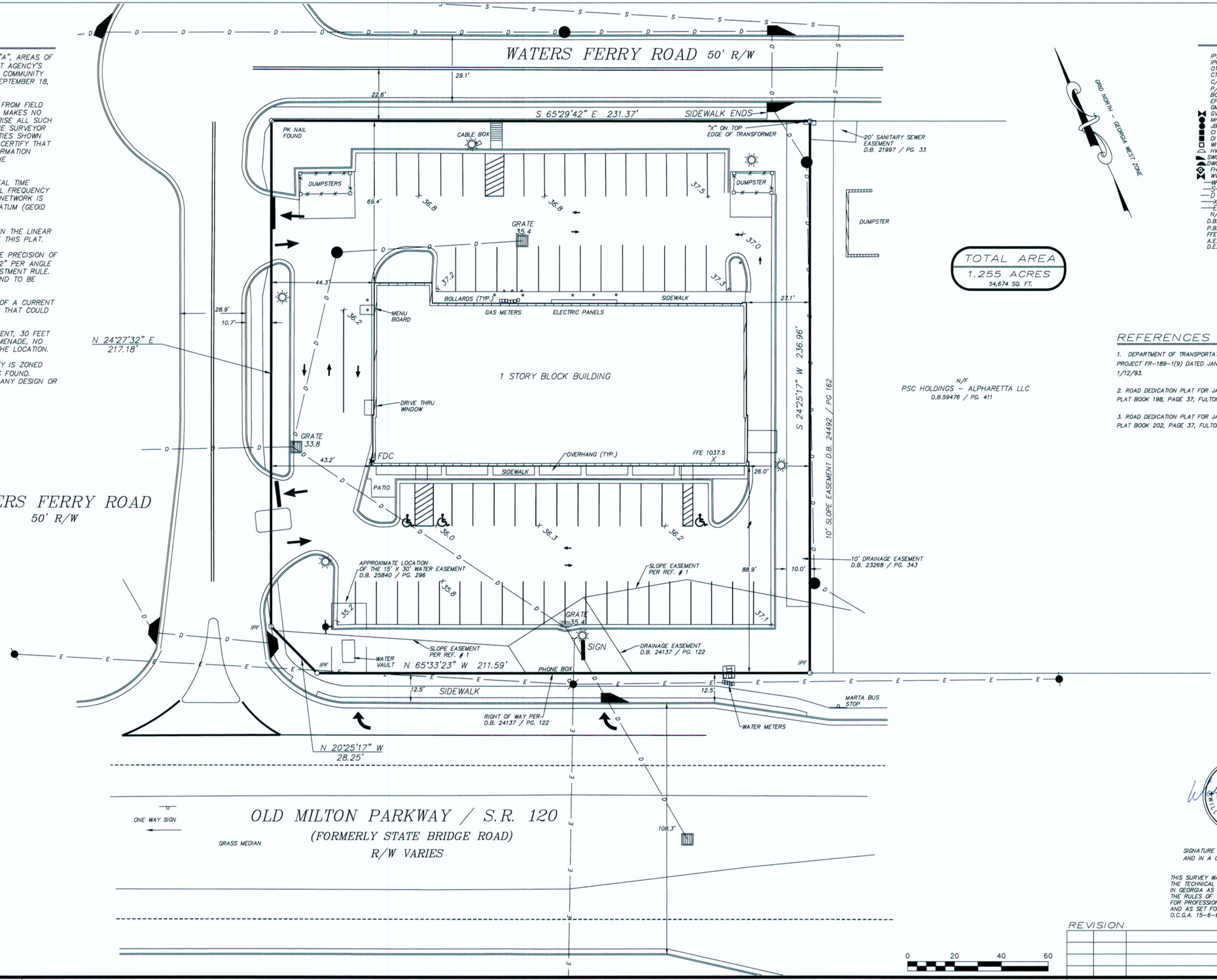
4. A SOKKIA CX105 TOTAL STATION WAS WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

5.THE FIELD DATA WHICH THE PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 17,157 FEET AND AN AN ANGULAR ERROR OF 12" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES ADJUSTMENT RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 177,437 FEET.

6. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE ABSTRACT, EASEMENTS AND ENCUMBRANCES MAY EXIST THAT COULD BURDEN OR BENEFIT THE PROPERTY.

7. DEED BOOK 26156, PAGE 223 IS A RIGHT OF WAY EASEMENT, 30 FEET IN WIDTH TO PROVIDE ELECTRIC SERVICE TO OLD MILTON PROMENADE, NO WRITTEN DESCRIPTION OR SKETCH WAS ATTACHED TO SHOW THE LOCATION.

8. PER THE CITY OF ALPHARETTA ZONING MAP, THE PROPERTY IS ZONED CUP (COMMUNITY UNIT PLAN), NO SETBACK INFORMATION WAS FOUND. VERIFY ANY ZONING REQUIREMENTS WITH THE CITY PRIOR TO ANY DESIGN OR CONSTRUCTION.



LEGEND

IPS	= IRON PIN SET
IPF	= IRON PIN FOUND
OTP	= OPEN TOP PIPE
CTP	= CRIMP TOP PIPE
C/L	= CENTERLINE
P/L	= PROPERTY LINE
BOC	= BACK OF CURB
EP	= EDGE OF PAVEMENT
GM	= GAS METER
GV	= GAS VALVE
MH	= MANHOLE
JB	= JUNCTION BOX
CI	= CURB INLET
DI	= DROP INLET
WI	= WEIR INLET
HW	= HEADWALL
SWCB	= SINGLE WING CATCH BASIN
DWCB	= DOUBLE WING CATCH BASIN
FH	= FIRE HYDRANT
WV	= WATER VALVE
—W—	= WATER LINE
—S—	= SANITARY SEWER LINE
—D—	= STORM DRAIN LINE
—X—	= FENCE LINE
—E—	= OVERHEAD ELECTRIC
N/F	= NOW OR FORMERLY
D.B./PG.	= DEED BOOK AND PAGE
P.B./PG.	= PLAT BOOK AND PAGE
FFE	= FINISH FLOOR ELEVATION
A.E.	= ACCESS EASEMENT
D.E.	= DRAINAGE EASEMENT

TOTAL AREA
1.255 ACRES
54,674 SQ. FT.

REFERENCES

1. DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLANS, PROJECT FR-189-1(9) DATED JAN. 20, 1989, LAST REVISED 1/12/93.

2. ROAD DEDICATION PLAT FOR JANET GOETHE RECORDED IN PLAT BOOK 198, PAGE 37, FULTON COUNTY RECORDS.

3. ROAD DEDICATION PLAT FOR JANET GOETHE RECORDED IN PLAT BOOK 202, PAGE 37, FULTON COUNTY RECORDS.

GEORGIA REGISTERED LAND SURVEYOR NO. 2489 WILLIAM H. KELLY JR.

SIGNATURE IS VALID ONLY IF ORIGINAL AND IN A CONTRASTING COLOR OF INK.

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 ON THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

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IT'S THE LAW

REVISION

0 20 40 60

CORNERSTONE SURVEYING SERVICES, LLC
269 SOMERSET ROSE LANE
SUGAR HILL, GEORGIA 30518
678-644-7705 C.O.A. # LSF001166

OF

3630 OLD MILTON PARKWAY

LAND LOT: 44 & 45 1ST DISTRICT 1ST SECTION CITY OF ALPHARETTA FULTON COUNTY GEORGIA

ASBUILT SURVEY

DRAWN BY: WHK	
DATE: 3/13/2019	
SCALE: 1"= 20'	
JOB NUMBER: 19030.00	